



Starting at
\$22.00 PSF
Semi-Gross

WAYNE SATO

Sales and Leasing Executive
c. 204-510-3311
o. 204-957-0500
wayne@waynesato.ca

FOR LEASE | UNIT 300 - 286 SMITH STREET

1,886 SF Available

- Turnkey office
- Directly off elevator
- 4 offices with windows, kitchen, large reception area
- Immediate possession



Scan QR code to
view online

**RE/MAX
PROFESSIONALS**

96 Nature Park Way
Winnipeg, MB R3P 0X8
o. 204-957-0500
f. 204-452-4359
wpgproperty.ca

**REMAX
COMMERCIAL**

Property Highlights



Built in 1962-63, the Credit Foncier Building was described as a “new ultra modern” facility, 286 Smith Street was a strikingly contemporary addition to Winnipeg downtown’s in the early 1960s. Built by Credit Foncier Franco-Canadien, a large financial Franco-Canadian firm founded in Quebec during the 1880s, the building was designed by the firm of Macleod Reimer and Webster. Its design represents a mix

of luxe materials, balance and a modern energy conveyed in subtle details such as the angled Tyndall limestone façade sections. The Smith Street elevation features richly toned charcoal American marble and gold anodized aluminum window frames. The building was officially opened on 6 December 1963 by Manitoba premier Duff Roblin.

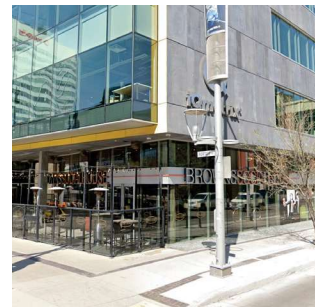
Suite/Floor #	Square Footage (±)	Lease Rate	CAM & Tax (2020 est.)	Availability Date
Unit 301/Third	1,886	\$22.00 psf Semi-Gross	Included	Immediately

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

The Neighbourhood

286 Smith offers high value office space steps from Portage Avenue. If your business requires professional downtown office space on a budget, 286 Smith Street is a cost-effective solution. Tenants of 286 Smith will enjoy the conveniences offered by the Radisson Hotel next door and Starbucks.

Excellent transit connectivity off Portage Avenue and the Graham Avenue transit corridor. Surface parking is directly across the street and metered parking is available at street level.



