

DOWNTOWN CLASS A OFFICE SPACE FOR LEASE



Centrepoint

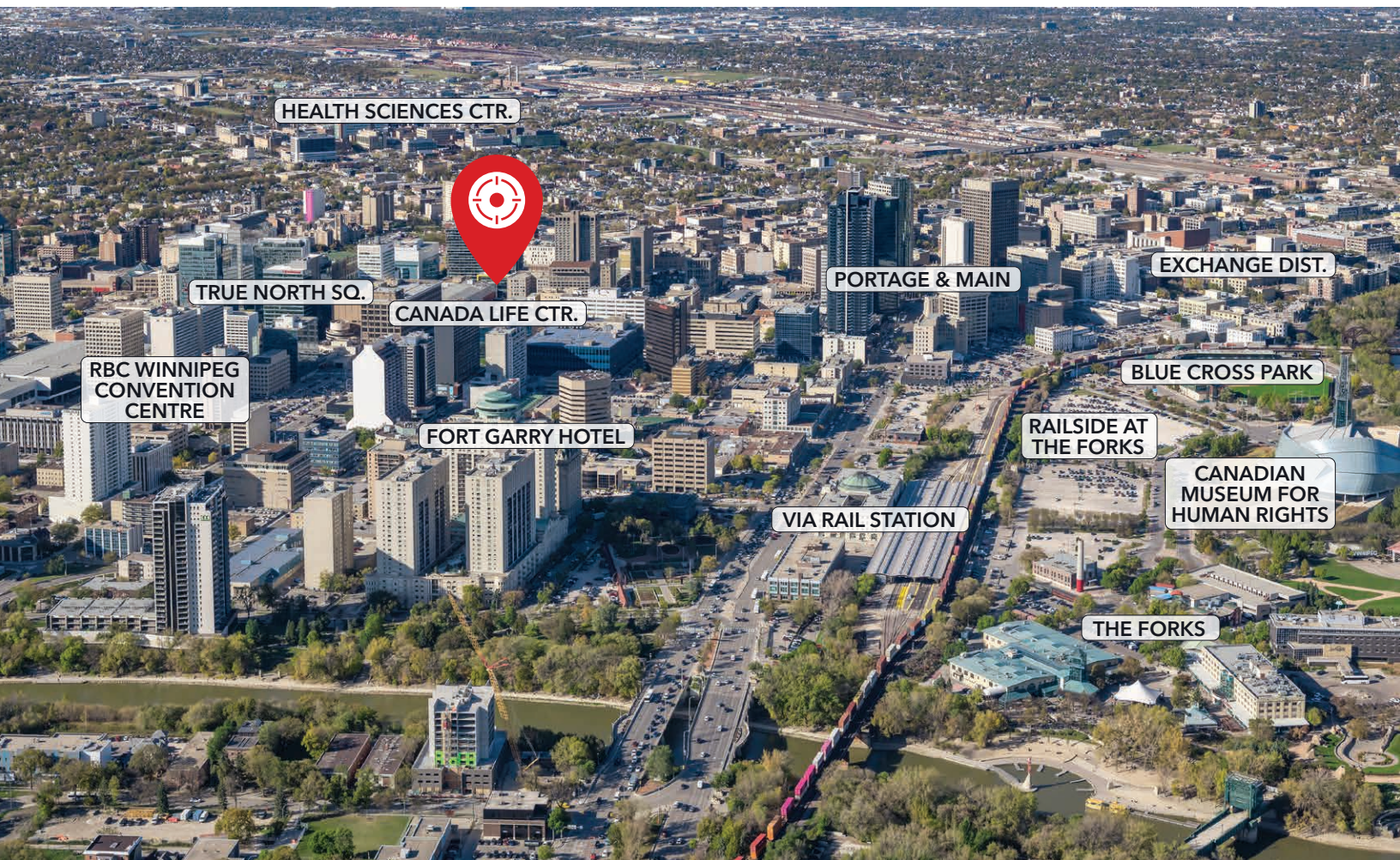
311 PORTAGE AVENUE, WINNIPEG, MB

PROUDLY MANAGED BY



INTRODUCING CENTREPOINT

Capital Commercial Real Estate Services is pleased to offer space for lease at Centrepoint. 311 Portage Avenue & 314 Donald Street is a signature property in the SHED District in Downtown Winnipeg, located directly across from Canada Life Centre at the corner of Portage Avenue and Donald Street. The property includes a five-storey, 103,935 square foot LEED Gold Certified office building with access to 401 parkade stalls via an above-ground walkway, along with highly visible main-floor retail.



