

FOR LEASE

200 Portage Avenue

WINNIPEG, MB

~ Retail, Hospitality & Office Opportunity in Winnipeg Square ~

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



200 Portage Avenue

Property Overview

OWNER	200 Portage Inc.
MANAGEMENT	Martin Eagleton Ltd.
BUILDING SECURITY	7 am to 10 pm
ELEVATORS	Three elevators servicing the concourse level from the office building and street entrances
TELECOMM PROVIDER	MTS, Shaw & Telus
EMERGENCY POWER	Lighting

Property Amenities

- Direct enclosed access to Winnipeg Square and over 2 km of Winnipeg's interconnected weather protected walkway
- Walking distance to True North Square, Canada Life Centre, RBC Convention Centre, the Forks, and an abundance of restaurants
- Major building upgrades planned on both the exterior and interior office and concourse floors
- On-site building maintenance manager
- Over 50+ bus routes



200 Portage Avenue

Unit Details

AREA AVAILABLE (+/-)	CRU 1: 1,450 sq. ft.
	CRU 2: 1,190 sq. ft.
	CRU 3: 1,440 sq. ft.
	CRU 4: 1,010 sq. ft.
	CRU 5: 2,525 sq. ft.
	<i>*up to 5,090 sq. ft. of contiguous space</i>
BUILDING GLA (+/-)	95,000 sq. ft.
ASKING NET RENT	\$30.00 per sq. ft.
ADDITIONAL RENT	\$17.00 per sq. ft. plus 5% management fee of Net Rent

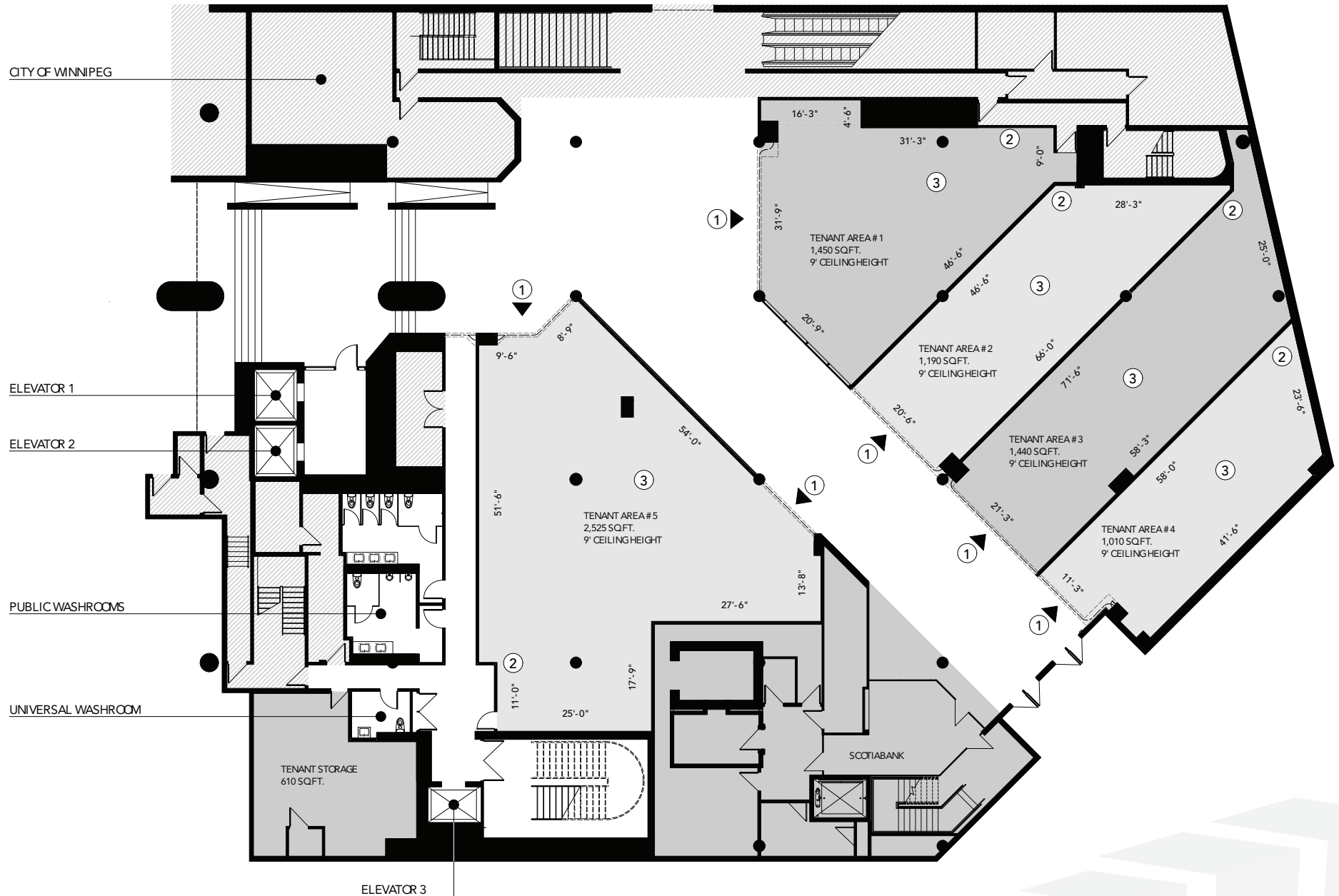
Unit Highlights

- Highly visible concourse location with signage and branding opportunities
- Servicing approximately 80,000 visitors per week from surrounding office towers
- Easy access from 300 Main, Winnipeg's brand new 395-unit residential tower
- Each unit complete with foldable storefront screen, 120/208V electrical panel and dedicated cold water & sanitary line (final location and stub-up completed by Tenant)



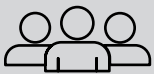
200 Portage Avenue

Floor Plan





200 Portage Avenue, a professional, 70,610 sq. ft. five-storey office building located at the corner of Winnipeg's iconic Portage and Main intersection.



