



Fantastic office opportunity located at Portage & Main

- 213 Notre Dame Ave is located adjacent to 201 Portage Ave and linked to the 201 Portage Parkade/Concourse access
- A beautifully restored heritage building with in-person security and professional management
- Excellent bus access along Portage and Main
- Steps from Portage & Main and the West Exchange
- Gross rent: \$26.00 (2025 base year)
- Tenant Broker Fee: \$1.00 psf/annum Years 1- 5, \$0.50 psf/annum Years 6 -10

AVAILABLE IMMEDIATELY

- Unit 410 – 939 sf
- Unit 420 – 3,140 sf
- Unit 803 – 402 sf (new lease or sublease until end of Sept 30, 2027)
- 11th Floor – 5,980 sf

AVAILABLE JULY 1

- Unit 806 – 3,913 sf
- Unit 807 – 1,058 sf
- Unit 903 – 1,017 sf

**Get more
information**

Linda Capar, Vice President
C 204 298 9854

Steven Luk Pat, Senior Associate
C 431 278 9443

Office Space For Lease The Electric Railway Chambers

213 Notre Dame Avenue
Winnipeg, MB

The building

213 Notre Dame also known as the The Winnipeg Electric Railway Chambers is conveniently located just steps from Portage and Main in downtown Winnipeg. The building has been beautifully restored and is a municipally-designated historic site.

The area / access

The 2nd floor is directly connected to Portage and Main concourse via the 201 Portage Parkade elevators. Surrounded by restaurants, close to both East and West Exchange District and the Waterfront, this location is perfect for any business that needs to be downtown.

Portage and Main

Home to four significant buildings: 201 Portage (the second tallest building in Winnipeg), the Richardson Building, 300 and 360 Main.

The reopening of Portage and Main to pedestrians on June 27, 2025 marked a major shift for downtown Winnipeg, allowing street-level crossings for the first time in 46 years. The project cost approximately \$21.3 million, and the intersection is expected to see thousands of pedestrians daily, restoring activity to one of Canada's busiest corners and supporting efforts to revitalize the city's core.



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Restaurants

- 01 Hermanos
- 02 Local Public Eatery
- 03 Earl's
- 04 OEB Breakfast Co.
- 05 Velvet Glove
- 06 Hy's Steakhouse
- 07 Clay Oven
- 08 529 Uptown

Entertainment

- 09 Goodlife Fitness
- 10 The Forks
- 11 Blue Cross Park
- 12 RBC Convention Center
- 13 Centennial Concert Hall

