



1379 & 1381 Portage Avenue

Retail Units Near CF Polo Park **For Sublease**



Winnipeg, Manitoba

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The Units

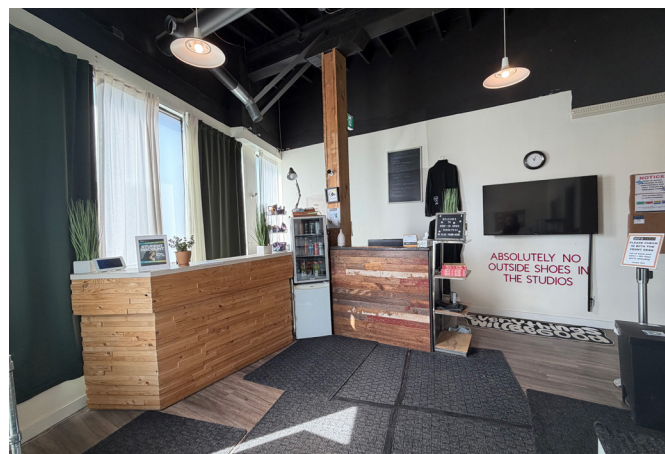
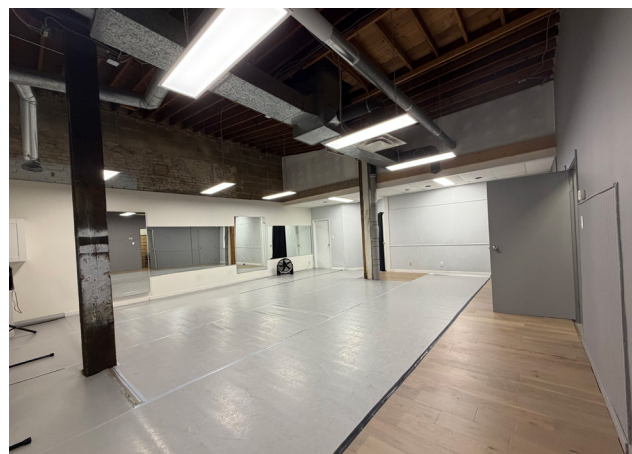
1379 & 1381 Portage Avenue, Winnipeg Manitoba

