



HIGH PROFILE CLASS B+ OFFICE FOR LEASE
220 PORTAGE AVENUE

BRETT INTRATER
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PROPERTY HIGHLIGHTS

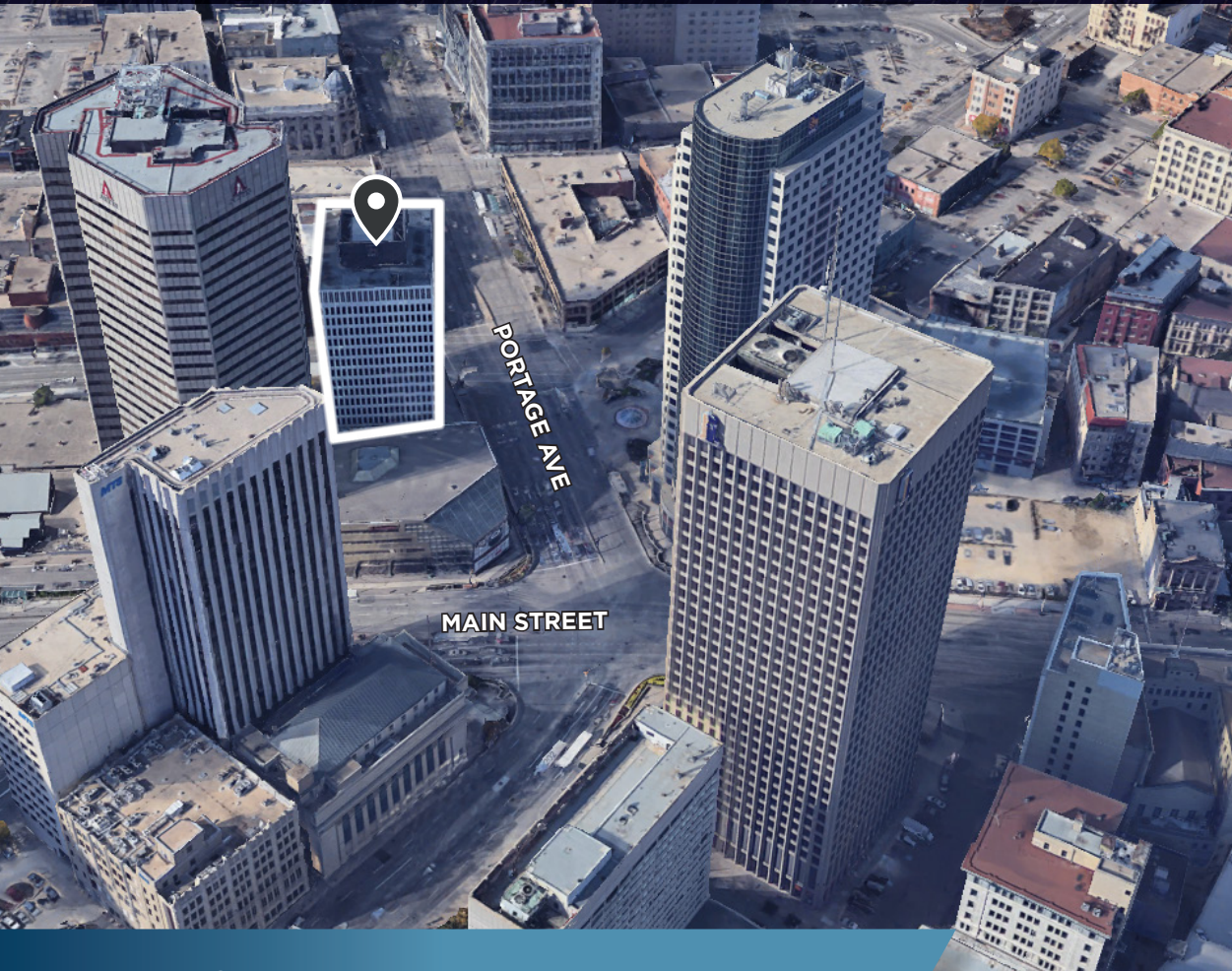
- 17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main
- Convenient transit access with service to 59 transit routes connecting all major transfer points
- Dedicated reserved and scramble parking available at 295 Garry Street Parkade
- Skywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality & Entertainment District (SHED)
- Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storage
- Professionally managed
- On-site security and janitorial services
- On-site café
- LEED Platinum Certification
- Extensive renovation completed in 2017