PROPERTY DETAILS

BUILDING DETAILS

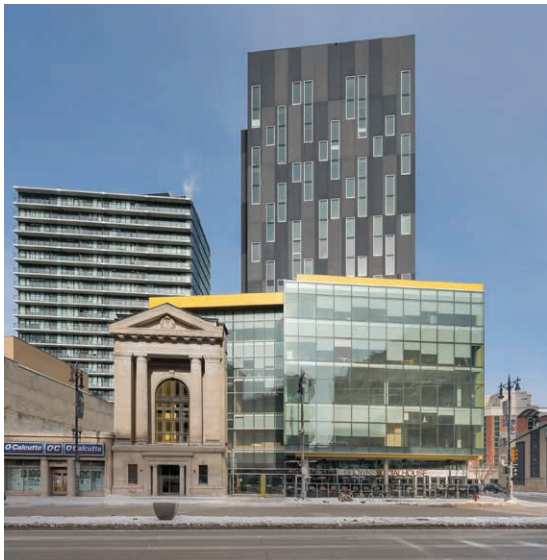
GROSS LEASABLE AREA (+/-)	104,067 sq. ft.
AVERAGE FLOORPLATE (+/-)	23,300 sq. ft.
YEAR BUILT	2014-2015
BUILDING CERTIFICATION	LEED Gold Certification
PARKING	274 stalls 1 stall per 256 sq. ft
NUMBER OF FLOORS	5
ZONING	M - Multiple Use
ELEVATORS	3 servicing the office building and 3 servicing the Alt Hotel

OFFICE AVAILABILITY

AREA AVAILABLE (+/-)	Suite 200:	10,545 sq. ft.
	Suite 300:	6,640 sq. ft.
	Suite 330:	13,168 sq. ft.
	Suite 337/338:	1,121 sq. ft.
	Suite 339:	567 sq. ft.
	Full Third Floor	21,774 sq. ft.
NET RENT	\$20.00 per sq. ft.	
ADDITIONAL RENT	\$21.64 sq. ft.	
BROKER FEE	\$1.00 per sq. ft. per annum (Years 1-5)	
	\$0.50 per sq. ft. per annum (Years 6-10)	

HIGHLIGHTS

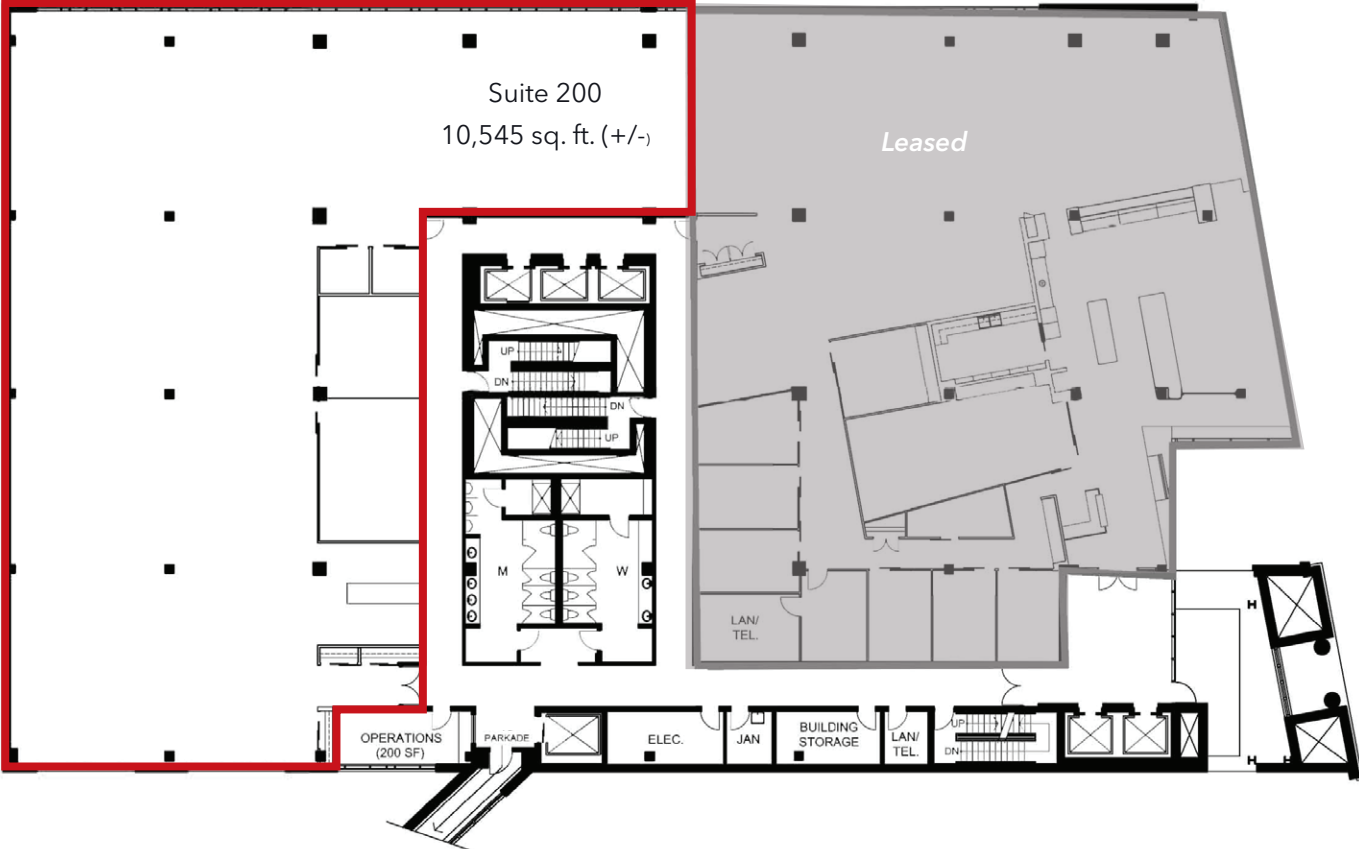
- Storage options available
- Building signage options available
- Building monument signage available
- Showers and other building amenities available
- Main floor tenants include: Tim Hortons and Browns Socialhouse