Coffee

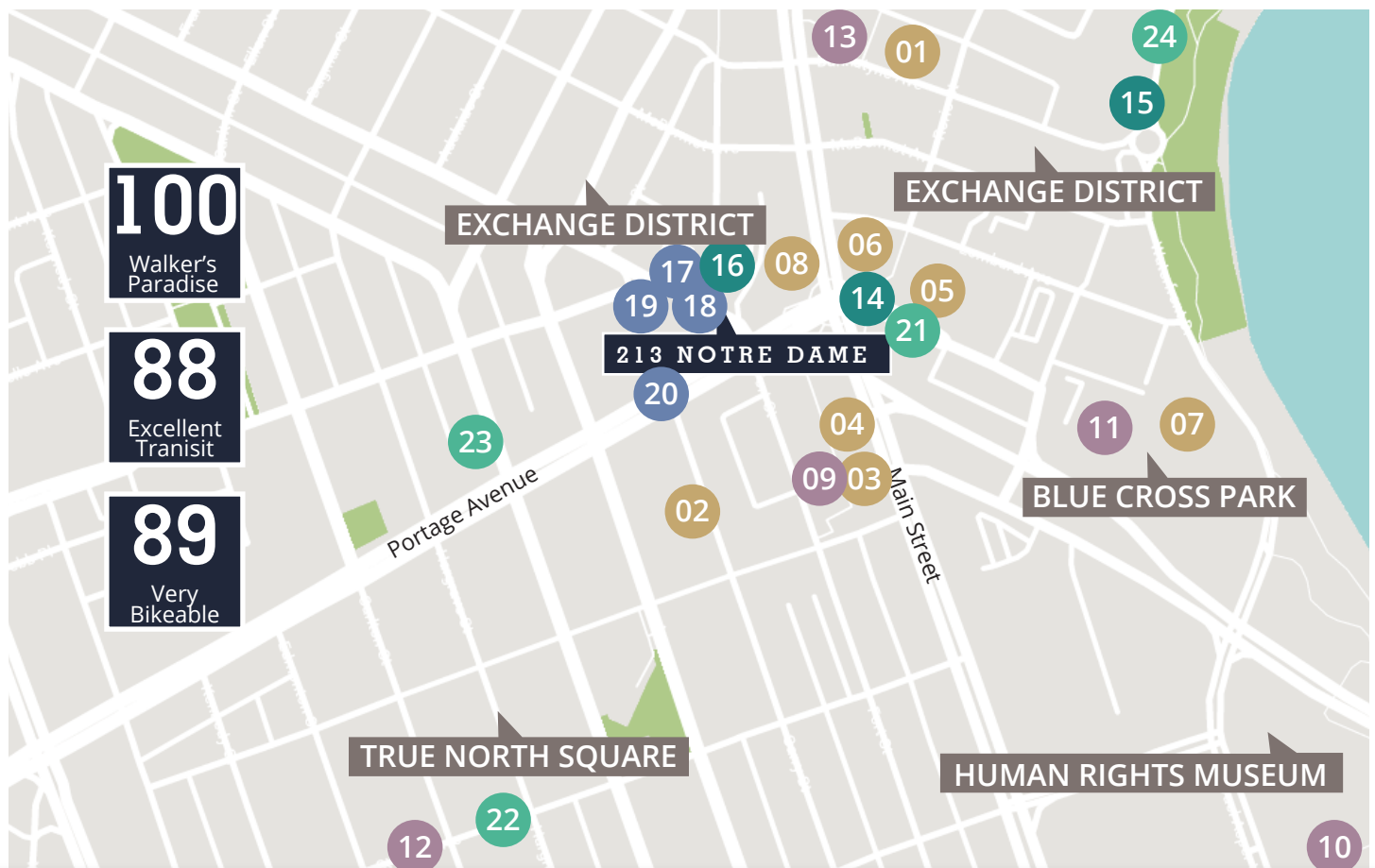
- 14 Empty Cup
- 15 Harrison's Coffee Co.
- 16 529 Coffee

Parking

- 17 21 Arthur St - Impark
- 18 241 Notre Dame - Indigo
- 19 35 King St - Impark
- 20 351 Smith St - Impark

