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1846 Portage Avenue, Winnipeg, Manitoba

Open Office/Warehouse on Portage Avenue

For Sublease

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Property Details

+/- 768 sq. ft.
AVAILABLE FOR SUBLEASE

$21.50/sq. ft.
NET RENT

$9.50/sq. ft.
ADDITIONAL RENT (EST. 2026)

December 31, 2028
LEASE EXPIRY

C2 - Commercial Community
ZONING

Features

- Fully demised space offering flexibility to remain as-is for warehouse or storage use, with the option for the sublandlord to provide additional finishing for the right tenant
- Quiet building shared with Replay Adventures, with ample on-site parking and minimal daytime activity
- Versatile space ideal for storage, warehouse operations or open office use
- Includes built out washroom already finished for their non-exclusive use, wheelchair accessible
- Convenient access from both the front parking lot and rear lane
- Double-door rear access at the back of unit, ideal for loading and deliveries



Highlights

Prime
PORTAGE AVENUE LOCATION

Dominant
BUILDING & PYLON SIGNAGE OPPORTUNITIES

Excellent Access
TO PUBLIC TRANSIT

Ample
ON-SITE PARKING

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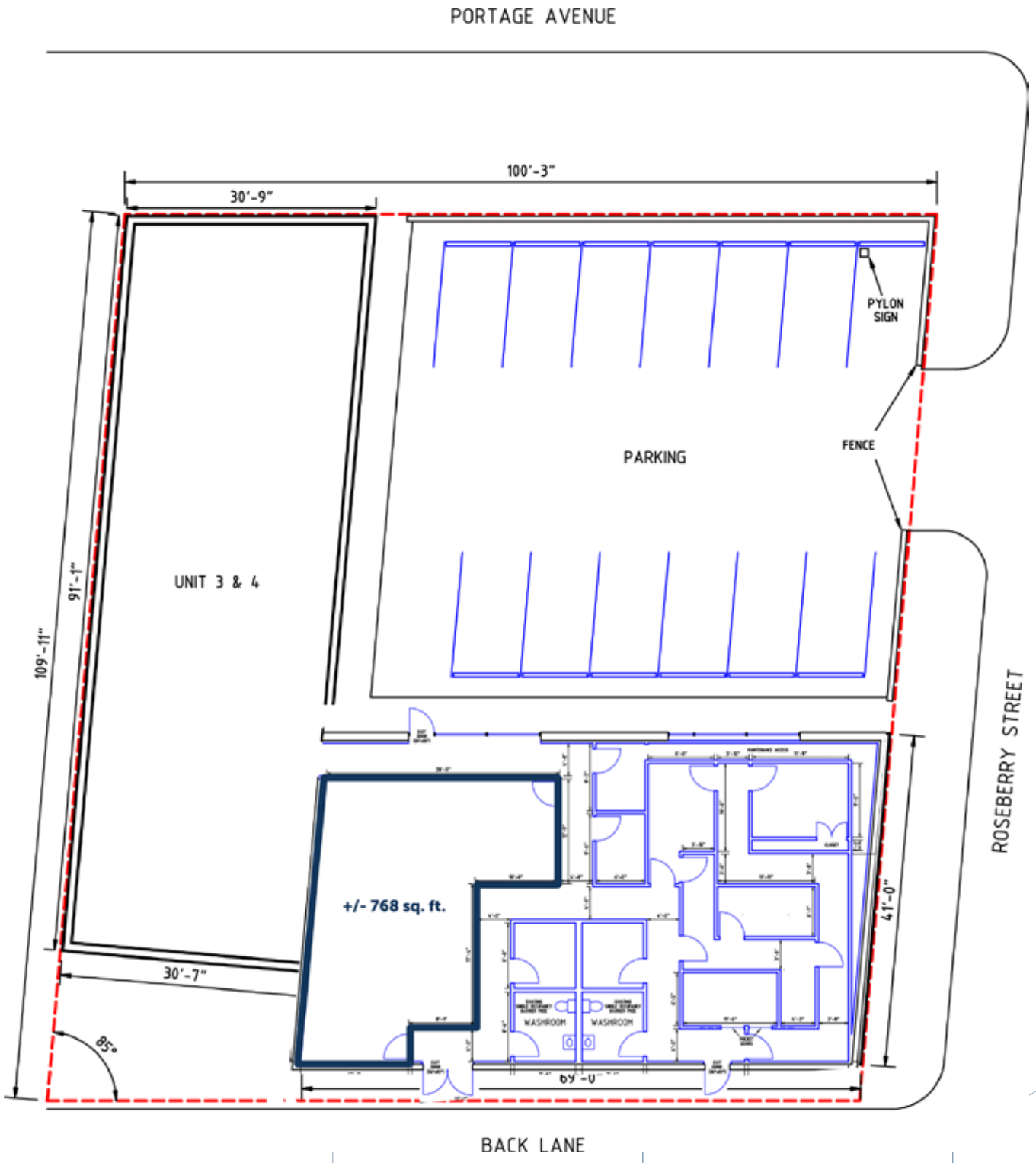