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



The Area



Convenient location



Food and Drink within walking



Groceries and Shopping



Amenities within walking



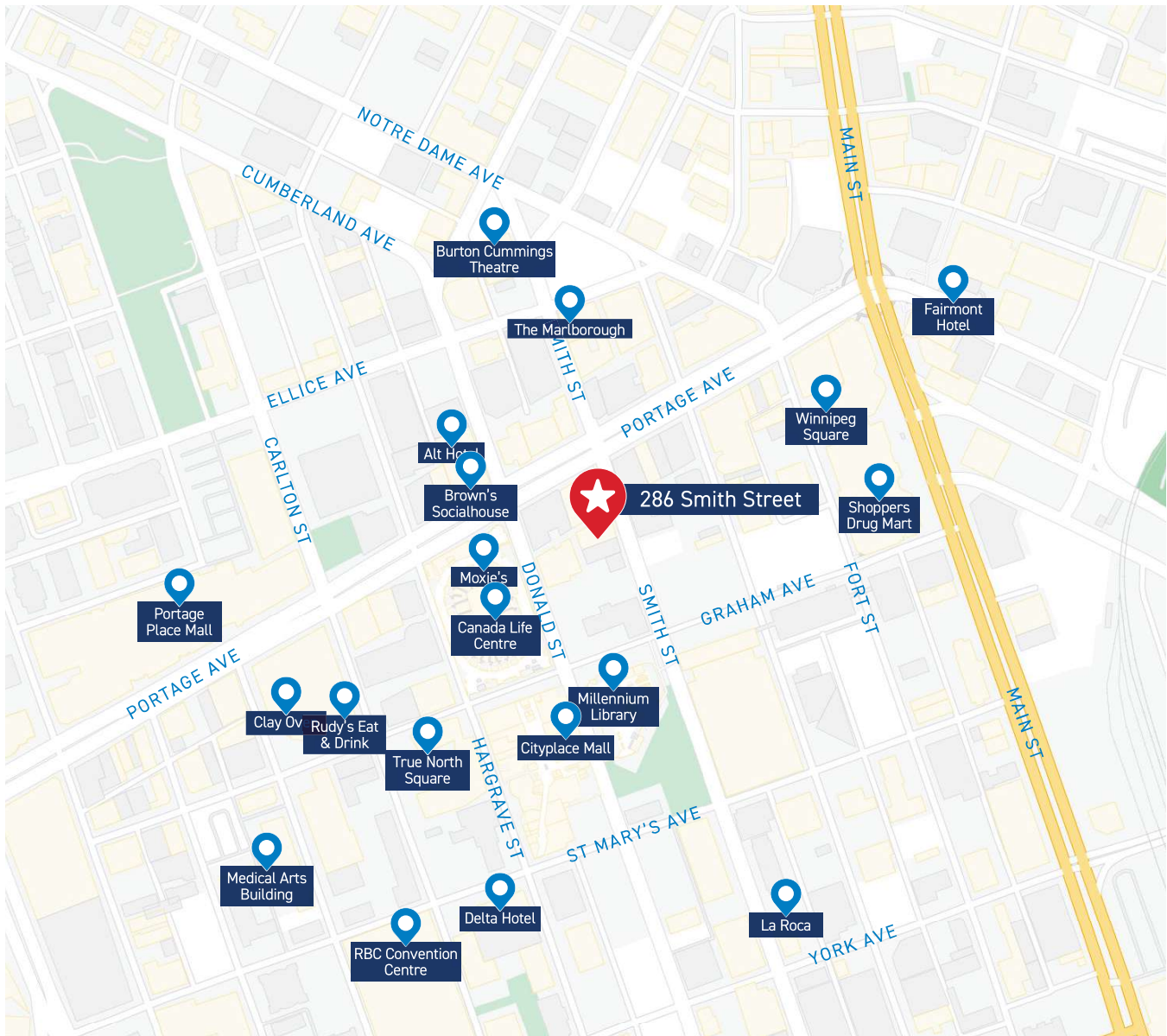
Excellent bike infrastructure



Excellent transit stops

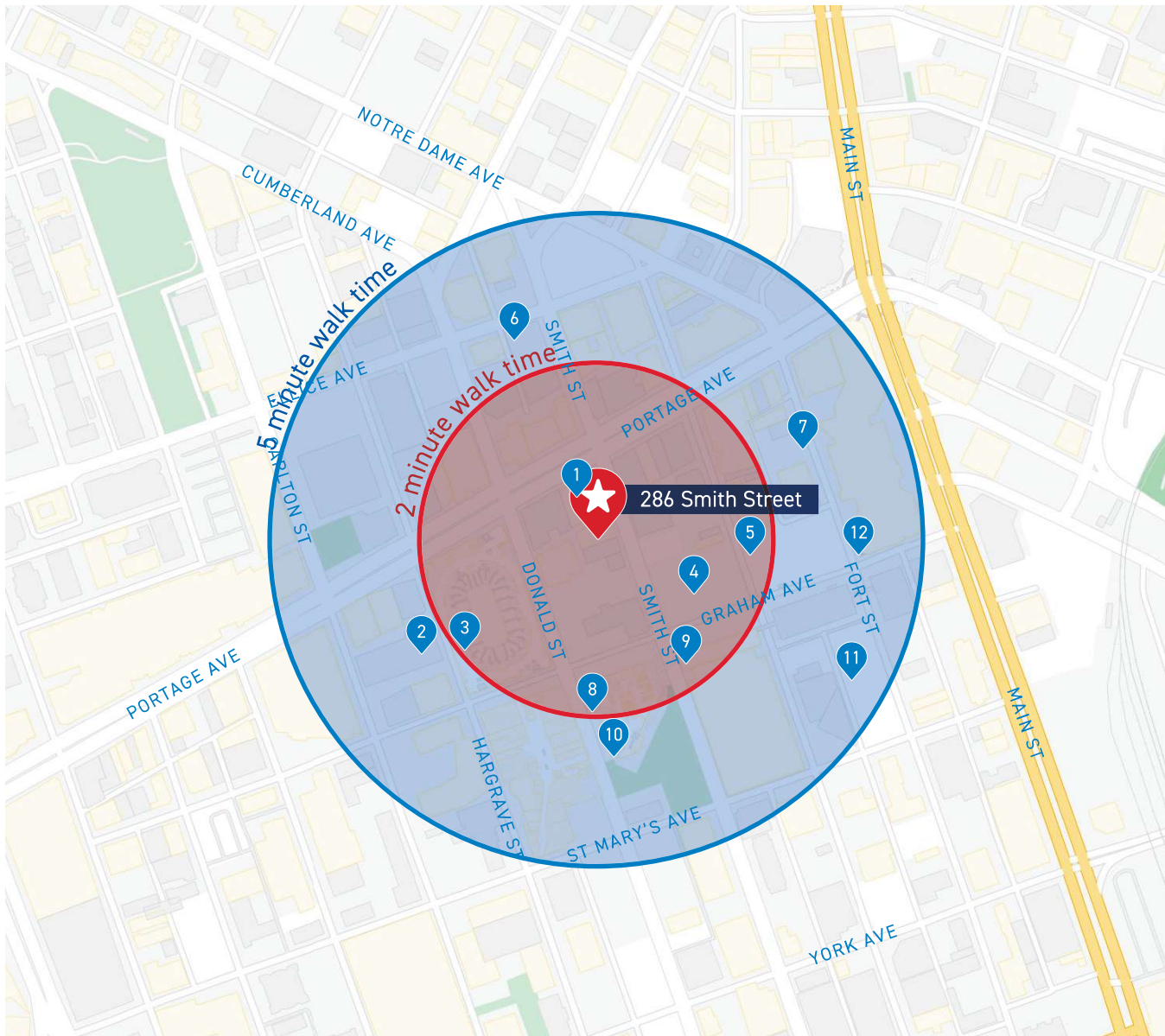


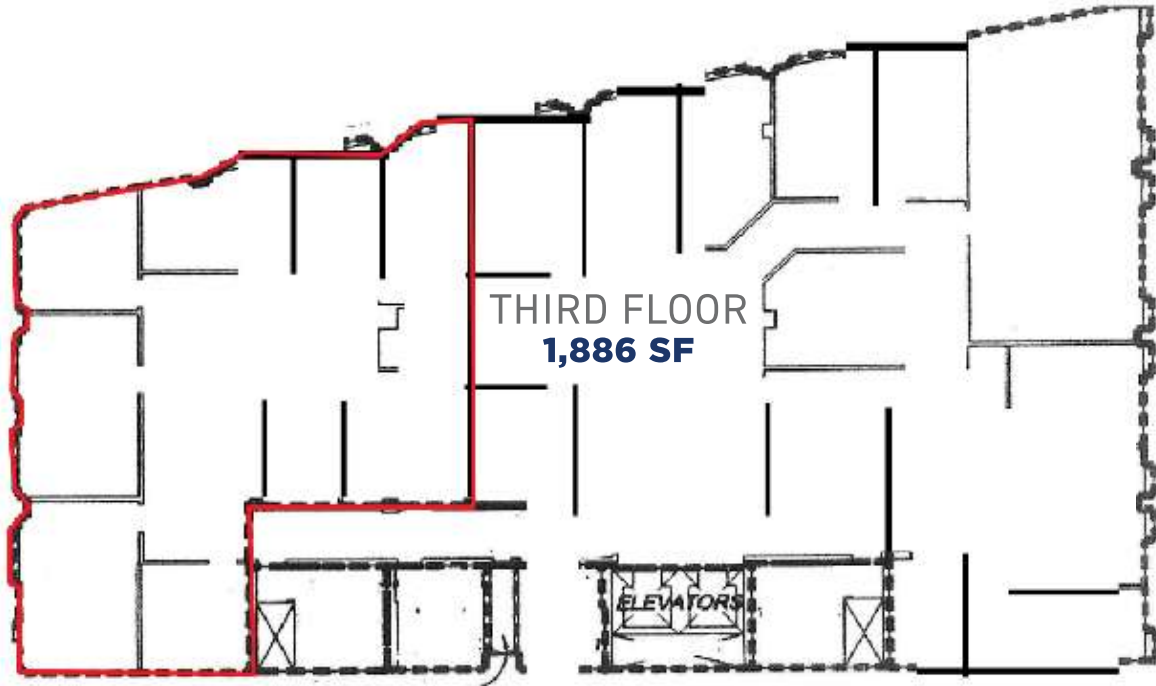
Culture & Entertainment nearby



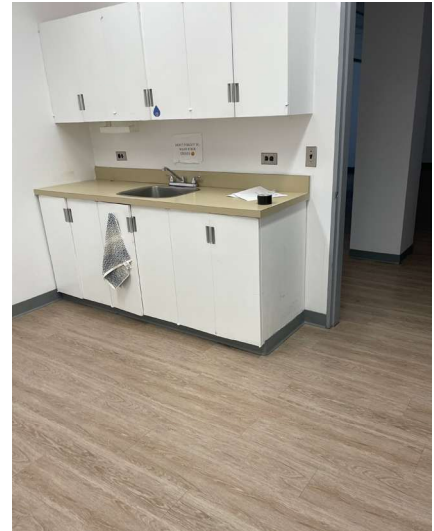
Walk Time & Parking Map

- | | | |
|-------------------------|---|--|
| 1 Indigo Parking | 5 W044, 252 Fort Street, Indigo Parking | 9 256 Smith St Garage |
| 2 Cityplace Lot | 6 Lot #125, Smith Street Parkade | 10 Centennial Library Parkade |
| 3 South Portage Parking | 7 Garry St Parkade | 11 Lot #73, Fort and St Mary's |
| 4 Parking | 8 Millennium Library Parking Lot | 12 Winnipeg Square Underground Parking |





This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. RE/MAX Professionals / Each office is independently owned and operated.



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. RE/MAX Professionals / Each office is independently owned and operated.



CONTACT:

WAYNE SATO

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca



Scan QR code
to view online

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. RE/MAX Professionals / Each office is independently owned and operated.

96 Nature Park Way | Winnipeg, MB | R3P 0X8 | (204) 477-0500 | o. 204-957-0500 | f. 204-452-4359 | wpgproperty.ca

REMAX
COMMERCIAL