

**NEW REDUCED RATE**



8<sup>th</sup> Floor:  
**\$12.00** psf  
Semi-Gross

11<sup>th</sup> Floor:  
**\$9.00** psf  
Semi-Gross

**WAYNE SATO**

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**FOR SUBLEASE | 213 NOTRE DAME AVENUE**

**Sublease: 8<sup>th</sup> Floor – 1,705 SF,  
11<sup>th</sup> Floor – 5,980 SF**

- One block away from Portage & Main, the most prominent business cross-section in Winnipeg
- The building has been restored to maintain it's historic nature and include the modern features one desires



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**RE/MAX  
PROFESSIONALS**

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# Property Highlights



- Skywalk connectivity on the 2nd floor gives tenants access to the many amenities that surround the Central Business District
- Steps away from 201 Portage Avenue, which is undergoing an extensive renovation to include new restaurants and shops
- Excellent transit access to vast majority of bus routes servicing downtown Winnipeg
- Excellent space for financial services, government offices, accounting firms, engineering firms, and many other professional services
- Multiple parking options nearby, including the attached parkade
- Head lease expires December 31, 2024

Suite/Floor #	Square Footage (±)	Sub-Lease Rate	CAM & Tax (2020 est.)	Availability Date
804	2,295	\$16.00 Semi-Gross	—	LEASED
806	1,705	\$12.00 Gross	—	Immediately
1100	5,980	\$9.00 Gross	—	Immediately