Demisable Retail Units near CF Polo Park For Sublease

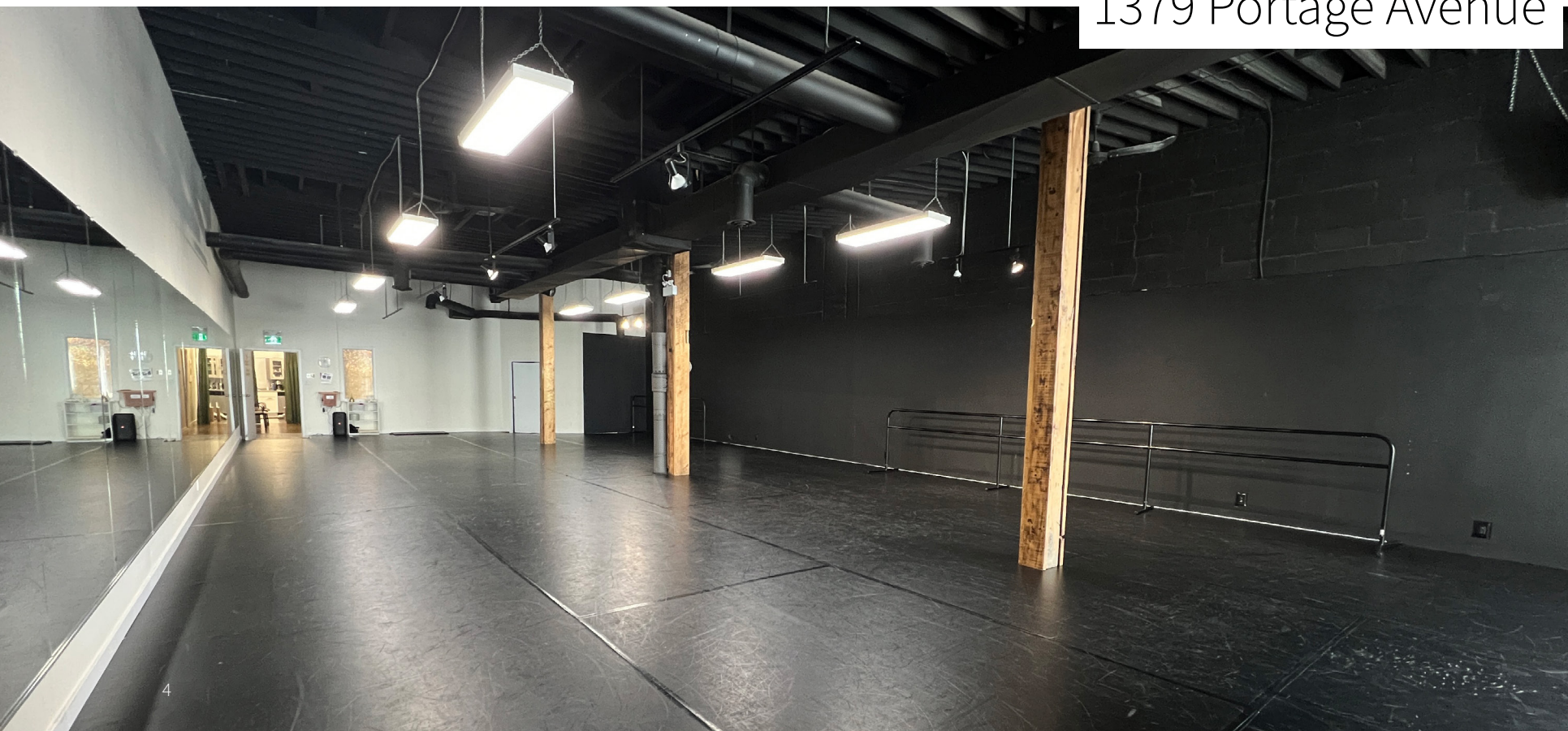
- Centrally located retail space at the northeast corner of Portage Avenue and Strathcona Street in Winnipeg, Manitoba, near CF Polo Park
- Significant tenant improvements completed, with approximately \$350,000 invested by the existing tenant
- Turnkey open-concept studio space ideal for fitness, wellness, or creative users
- Features include four open floor areas, high ceilings, mirrored walls, and existing flooring suitable for movement-based or studio uses, along with a flexible layout offering a reception area, kitchenette, four washrooms (including two accessible) and storage
- The units are currently connected via an internal opening, offering seamless connectivity within a combined 8,621 SF, and can be demised for either a single user or two fully separate units
- Free street parking 24/7 available on Portage Avenue and Strathcona Street

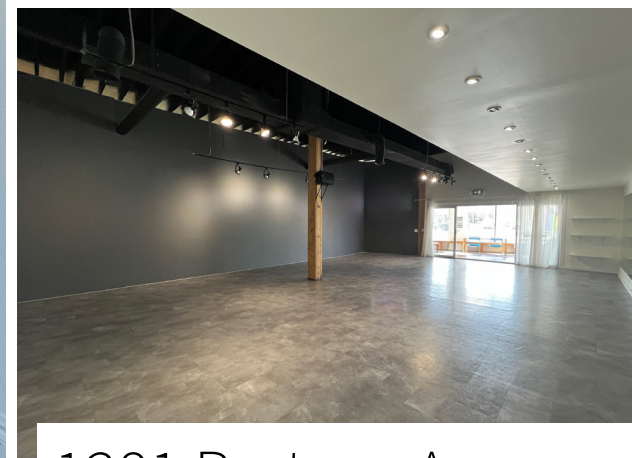
Address	1379 Portage Avenue	1381 Portage Avenue
Unit Size	4,394 SF	4,227 SF
Net Rent	Present-Nov 30, 2027: \$14.00 PSF Dec 1, 2027-Nov 30, 2028: \$15.00 PSF	Present-Nov 14, 2027: \$14.00 PSF Nov 15, 2027-Nov 14, 2028: \$15.00 PSF
Additional Rent	\$4.06 PSF (Est. 2026) + 5% Management Fee	
Occupancy	TBD	
Parking	Free street parking 24/7 on Portage Avenue and Strathcona Street	
Transit	Excellent transit connectivity with multiple stops at Portage Avenue & Valour Road and close proximity to the Polo Park Transit Hub, offering frequent service via the BLUE rapid transit line and several bus routes	



