



Starting at
\$20.00
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

FOR LEASE | 400 ELLICE AVENUE

(±) 2,370 SF of Office Available

- Located at the corner of Ellice Avenue and Edmonton Street
- Main floor space with finished office with wrap around windows
- Great visibility
- Connected via indoor sky walk to Portage Place and over 100 parking spots available
- Landlord will redevelop the main floor of the building
- New lobby work



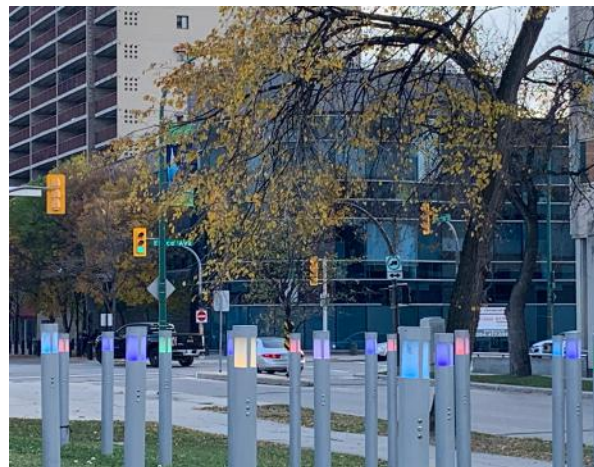
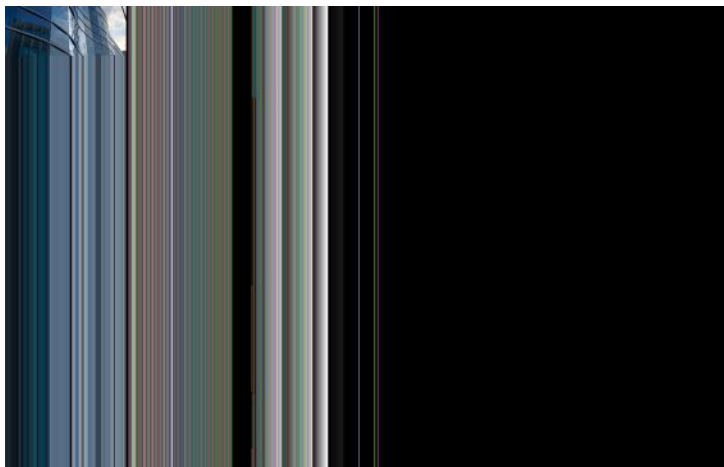
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**RE/MAX
PROFESSIONALS**

1601 Buffalo Place
Winnipeg, MB R3T 3K7
o. 204-957-0500
f. 204-452-4359
wpgproperty.ca

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Unit	Square Footage (±)	Lease Rate	CAM & Tax (2024 est.)	Availability Date
Main Floor	2,357 SF	\$20.00 PSF	\$13.51 PSF	—