Hotels

- 21 Fairmont Hotel
- 22 Delta Hotel
- 23 Alt Hotel
- 24 Mere Hotel



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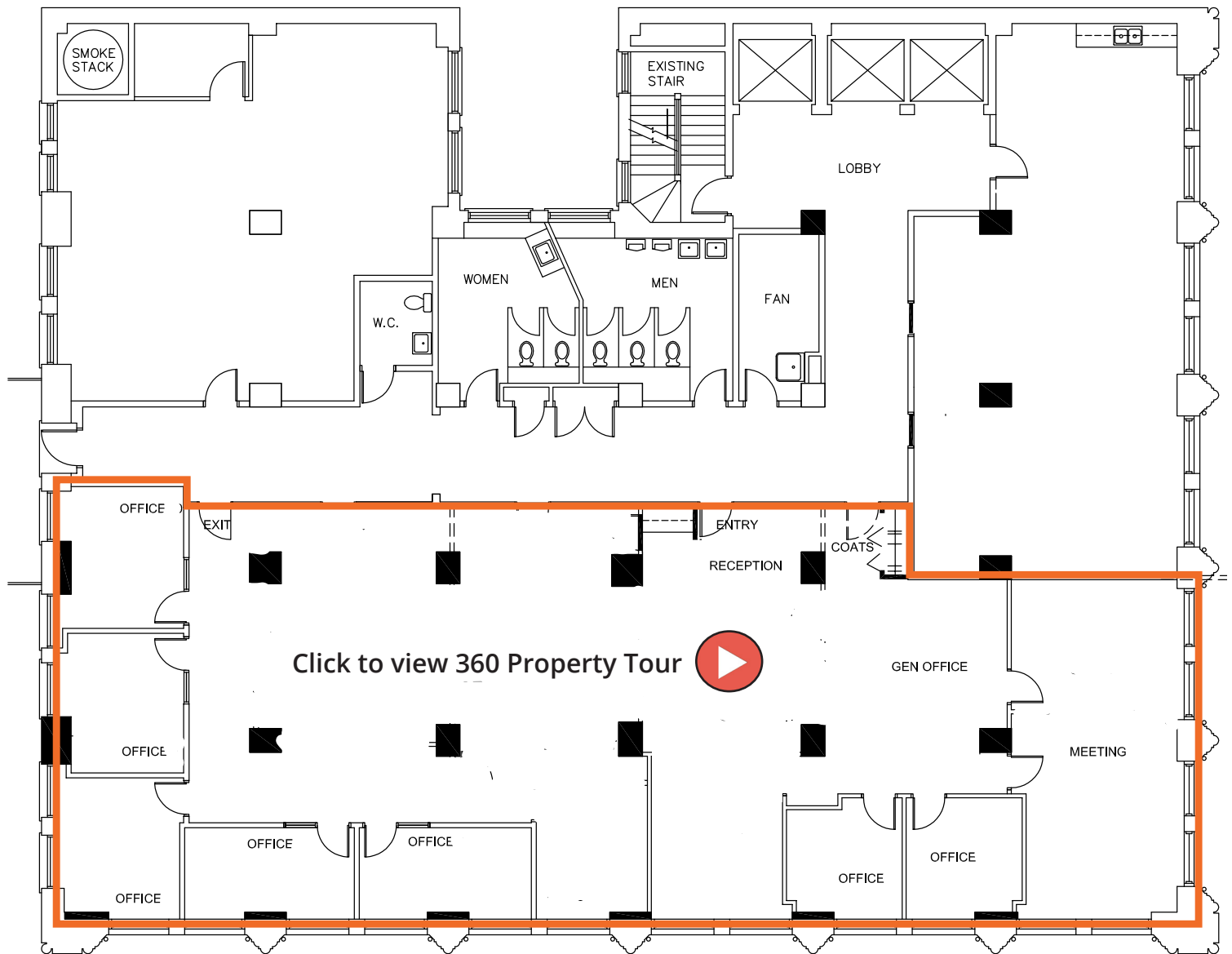
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Winnipeg, MB

Unit 420 - 3,140 SF

Interior improvement only 5 years old. Mostly open space with 7 private offices and large multi-purpose/ meeting room. LED lighting. Move-in ready