DAYTIME POPULATION

20,119

15-MINUTE WALK TIME



POP. GROWTH RATE

3.99%

annual grow (2020-2030)
15-MINUTE WALK TIME



MEDIAN AGE

36.5

15-MINUTE WALK TIME



WALK SCORE

90

WALKER'S PARADISE



BIKE SCORE

88

BIKER'S PARADISE

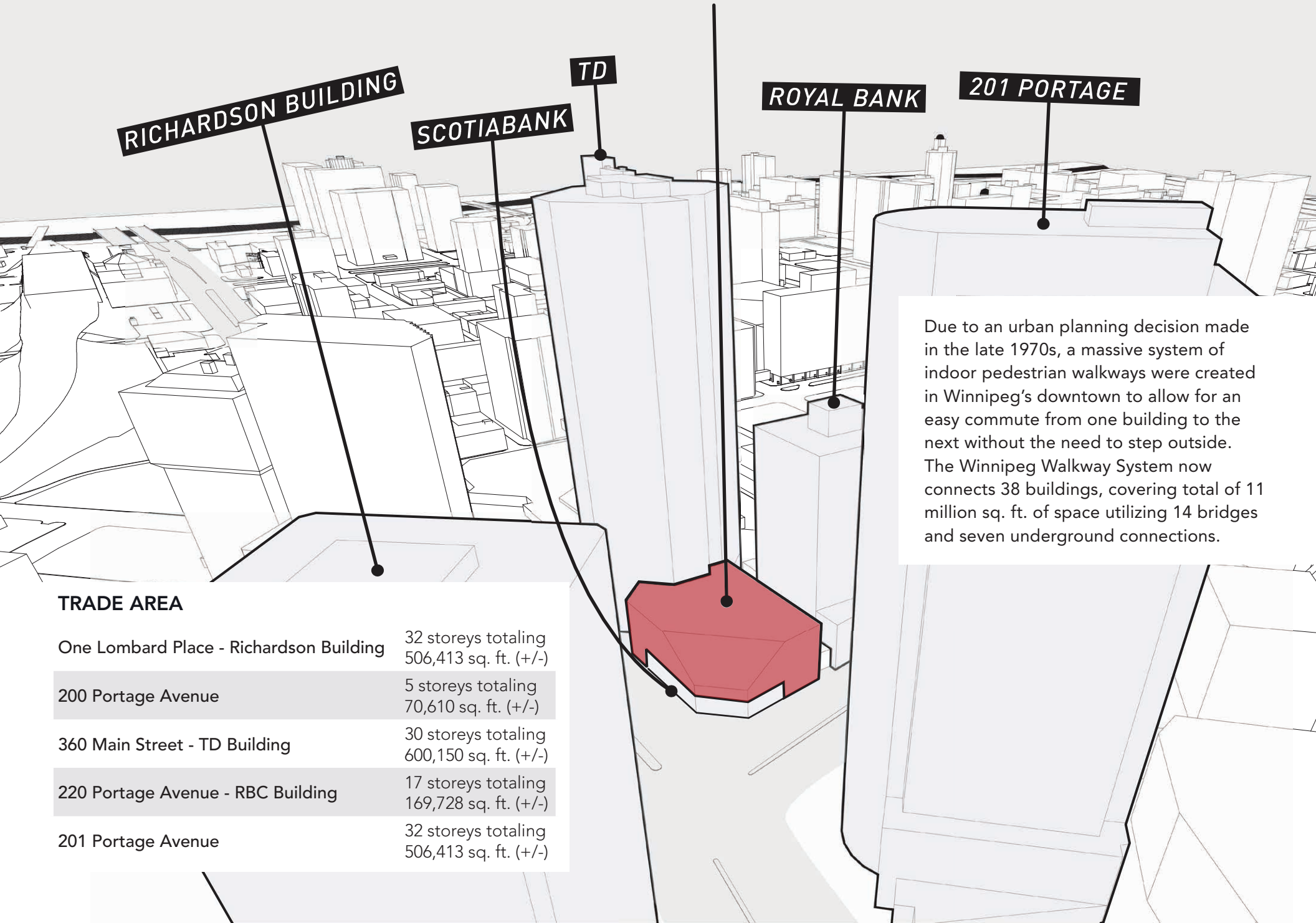


TRANSIT SCORE

88

EXCELLENT TRANSIT

200 PORTAGE



RICHARDSON BUILDING

SCOTIABANK

TD

ROYAL BANK

201 PORTAGE

Due to an urban planning decision made in the late 1970s, a massive system of indoor pedestrian walkways were created in Winnipeg's downtown to allow for an easy commute from one building to the next without the need to step outside. The Winnipeg Walkway System now connects 38 buildings, covering total of 11 million sq. ft. of space utilizing 14 bridges and seven underground connections.


TRADE AREA

One Lombard Place - Richardson Building	32 storeys totaling 506,413 sq. ft. (+/-)
200 Portage Avenue	5 storeys totaling 70,610 sq. ft. (+/-)
360 Main Street - TD Building	30 storeys totaling 600,150 sq. ft. (+/-)
220 Portage Avenue - RBC Building	17 storeys totaling 169,728 sq. ft. (+/-)
201 Portage Avenue	32 storeys totaling 506,413 sq. ft. (+/-)

Do1

- A
- A
- SI
- R
- H
- SI
- - - Underground Connection





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