



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



Scan QR code to
view website

**RE/MAX
PROFESSIONALS**

1601 Buffalo Place

Winnipeg, MB R3T 3K7

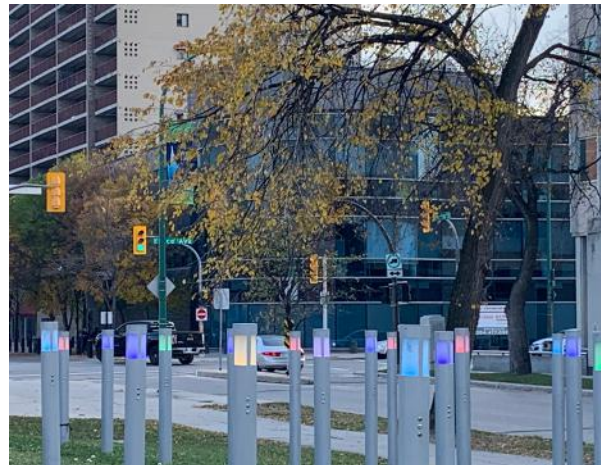
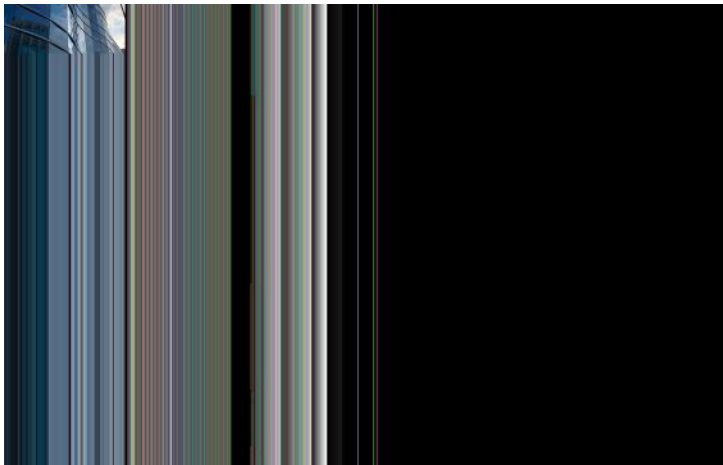
o. 204-957-0500