**Get more
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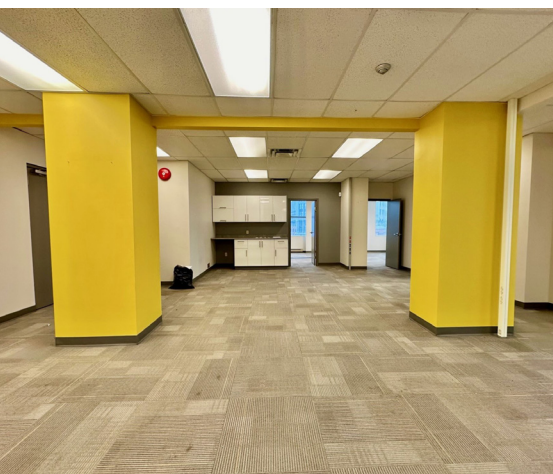
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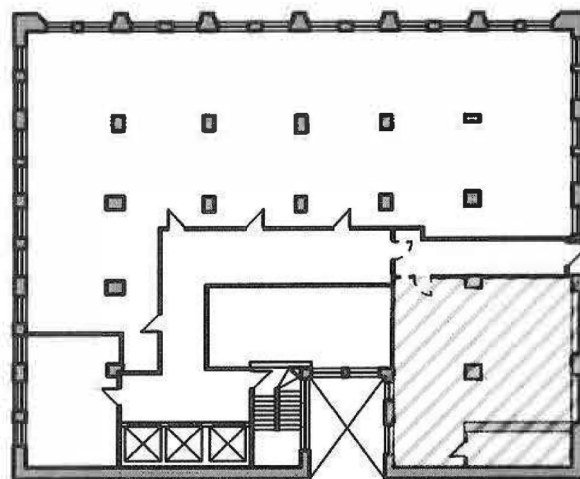
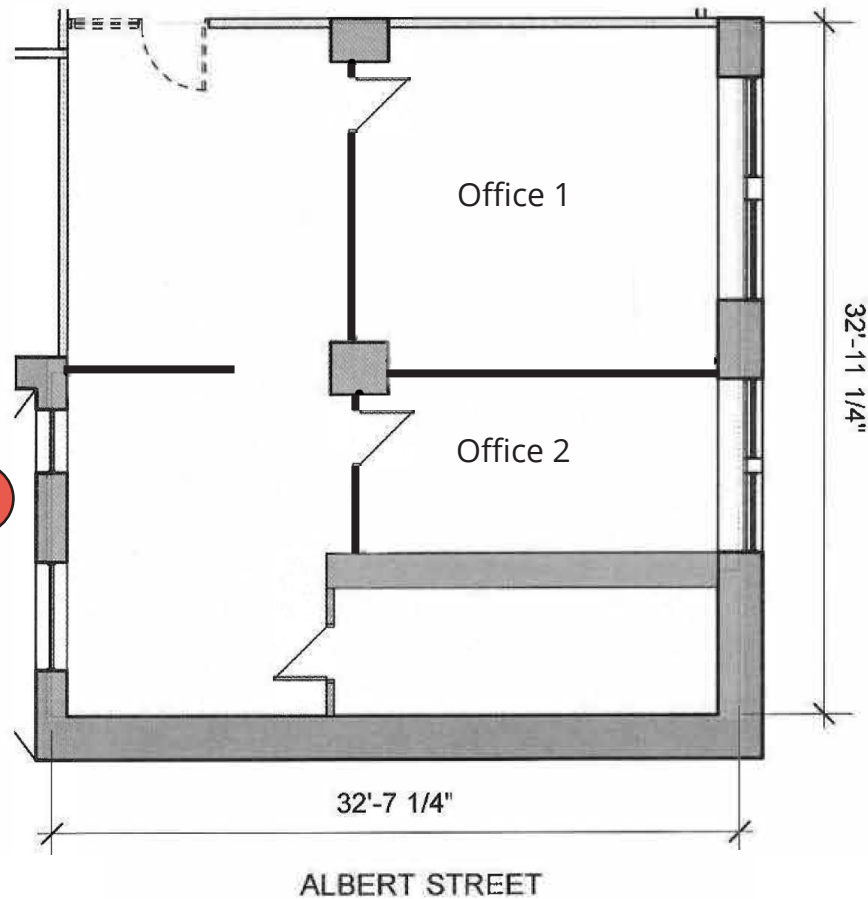
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Unit 807 - 1,058 SF