FLOOR PLANS

2ND FLOOR

- Suite 200: Open workspace ready for additional build-out



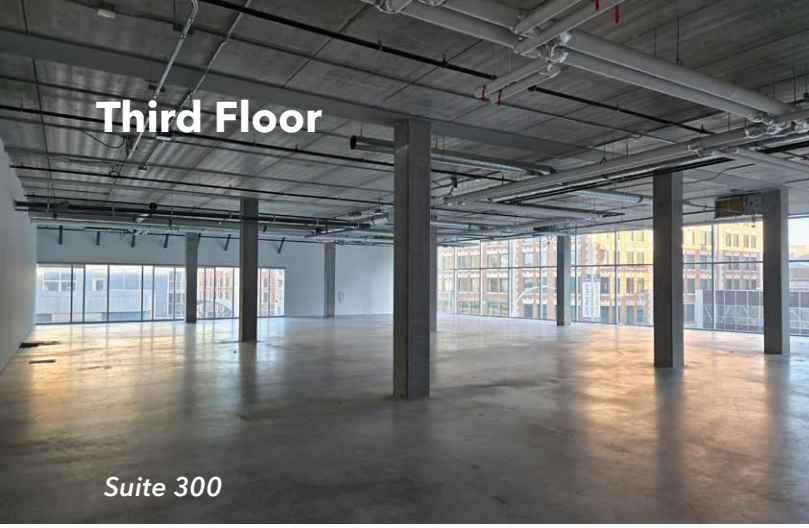
FLOOR PLANS

3RD FLOOR

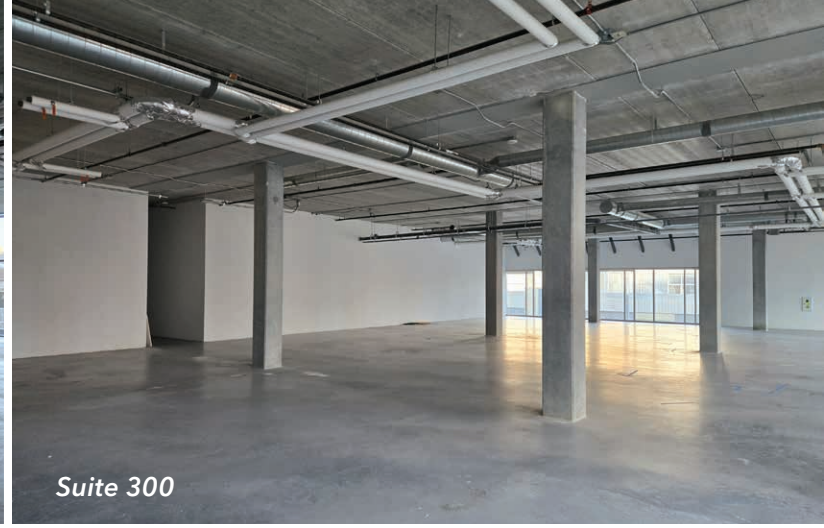
- Suite 300: Ready for build-out
- Suite 330: Move-in ready
- Suite 337/338: Move-in ready
- Suite 339: Move-in ready