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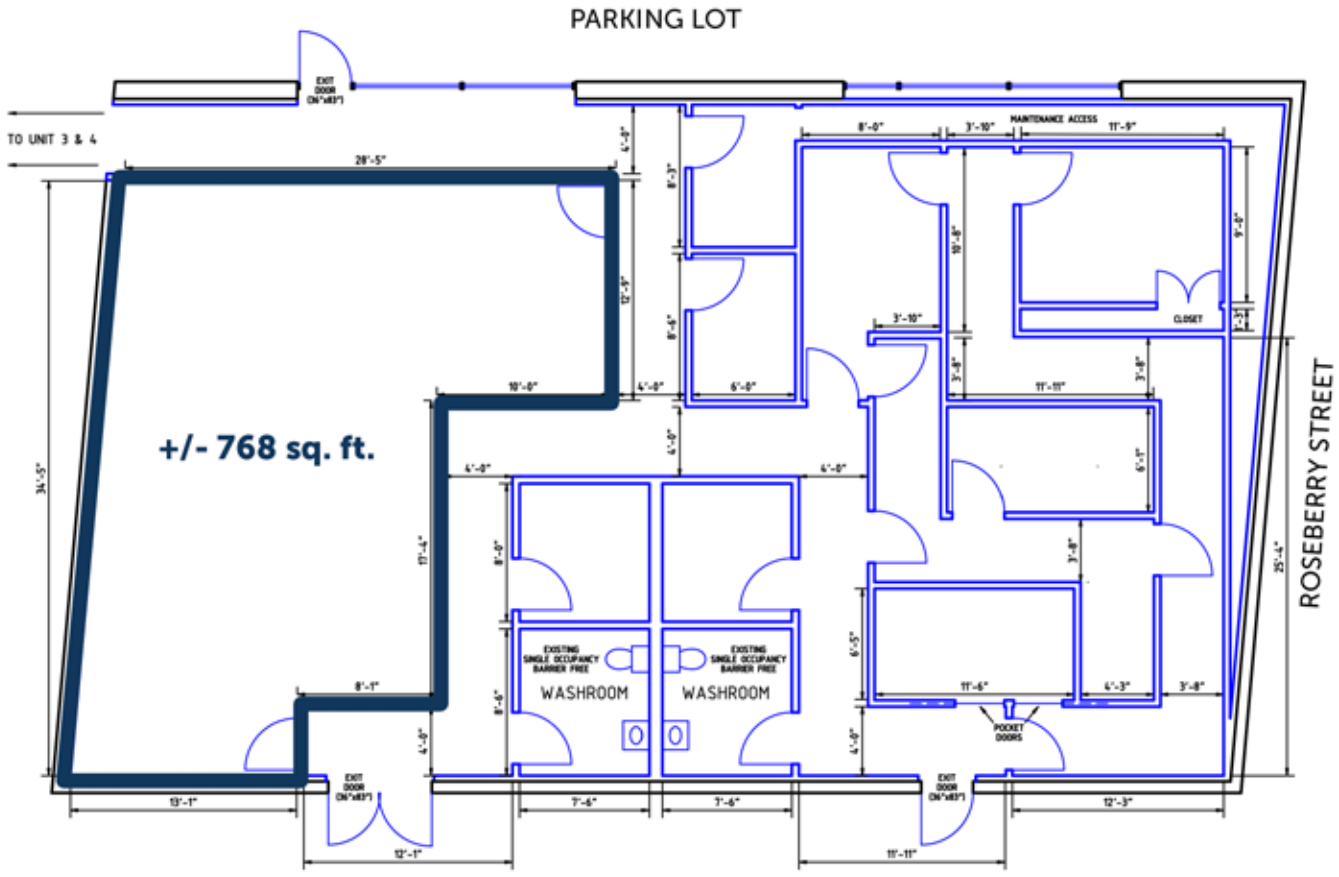
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Site Plan



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Floor Plan



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