2 private offices, storage and open work area

Click to view
360 Property
Tour



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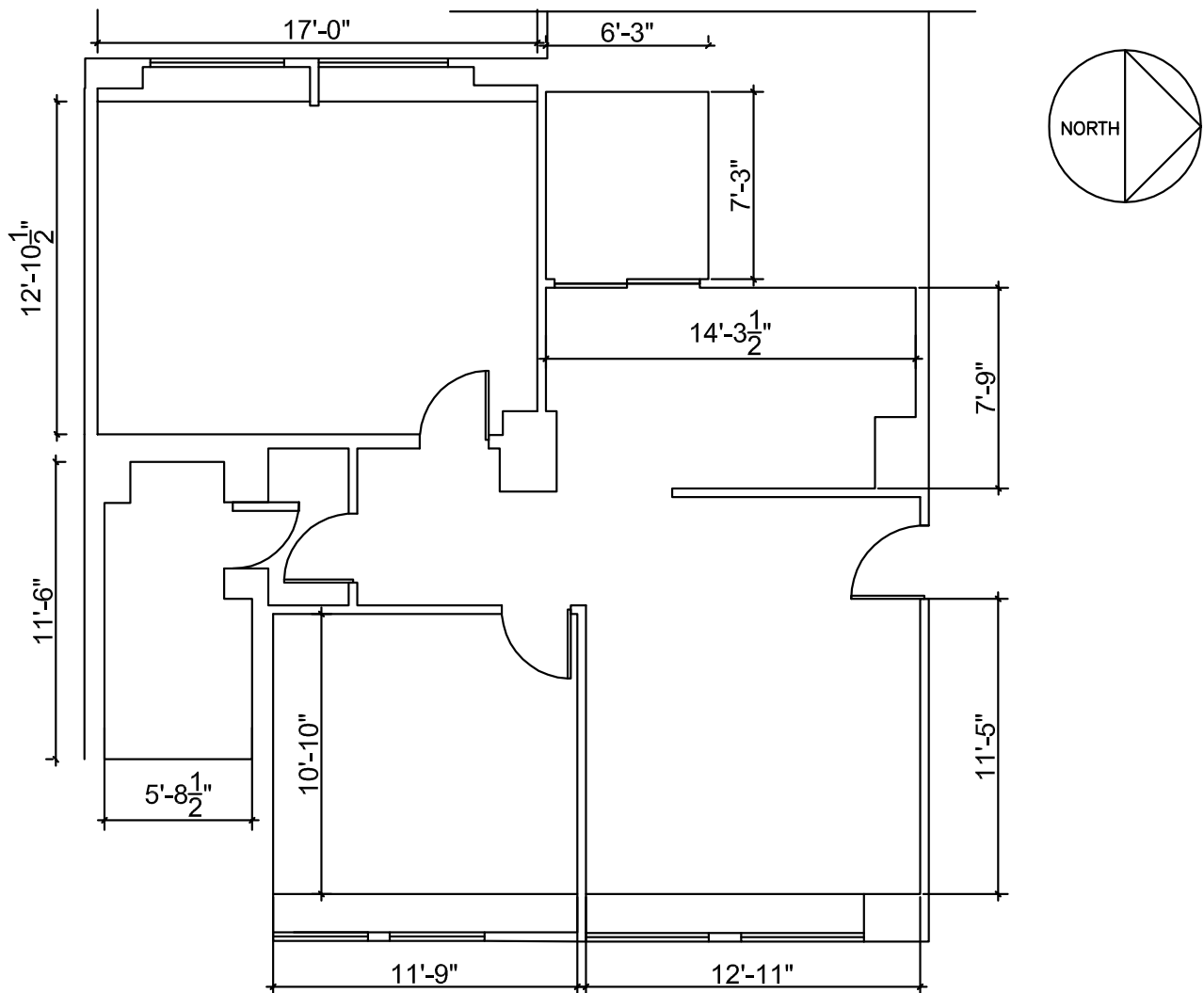
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Unit 903 - 1,017 SF



