

# SHORT TERM, NICELY FINISHED SUBURBAN OFFICE SUBLEASE IN AMENITY RICH POLO PARK AREA



OFFICE FOR SUBLEASE  
**702-1661 PORTAGE AVE**

**BRETT INTRATER**

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**Stevenson**



# PROPERTY HIGHLIGHTS

- Located on Portage Avenue between St. James Street and Route 90
- Versatile office space for various businesses (financial, dental, medical, staffing)
- Easy access to public transportation, Winnipeg James Armstrong Richardson International Airport, major industrial parks, residential areas, and Polo Park Shopping Centre
- Interior Layout features:
  - Six private offices
  - Boardroom
  - Lunchroom
  - Reception area
  - 11 parking stalls available at market rates
  - Sublease available through June 30, 2025
  - Available November 1, 2024

**LEASE RATE: \$14.50 PSF** (EXP JUNE 30, 2025)

**CAM & TAX: \$18.32** (2024 EST.)

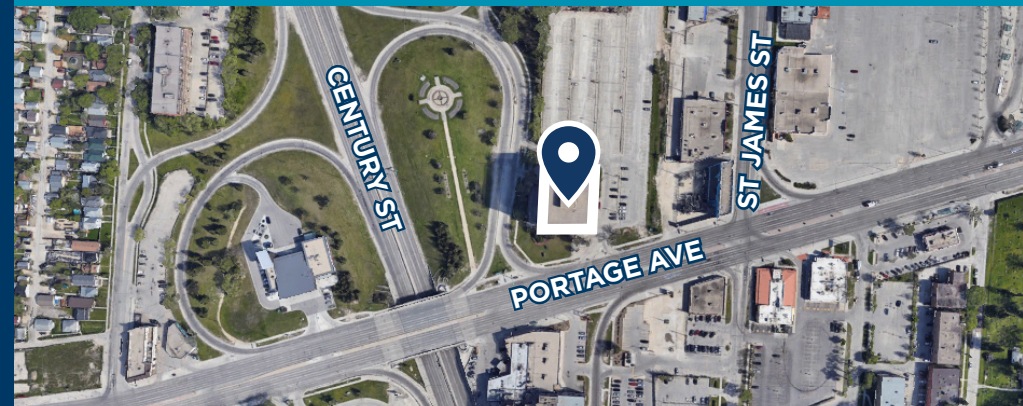
Civic Address 702-1661 Portage Avenue

Unit 702 6 private offices  
1 boardroom  
1 lunchroom  
Reception area

Unit Size SF (+/-) 2,539 SF

Security On-site

Maintenance On-site





# AMENITIES



702-1661 PORTAGE AVE



## DRIVE TIMES

WALK SCORE	92
TRANSIT SCORE	64
BIKE SCORE	93

## LOCAL AMENITIES

- 1 VISCOUNT GORT
- 2 RED LOBSTER
- 3 A&W
- 4 YE'S BUFFET
- 5 WENDY'S
- 6 TONY ROMA'S
- 7 LIQUOR MART
- 8 BMO
- 9 SAFEWAY
- 10 WESTLAND INSURANCE
- 11 ONE GREAT CITY BREWING COMPANY
- 12 MADISON SQUARE
- 13 CF POLO PARK
- 14 THE ORIGINAL PANCAKE HOUSE
- 15 COPPER CHIMNEY
- 16 BOBA PAW BUBBLE TEA
- 17 BOSTON PIZZA
- 18 PETLAND
- 19 CANADIAN TIRE GAS STATION
- 20 CANADIAN TIRE
- 21 BEST BUY
- 22 OLD NAVY
- 23 BURGER KING
- 24 CHAPTERS BOOK STORE
- 25 CHATTERS HAIR SALON
- 26 MONTANA'S BBQ & BAR



IMAGES





IMAGES







## CONTACT

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