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# Area, Walk Time & Parking



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



Convenient bike infrastructure



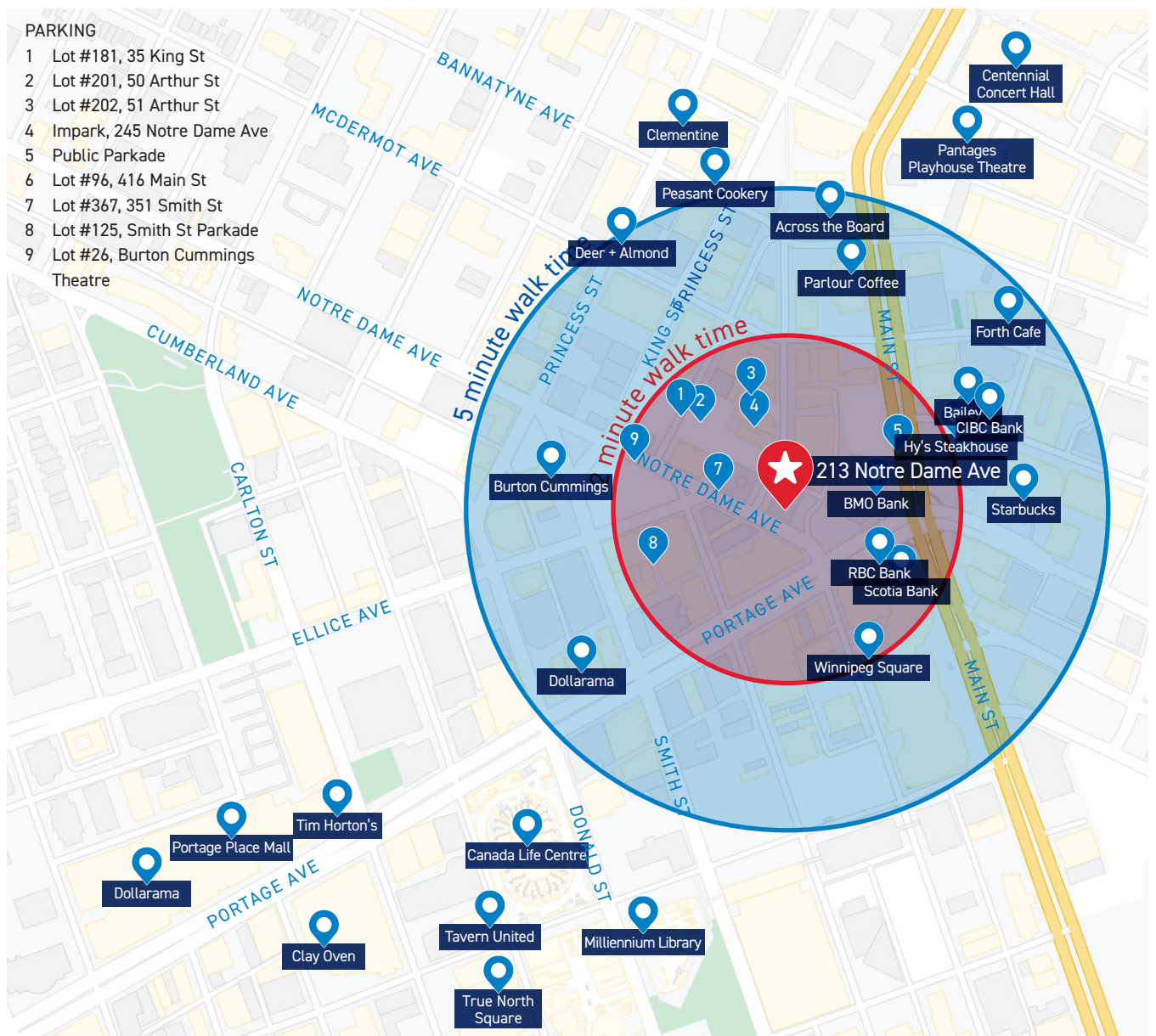
Excellent transit stops



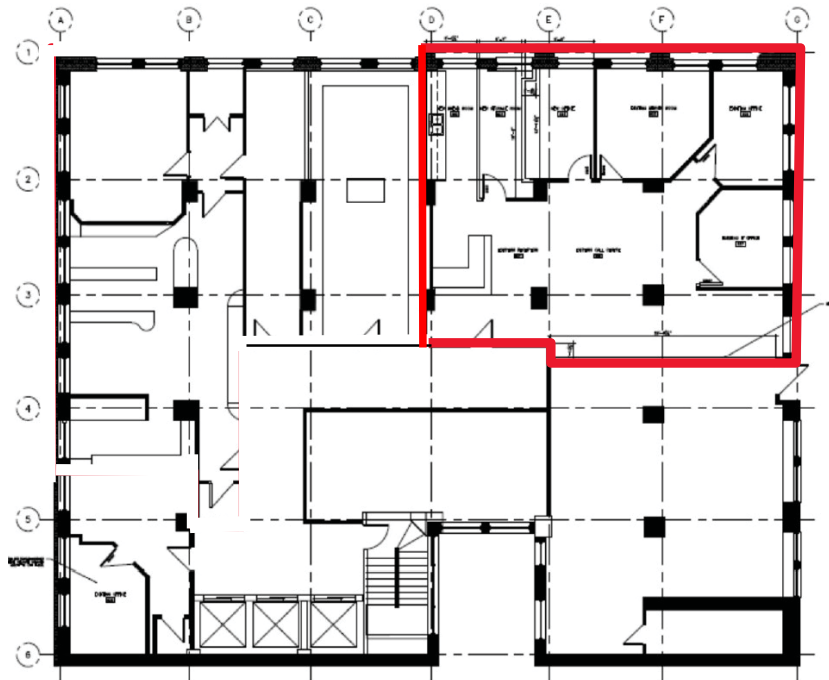
Culture & Entertainment nearby

## PARKING

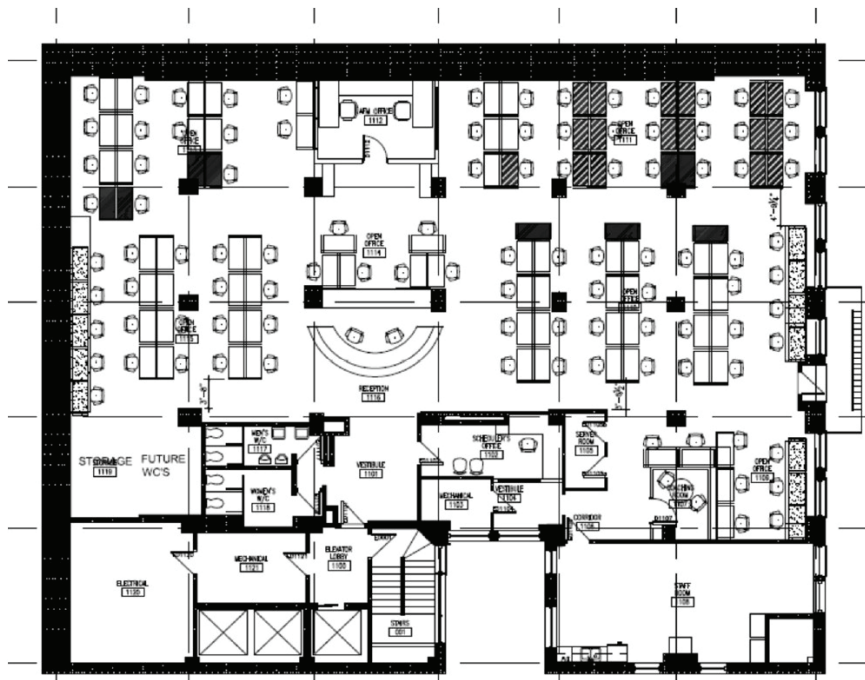
- 1 Lot #181, 35 King St
- 2 Lot #201, 50 Arthur St
- 3 Lot #202, 51 Arthur St
- 4 Impark, 245 Notre Dame Ave
- 5 Public Parkade
- 6 Lot #96, 416 Main St
- 7 Lot #367, 351 Smith St
- 8 Lot #125, Smith St Parkade
- 9 Lot #26, Burton Cummings Theatre



### UNIT 806 - 1,705 SF



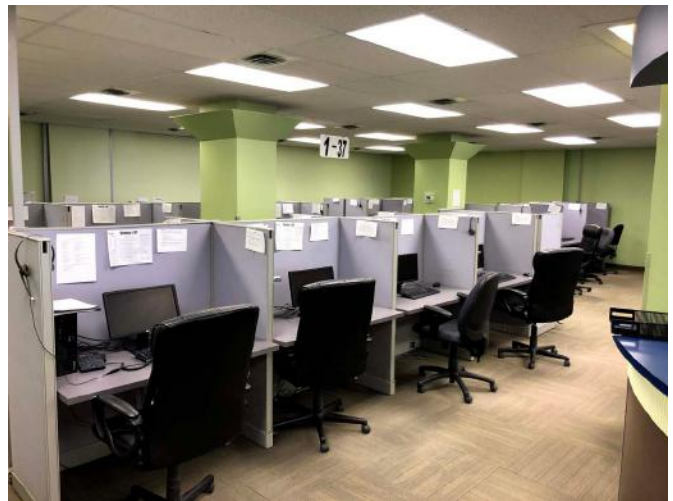
# UNIT 1100 - 5,980



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