Third Floor



Suite 300



Suite 300



Suite 330



Suite 330



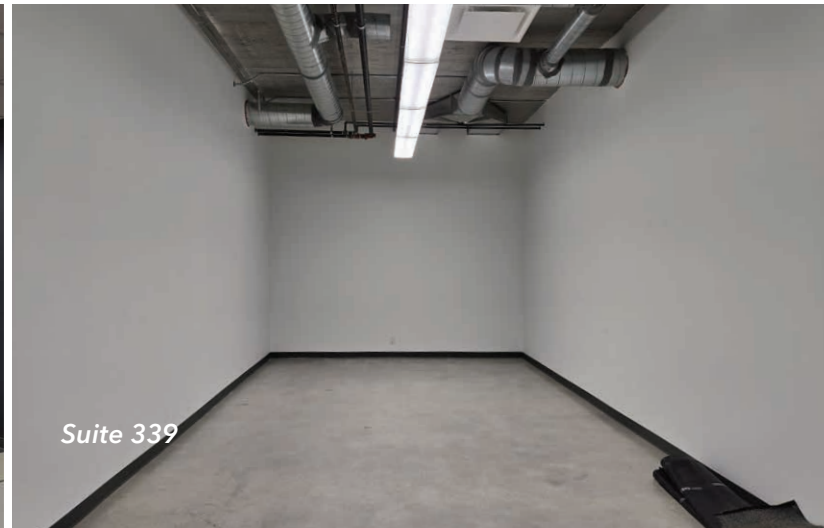
Suite 330



Suite 330



Suite 338



Suite 339

STACKING PLAN

5	Leased Suite 500		Leased Storage	
4	Leased Suite 400			
3	Available 3rd Floor			
2	Available Suite 200	Leased Suite 205		
M	Browns Socialhouse Suite 100	Tim Hortons Suite 100B	Available Suite 105	ALT Hotel Lobby



ACCESSIBILITY & TRANSPORTATION

PUBLIC TRANSPORTATION

311 Portage Avenue offers outstanding public transportation access in the heart of downtown Winnipeg. Located on Portage Avenue, one of the city's primary transit corridors, the property is directly served by Winnipeg Transit, with bus stops immediately outside the building along both Portage Avenue and Donald Street. This provides frequent service and easy connections to destinations across the city, supporting efficient daily commuting.

THE WINNIPEG SKYWALK

In addition to transit at street level, the building is located in close proximity to Winnipeg's downtown skywalk system, allowing occupants to travel comfortably between nearby offices, hotels, shopping, and services without going outdoors. The skywalk connection enhances year-round mobility, particularly during winter months, and adds a valuable layer of convenience for employees and visitors alike. Together, strong transit service and enclosed pedestrian access make 311 Portage Avenue a highly accessible and commuter-friendly downtown location.



THE SHED

(SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT)

The Property is in the vibrant Winnipeg Sports, Hospitality and Entertainment District which has been under continuous development since 2004 when the Canada Life Centre was completed. The SHED is now a focal point for the City's downtown core and has created a prime commercial, social and cultural hub for downtown Winnipeg. The SHED is home to Manitoba Hydro Place, Canada Life Centre, the RBC Convention Centre, Centrepont and True North Square. Recent SHED district development activity includes 242 Hargrave Street, 225 Carlton Street, Sutton Place Hotel and Residences, and the Wawanesa Insurance Tower.

11

city blocks in the heart of downtown

1

NHL arena & major concert venue

4

hotels including the Alt Hotel at Centrepont

20+

restaurants including Gusto North and Rudy's

1.8k

new downtown residential units completed since 2016

5

entertainment venues including the Royal Winnipeg Ballet and the MET



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