

The Curry Building

212 Notre Dame Avenue
@ Portage Avenue
Winnipeg, Manitoba

RESTAURANT - RETAIL - OFFICE

1,893 SQ FT ±
FOR LEASE



ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

January 2026

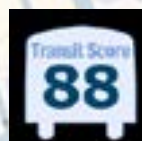
Property Information

- This full city block landmark Property is located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown, just two blocks from Canada Life Centre and across from the climate controlled underground concourse and skywalk system.
- Lower level storage available.
- Multiple transit stops.
- Surface parking and parkade parking available nearby.
- Numerous restaurants and cafes nearby.



“Despite the numerous exterior changes, the Curry Building continues to be one of the most visually impressive structures on Portage Avenue.”

Source: City of Winnipeg Historical Building Committee



Suite Information

1,893 sf ±

- Great Opportunity for New Ventures. Whether you're an established business or an aspiring entrepreneur, this highly visible space presents an excellent opportunity to launch or expand your business.
- Large eastern glazing.
- Exterior signage opportunity.
- Interior secondary suite access.
- On-site property management.
- Available immediately.



First Floor Site Plan



Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
\$17.50	\$6.00 ^{1,2}

- ¹ Plus hydro, gas and water utilities.
- ² Plus 5% management fee on gross rent.



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212 Notre Dame Avenue 1,893 sf ±

Floor Plan

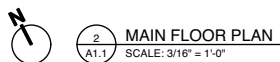
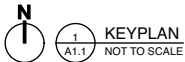
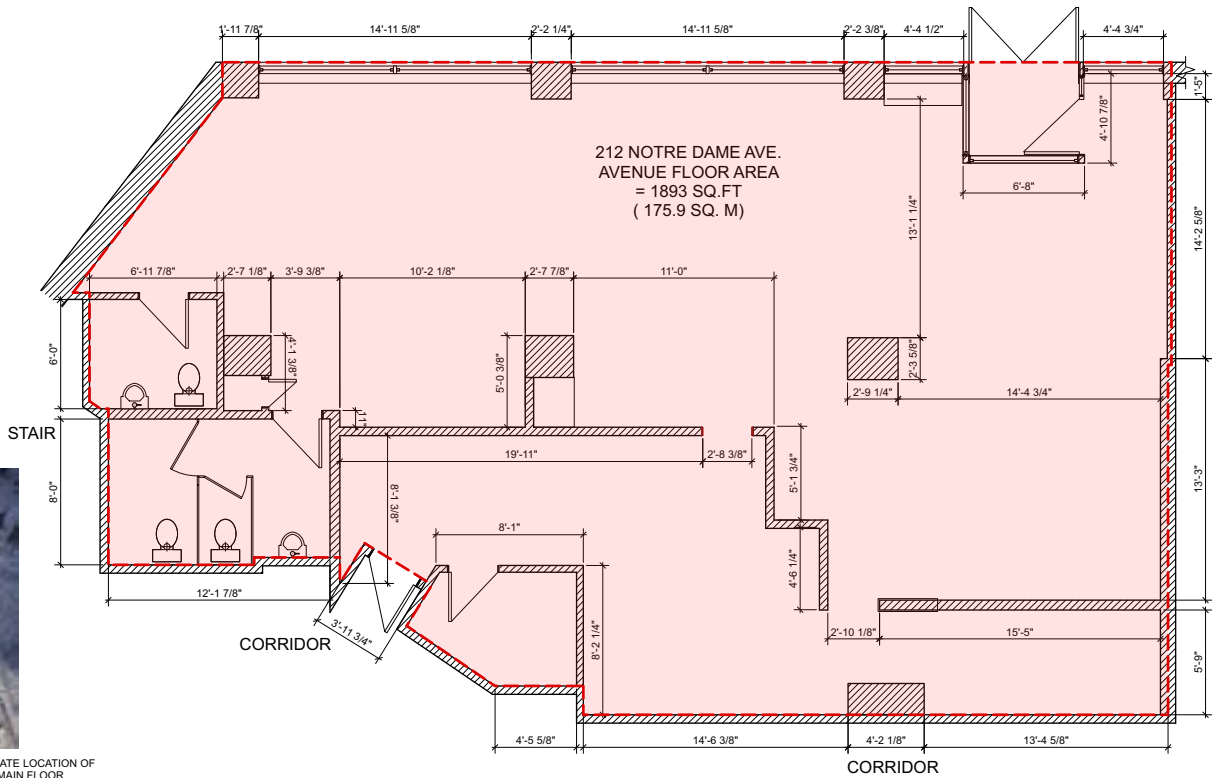
GENERAL NOTES:

