



Starting at  
**\$24.00** PSF  
Semi-Gross

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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**FOR LEASE | 275 PORTAGE AVE**

**Kensington Building**  
**Fully developed Offices**  
**3,000 – 5,500 SF**

Fully finished Office Space

Located at the corner of Portage Avenue and Smith Street, this 18-storey office building is an eye-catching design utilizing a Vari-tran silver glass wall that wraps the building on two sides and greatly reduces the sun's heat and glare, maximizing the comfort of the buildings occupants. The large windows and configuration of the floor plate allows for a maximum window/ office ratio.

Efficient office layouts and quality of improvements offer high value space at a minimum cost and build-out.



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view website

**RE/MAX**  
**PROFESSIONALS**

1601 Buffalo Place

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# Property Highlights



- Desirable location across from the Radisson Hotel
- Parking available at the Smith Street Parkade, directly across the street.
- Attractive tenant improvement packages available.
- Opportunity to have design input on offices
- Excellent transit connections

## AVAILABLE UNITS

Floor	Square Footage (±)	Lease Rate (Semi-Gross)	CAM & Tax (2020 est.)	Availability Date
15th	3,000	\$24.00 PSF	Included	Immediately
16th	5,500	\$24.00 PSF	Included	Immediately
17th	5,500	\$24.00 PSF	Included	Immediately
15+16+17	up to 14,000	\$24.00 PSF	Included	Immediately