400
ELLICE
AVENUE

RE/MAX
COMMERCIAL

The Area



Convenient
location



Food and drink
within walking



Groceries and
shopping



Amenities
within walking



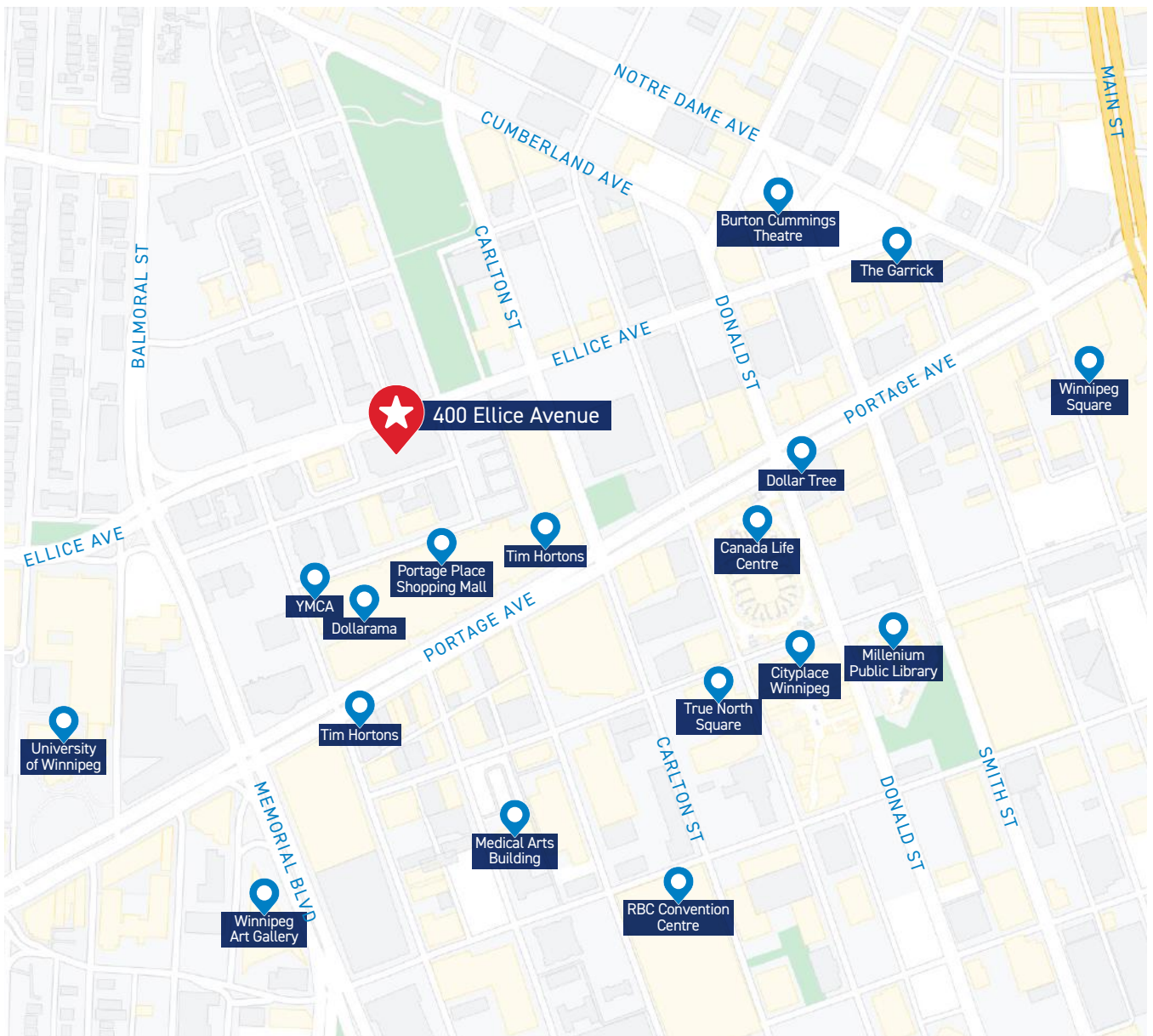
Convenient bike
infrastructure



Excellent transit
stops

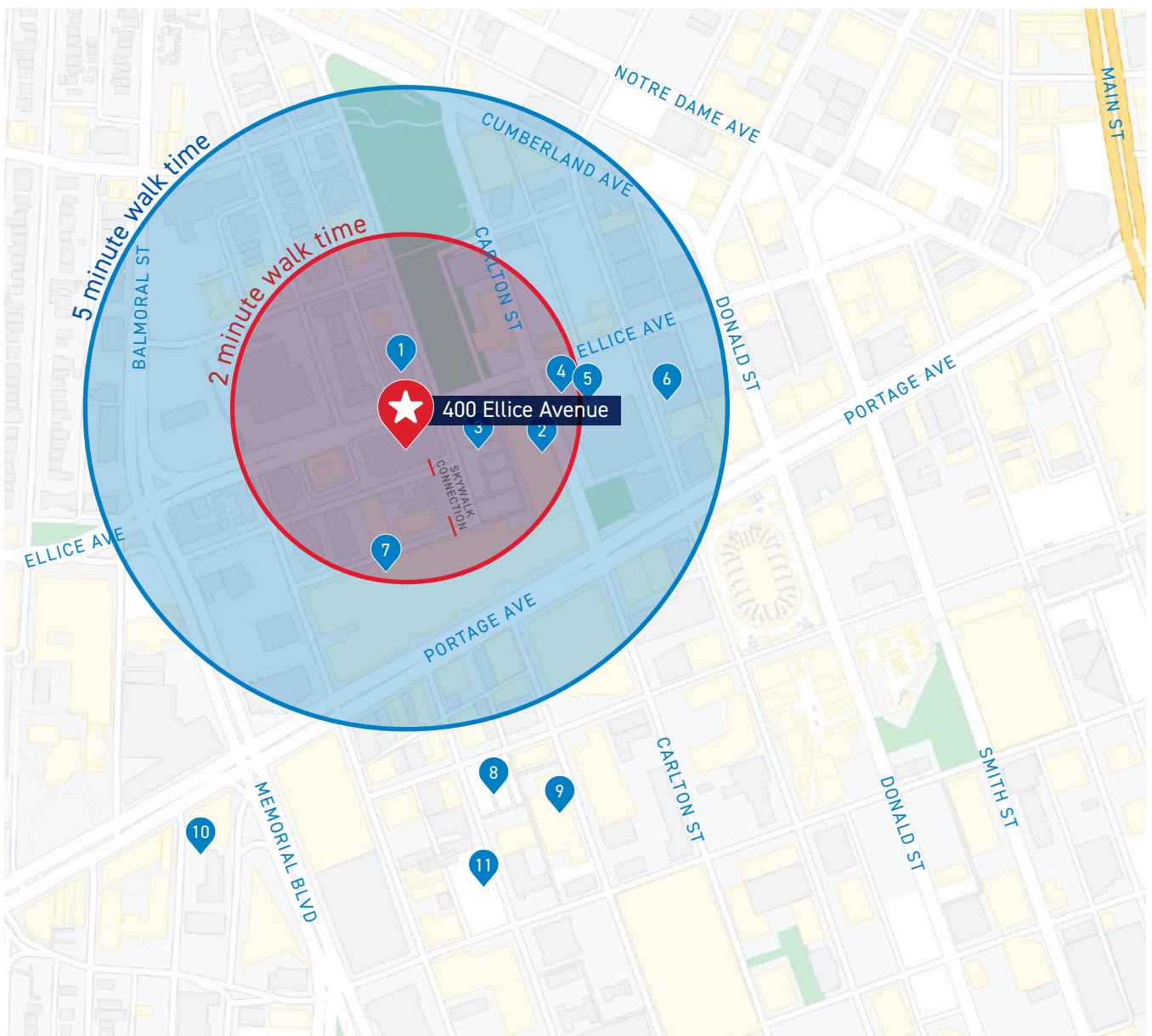


Culture &
Entertainment

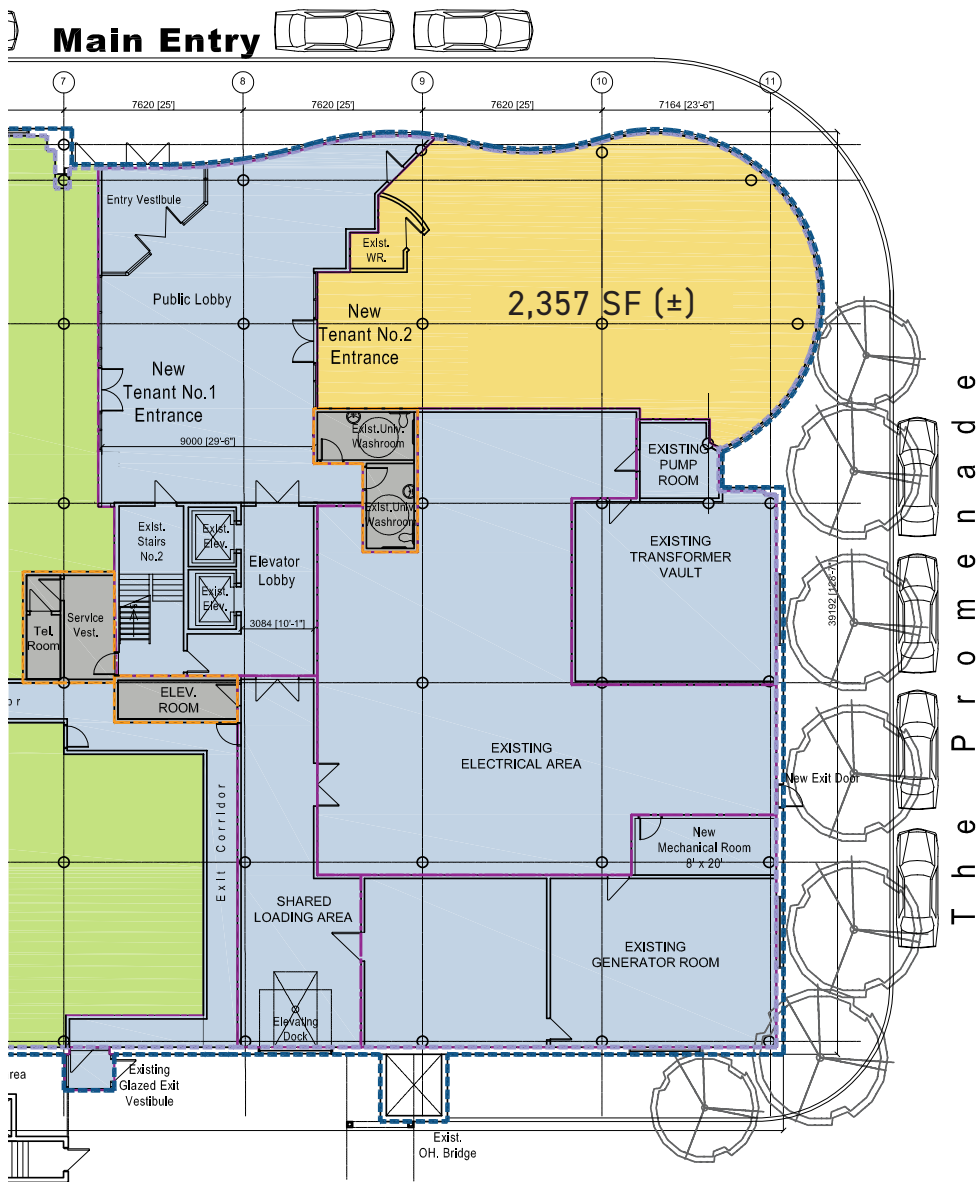


Walk Time & Parking Map

- | | | |
|--|--|------------------------------|
| 1 Impark | 5 393 Portage Ave Parking | 9 Parking, Edmonton St |
| 2 Indigo Parking | 6 W029, Indigo Parking, Centrepont Parkade | 10 Parking, Behind Stella's |
| 3 Impark | 7 FNP Parking, Portage Place Mall | 11 Lot #325, Winnipeg Clinic |
| 4 W024, Indigo Parking, 356 Ellice Ave | 8 Lot #326, Winnipeg Clinic | |



ELLICE AVENUE



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