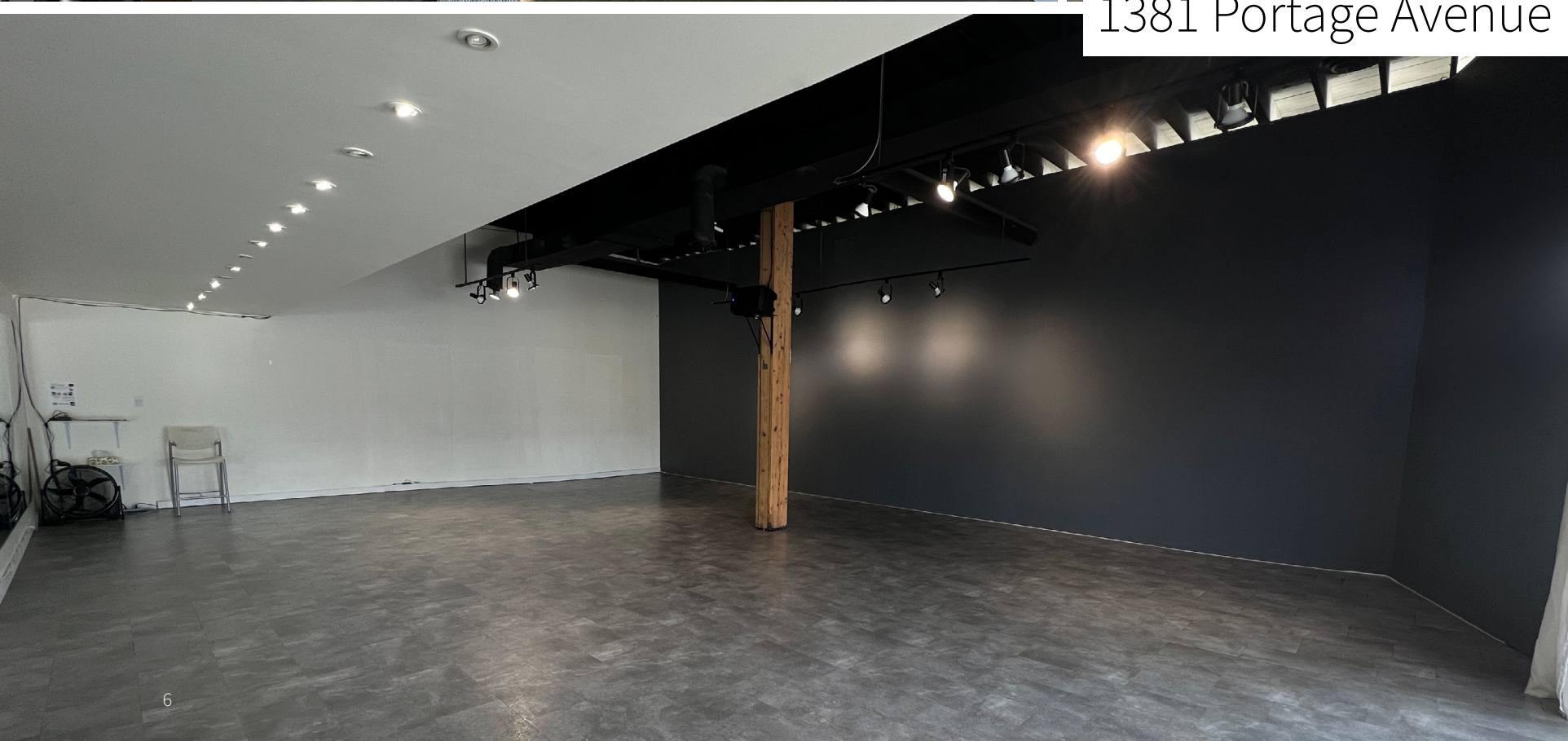


1379 Portage Avenue

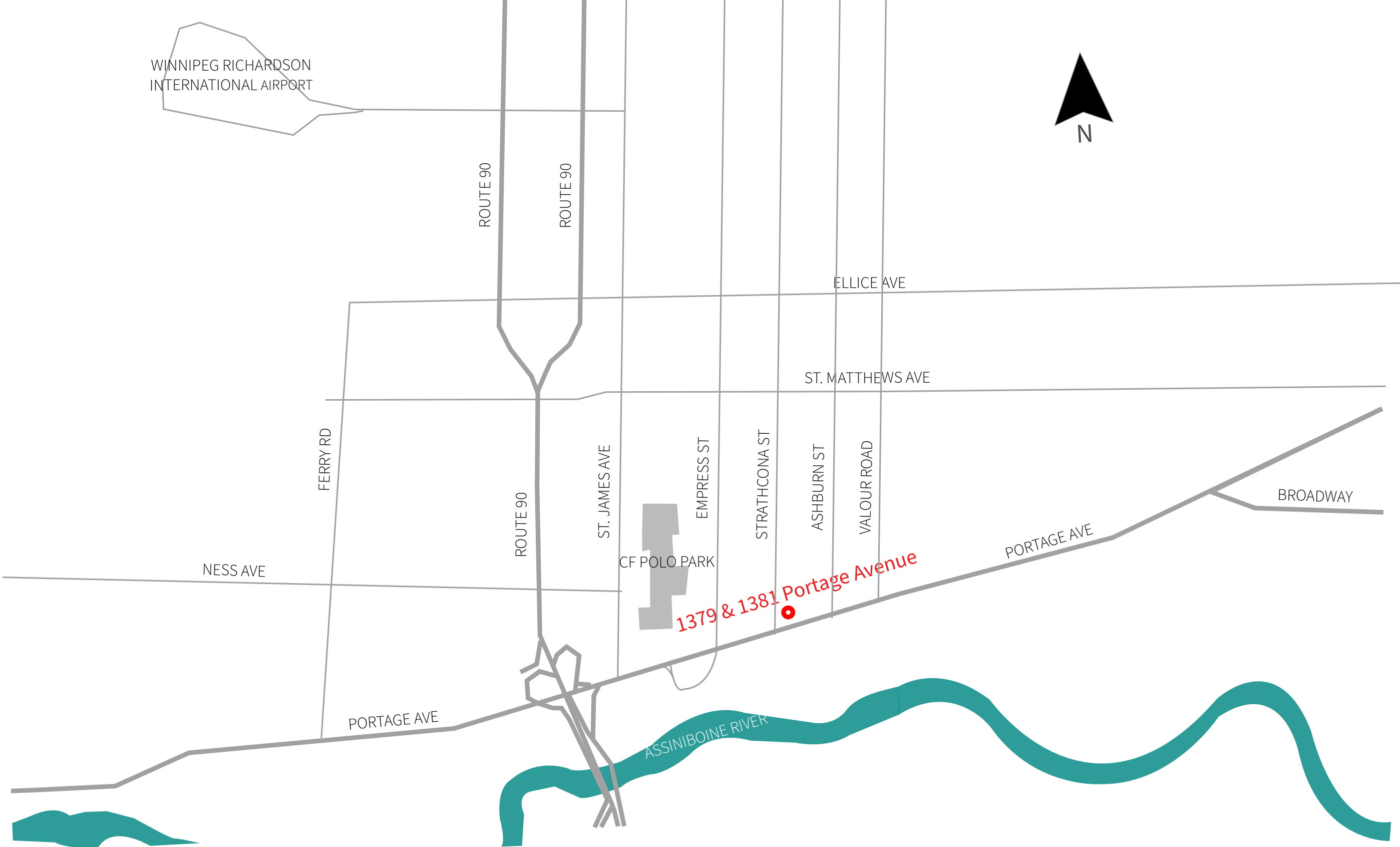




1381 Portage Avenue



The Area





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