- A. ASSUMED DEMISING WALL THICKNESSES OF 5.5" AND 6.5" IN SOME LOCATIONS BASED ON SITE OBSERVATIONS.
- B. NO DESTRUCTIVE TESTING WAS COMPLETED TO VERIFY THESE DIMENSIONS.
- C. MEASUREMENTS TAKEN FROM ANSI/BOMA Z65.1 STANDARD.
- D. AREA CALCULATIONS USE THE FOLLOWING:
 - CENTERLINE OF TENANT DEMISING WALLS.
 - STORE AREA (ONLY) WITH STREET LEVEL FRONTAGE IS MEASURED TO OUTER FACE OF BUILDING.
 - INSIDE FACE OF COMMON CORRIDOR WALLS.
 - INSIDE FACE OF WALLS WHERE WALL MATERIAL OR NON-GLASS MATERIAL COMPRISES MORE THAN 50% OF THE VERTICAL FLOOR-TO-CEILING DIMENSION.
 - FACE OF GLASS WHERE GLASS COMPRISES MORE THAN 50% OF THE VERTICAL FLOOR-TO-CEILING DIMENSION.
 - CENTERLINE OF VISIBLE COLUMNS SHARED BETWEEN WALL AND DOMINANT GLASS PORTION.
 - NO DEDUCTIONS SHALL BE MADE FOR PROJECTIONS NECESSARY TO THE BUILDING.
 - STAIRS & SERVICE SPACES NOT INCLUDED IN AREA CALCULATIONS.

THE MEASUREMENTS TAKEN TO ASSESS THE UNITS DESCRIBED HEREIN ARE BASED ON A VISUAL SURVEY OF EXISTING CONDITIONS. ALL DIMENSIONS ARE MEANT FOR AREA CALCULATIONS ONLY AND NOT FOR CONSTRUCTION. PICO ARCHITECTURE INC. DOES NOT ASSUME ANY OF THE DUTIES OR LIABILITIES OF THE DESIGNER, BUILDERS OR OWNERS OF THE SUBJECT PROPERTY. OWNERS, PROSPECTIVE TENANTS OR OTHERS WHO USE OR RELY ON THE CONTENTS OF THIS DOCUMENT DO SO WITH THE UNDERSTANDING AS TO THE LIMITATIONS OF THE DOCUMENT.