f. 204-452-4359

wpgproperty.ca

RE/MAX
COMMERCIAL

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



The Area



Convenient
location



Food and drink
within walking



Groceries and
shopping



Amenities
within walking



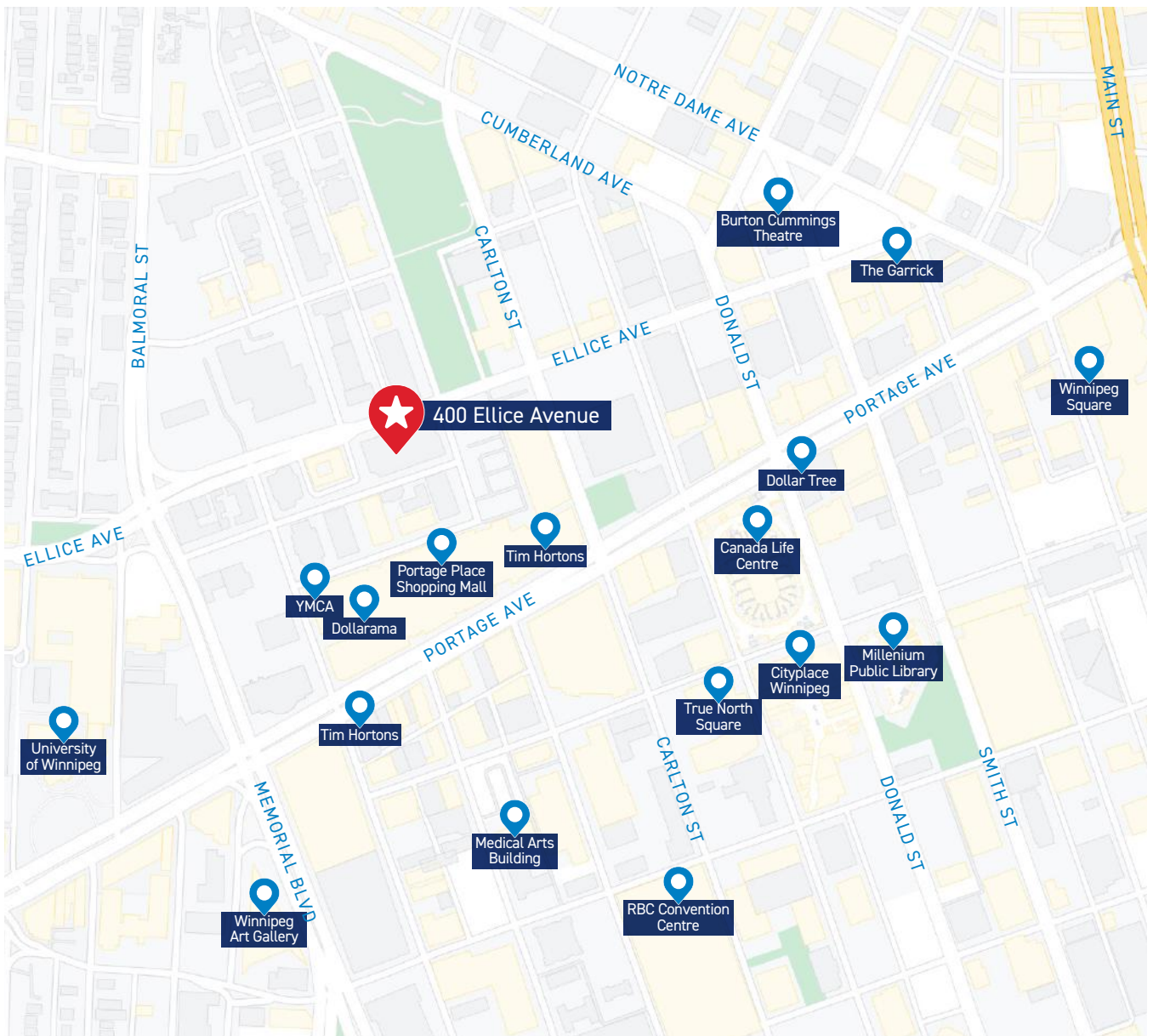
Convenient bike
infrastructure



Excellent transit
stops

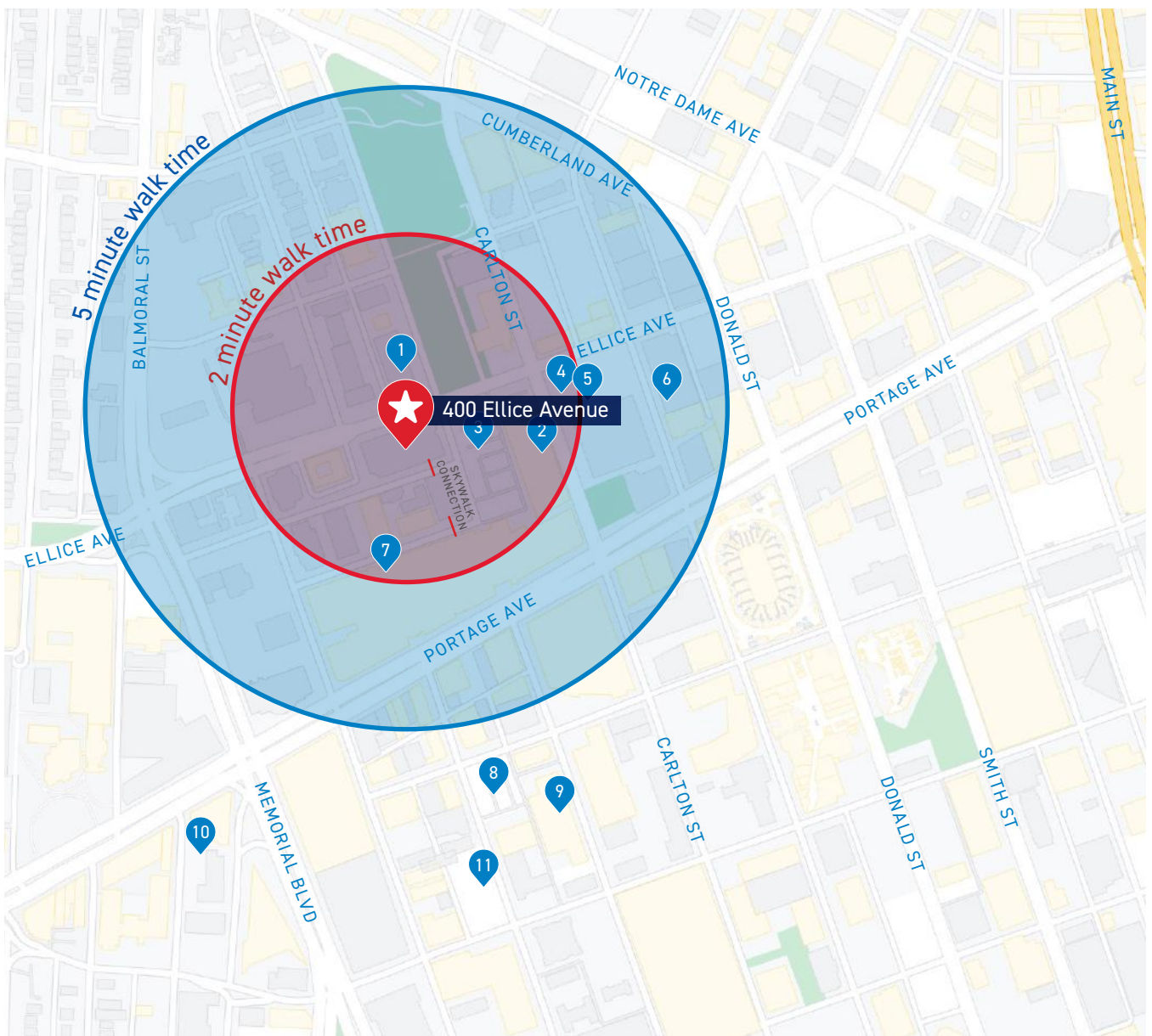


Culture &
Entertainment

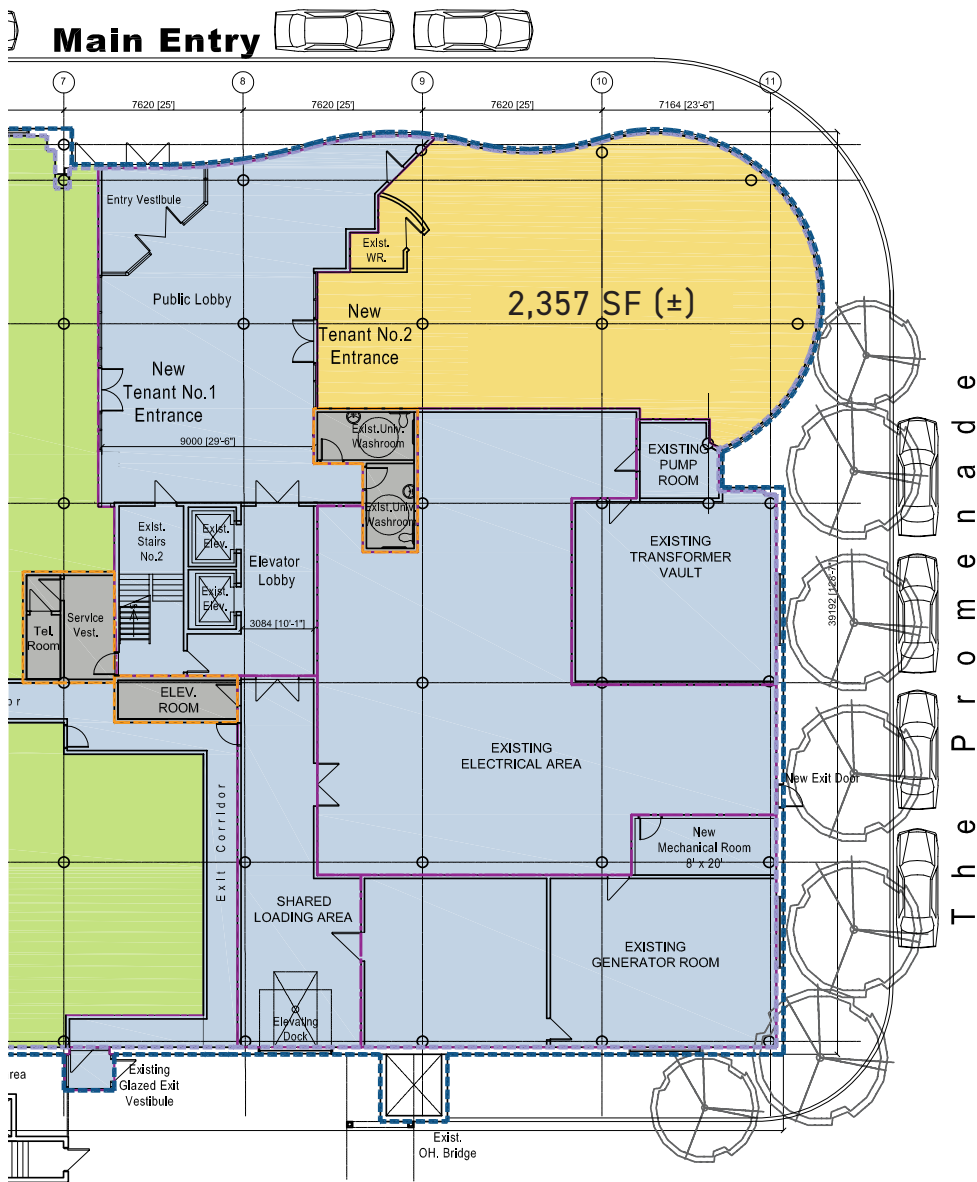


Walk Time & Parking Map

- | | | |
|--|--|------------------------------|
| 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



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. Wayne Sato Personal Real Estate Corporation. RE/MAX Professionals / Each office is independently owned and operated.



CONTACT:

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



Scan QR code
to view website

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. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.

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

RE/MAX
COMMERCIAL®