# The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



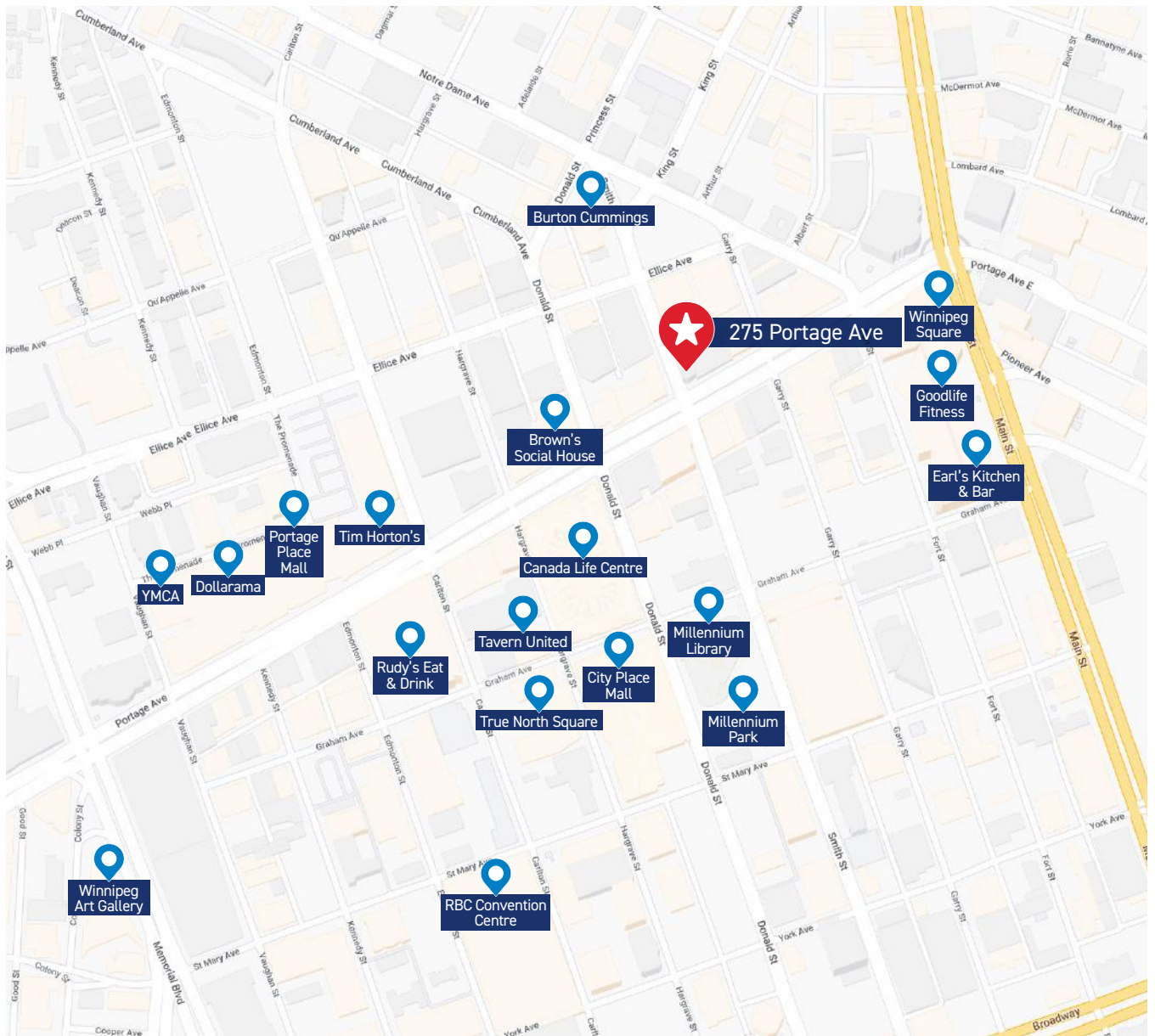
Convenient bike infrastructure



Excellent transit stops



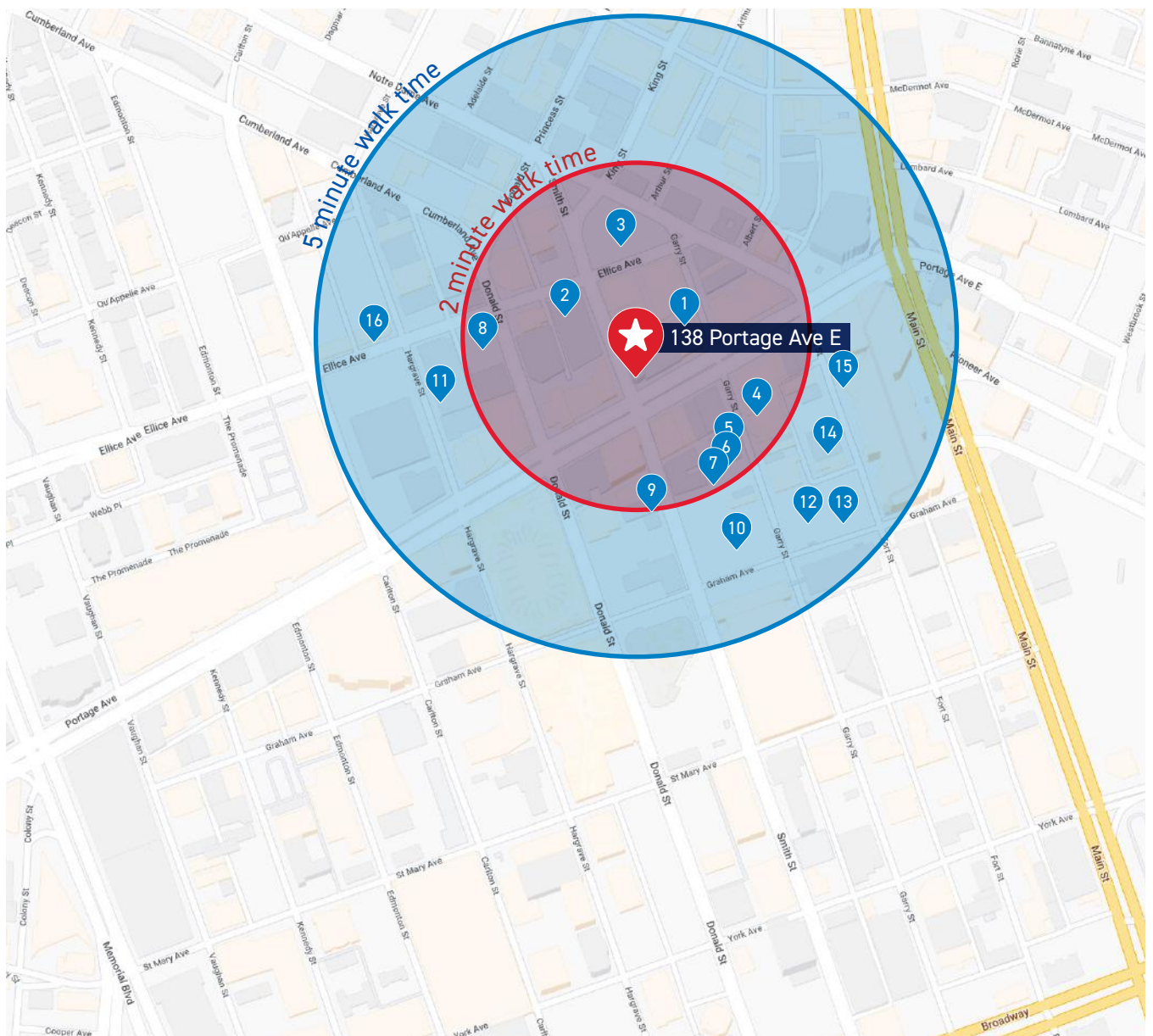
Culture & Entertainment nearby



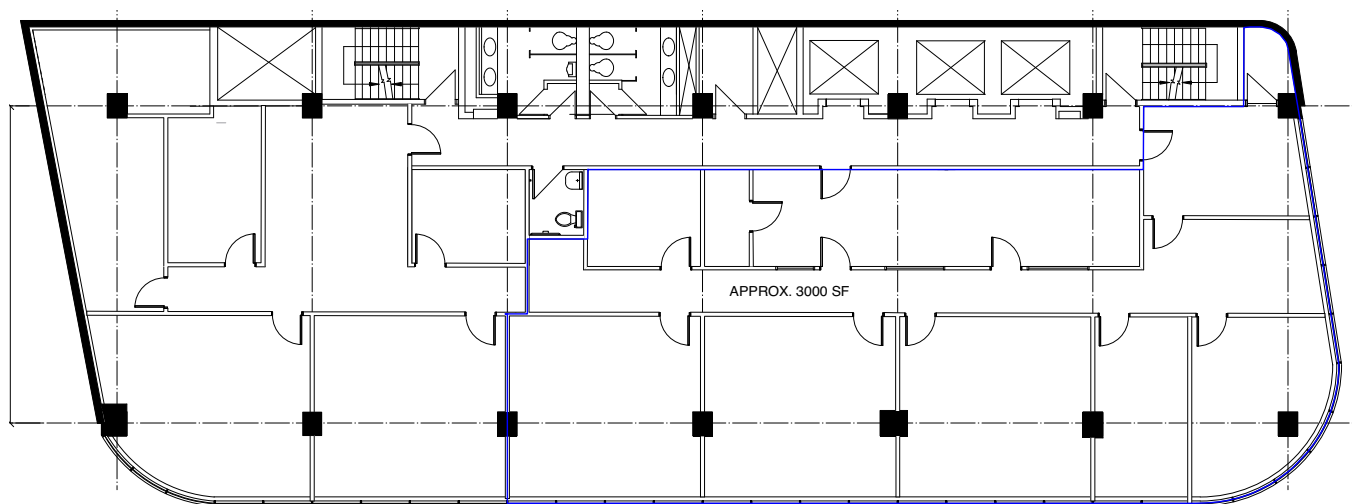


# Walk Time & Parking Map

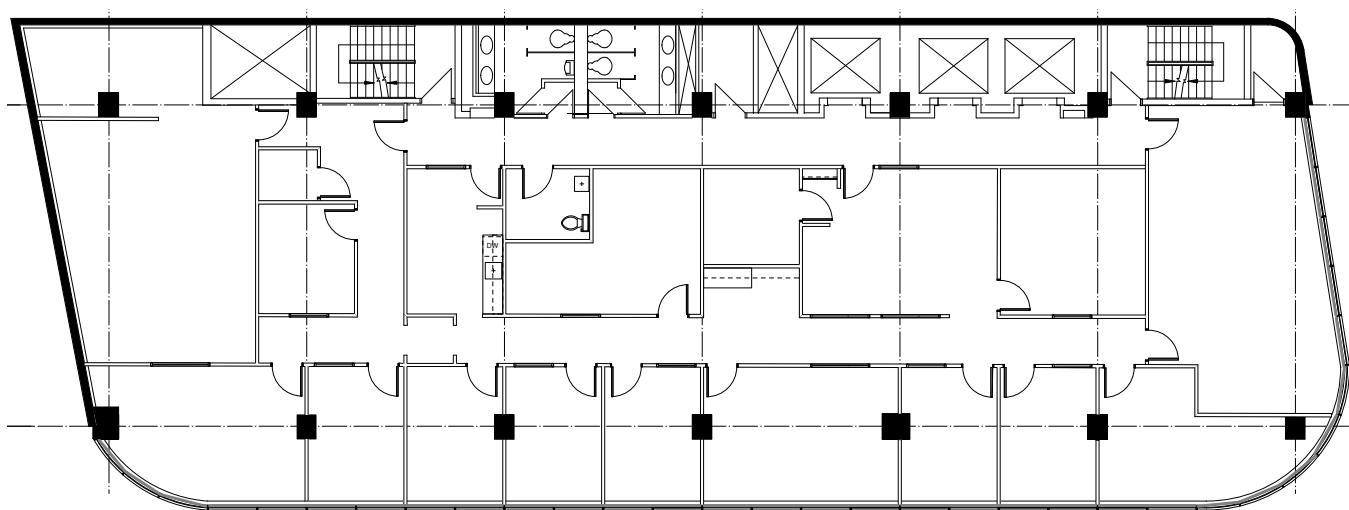
- |                                      |  |  |
|--------------------------------------|--|--|
