

FOR LEASE

Manitoba Hydro Place Winnipeg, MB

High Traffic Restaurant Opportunity

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RESTAURANT FOR LEASE

360 Portage Avenue



(+/-) 3,422 sf Available

PROPERTY HIGHLIGHTS

- Former restaurant/marketplace with the potential to transform into a grocery or convenience store
- Build-out includes commercial kitchen, large walk-in freezer and fridge, multiple self-serve stations, coffee bar and lots of other equipment
- End cap exposure with ample frontage on Portage Avenue and Carlton Street
- Located directly below Mb Hydro's headquarters
- Access directly from Portage Avenue, from Hydro Place Galleria or skywalk
- Close proximity to multiple amenities in the centre of the SHED district

Lease Rate: \$18.00 psf Net

CAM: \$9.03 psf (2023 est.)

ON-SITE AMENITIES

- Beautiful Galleria featuring retail, office and restaurant spaces
- Skywalk connected allowing for year-round climate-controlled access
- Kitty-corner to True North Square and its many offerings
- Steps away from Canada Life Centre
- Underground vehicle and bicycle parking available

SUSTAINABILITY

- LEED Platinum Certified building offering world-class energy efficiency and a signature design
- Geo thermal HVAC, solar chimney, tenant space can recirculate air if required through computer controlled exterior building envelope

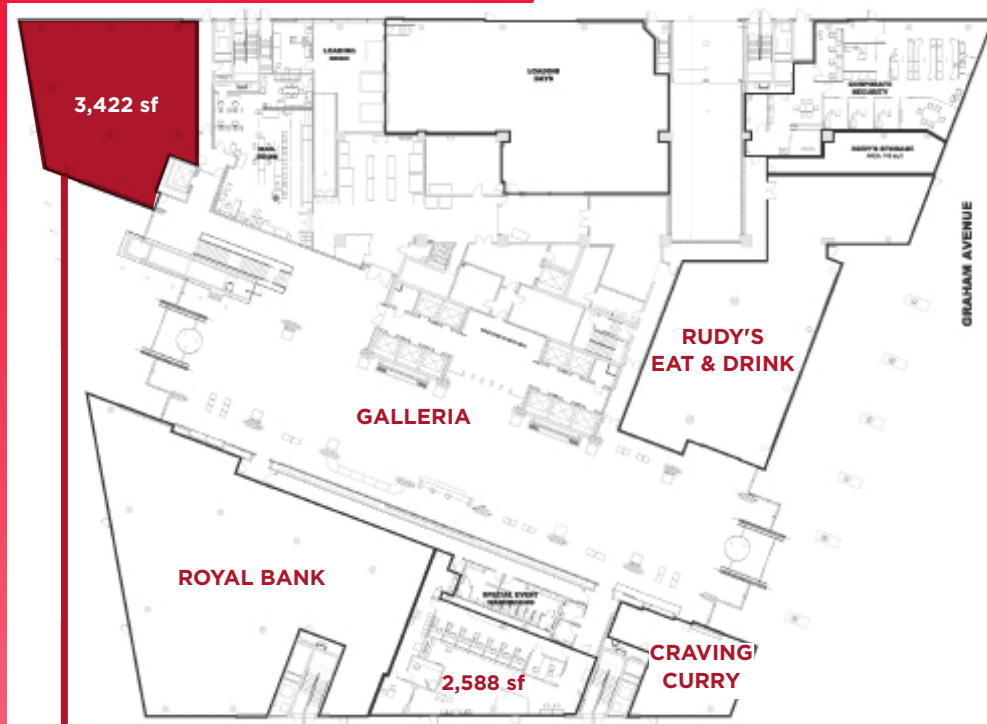
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