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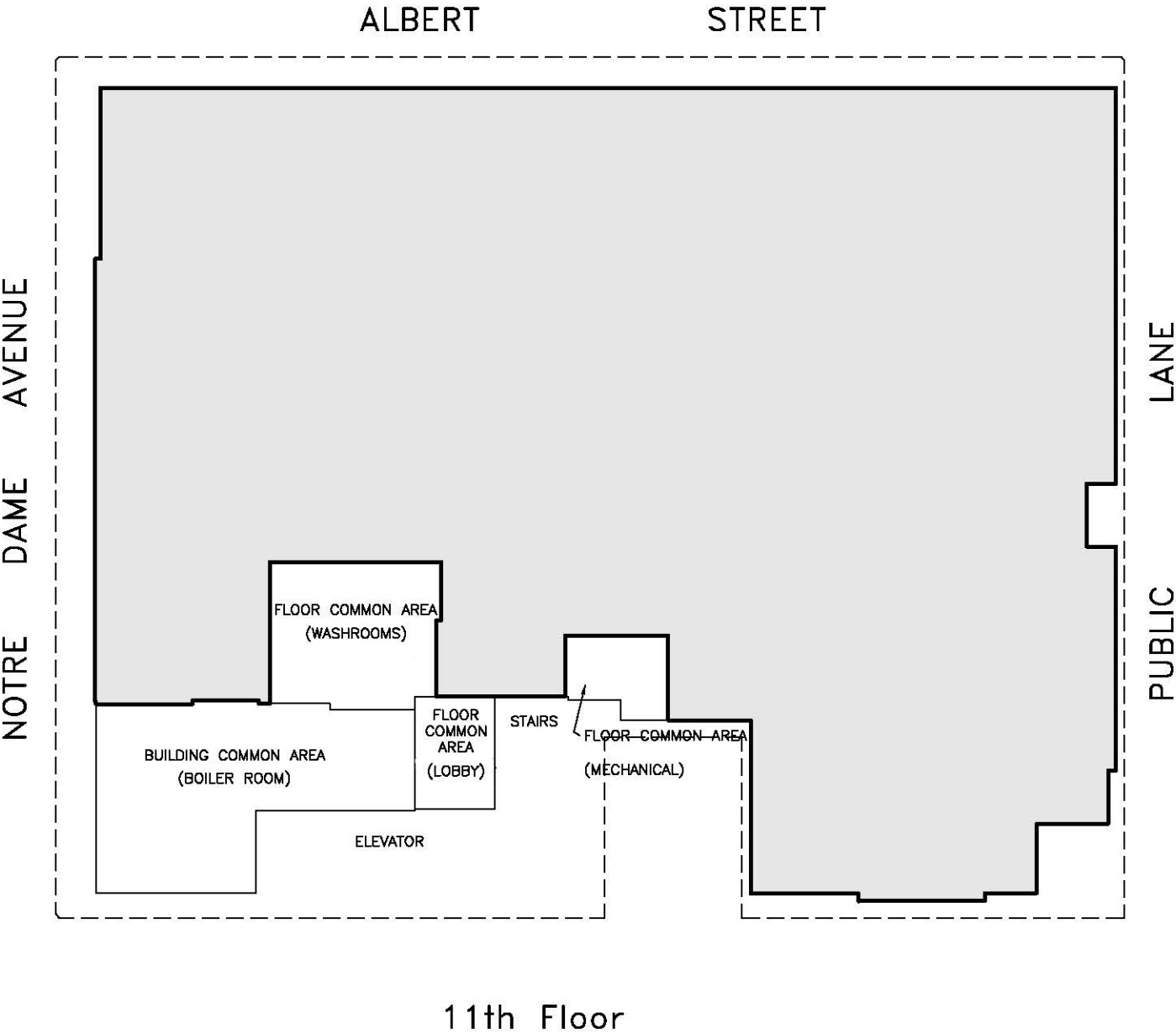
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