| 1 FNP Parking Ltd                    | 7 290 Garry St                               | 13 W044, Parking Indigo, 252 Fort St.  |
| 2 Lot #125, Smith St Parkade         | 8 Donell Parking                             | 14 Lot #254, 280 Fort St               |
| 3 Lot #367, 351 Smith St             | 9 Indigo Parking Garage                      | 15 W025, Parking Indigo, 1-360 Main St |
| 4 Garry St Parkade                   | 10 265 Smith St Parking/270 Garry St         | 16 333 Ellice Ave                      |
| 5 W056, Parking Indigo, 286 Garry    | 11 W029, Parking Indigo, Centrepoint Parkade |  |
| 6 Gryd Park Parking Lot, Downtown #2 | 12 Lot #86, 225 Fort St                      |  |



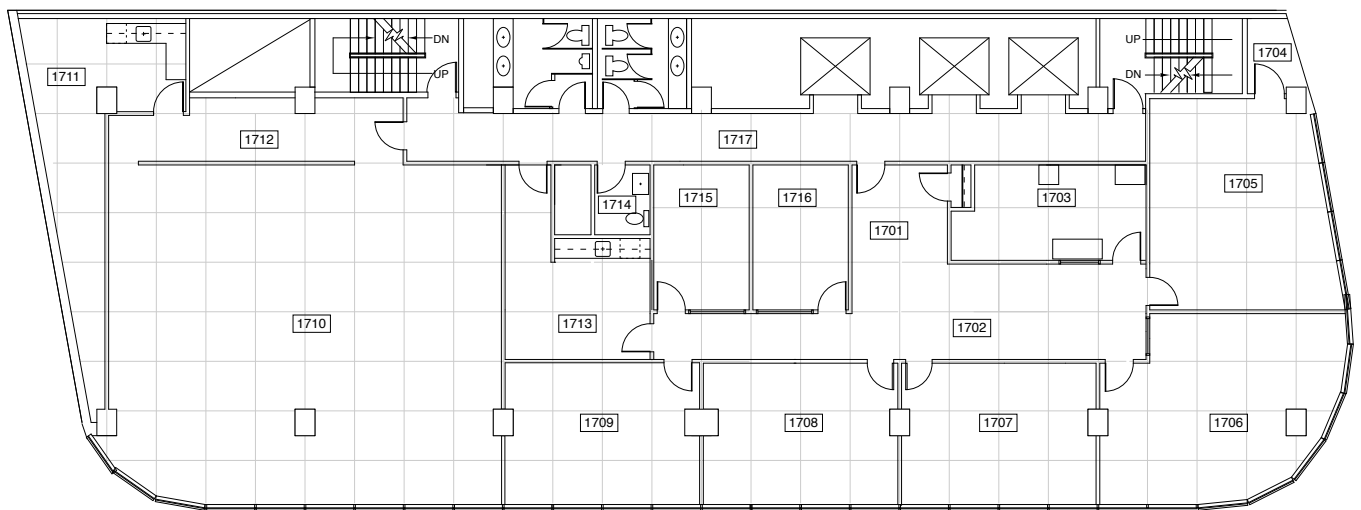
## 15TH FLOOR - 3,000 SF



## 16TH FLOOR - 5,500 SF



# 17TH FLOOR - 5,500 SF



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