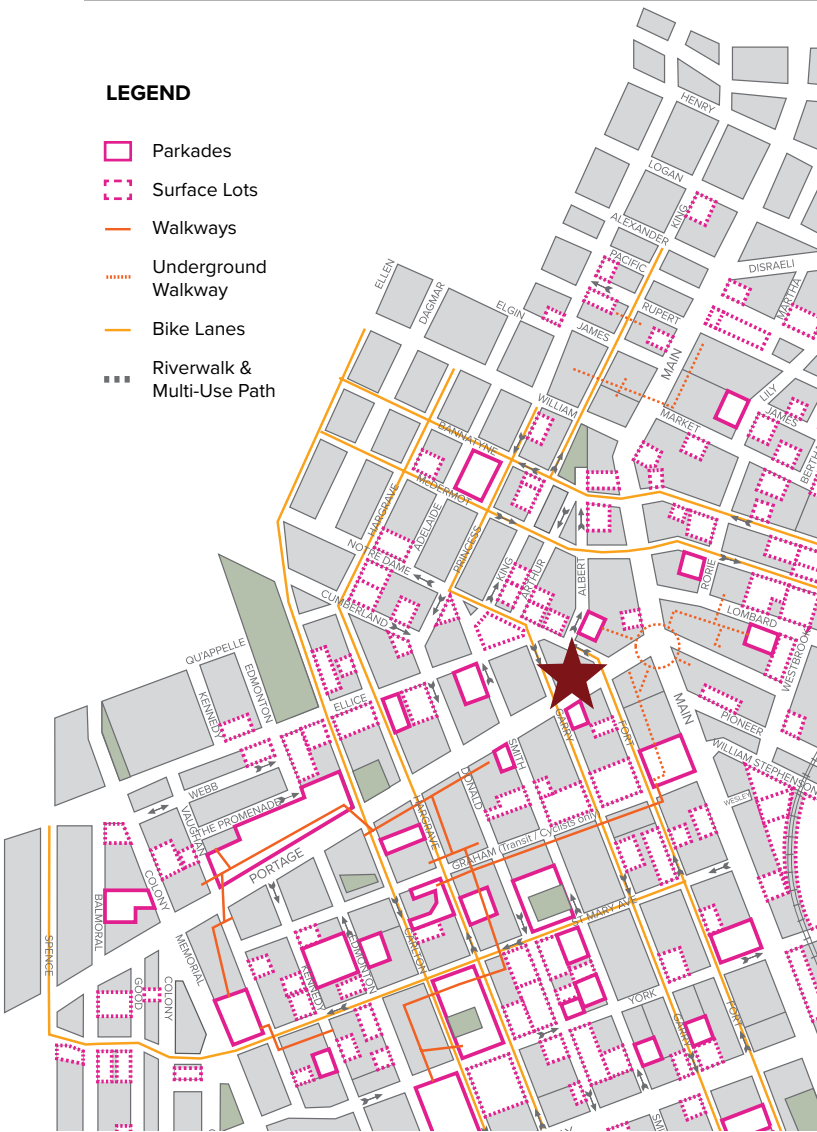
APPROXIMATE LOCATION OF SUITE ON MAIN FLOOR



May not be exactly as shown. For information purposes only.

The Exchange District and Downtown Winnipeg

Downtown Winnipeg Parking Map



Winnipeg's Exchange District

As a National Historic Site, Winnipeg's Exchange District features a vibrant mix featuring an abundance of heritage architecture, charming historic storefronts, redeveloped modern residential housing, educational facilities, a lively arts and culinary scene, and unique attractions, including

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|-------------------------------|------------------------|
| Red River Polytechnic College | Old Market Square |
| Manitoba Museum | Concert Hall |
| Royal Manitoba Theatre Centre | Stephen Juba Park |
| The Forks Market | Blue Cross Park |
| The Human Rights Museum | Canada Life Centre |
| The Children's Museum | True North Square |
| The Kings Head Pub | Deer + Almond |
| Nonsuch Brewing Co. | Clementine |
| Health Sciences Centre | Little Brown Jug |
| James Avenue Pump House | University of Winnipeg |

Winnipeg's Downtown

Winnipeg's Downtown offers a wealth of opportunities, diverse offerings, including both new and established shops and restaurants, provide a thriving marketplace for entrepreneurs looking to establish a presence in the city. With several major attractions such as the Canada Life Centre, the Forks, the Exchange District, the Canadian Museum of Human Rights, and True North Square, there are ample opportunities to attract customers and generate revenue.

Winnipeg's downtown district presents a compelling opportunity for entrepreneurs looking to establish and grow their business. With a diverse customer base, numerous attractions, and various festivals and events, the area offers ample opportunities to attract customers and thrive in the heart of the city.

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