LEASE RATE: \$18.00 PSF NET

CAM & TAX: \$17.53 PSF (EST 2025)

**PLUS A 5% MANAGEMENT FEE BASED ON GROSS RENT*



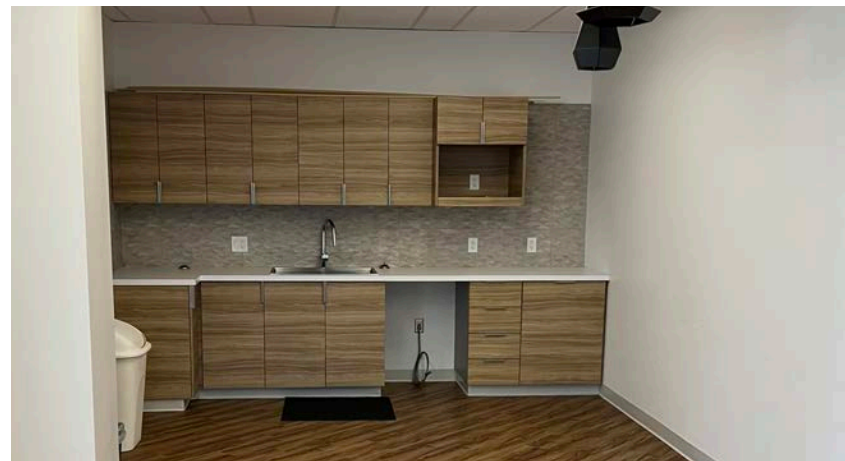
2017 UPGRADES INCLUDE:

- LED base lighting system
- Zoned HVAC system for additional tenant comfort
- Windows and subtle sun shading coverings
- Elevator and washroom modernizations
- LEED Platinum EB certification
- Exterior LED lighting
- Suite entrances with full-height glass doors, tenant signage, and proximity card access for added security



UNITS AVAILABLE IMMEDIATELY

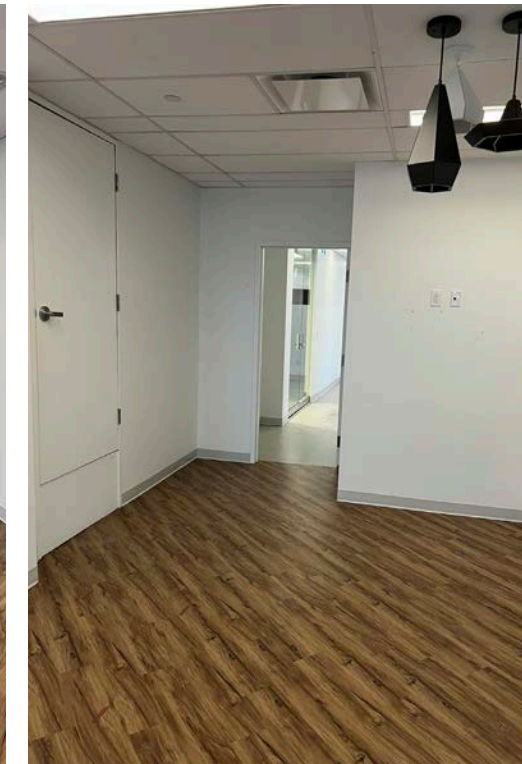
SUITE #	SIZE SF	COMMENTS
400	3,200 SF	Shell Condition, LED Lighting
910	3,501 SF	Existing Buildout, Ready for Occupancy
1000	10,322 SF	Full Floor, Shell Condition, LED Lighting
1100	2,366	Shell Condition, LED Lighting
1130	1,844 SF	Existing Buildout, Including Perimeter Offices
1220	1,617 SF	Shell Condition, LED Lighting



UNIT 400



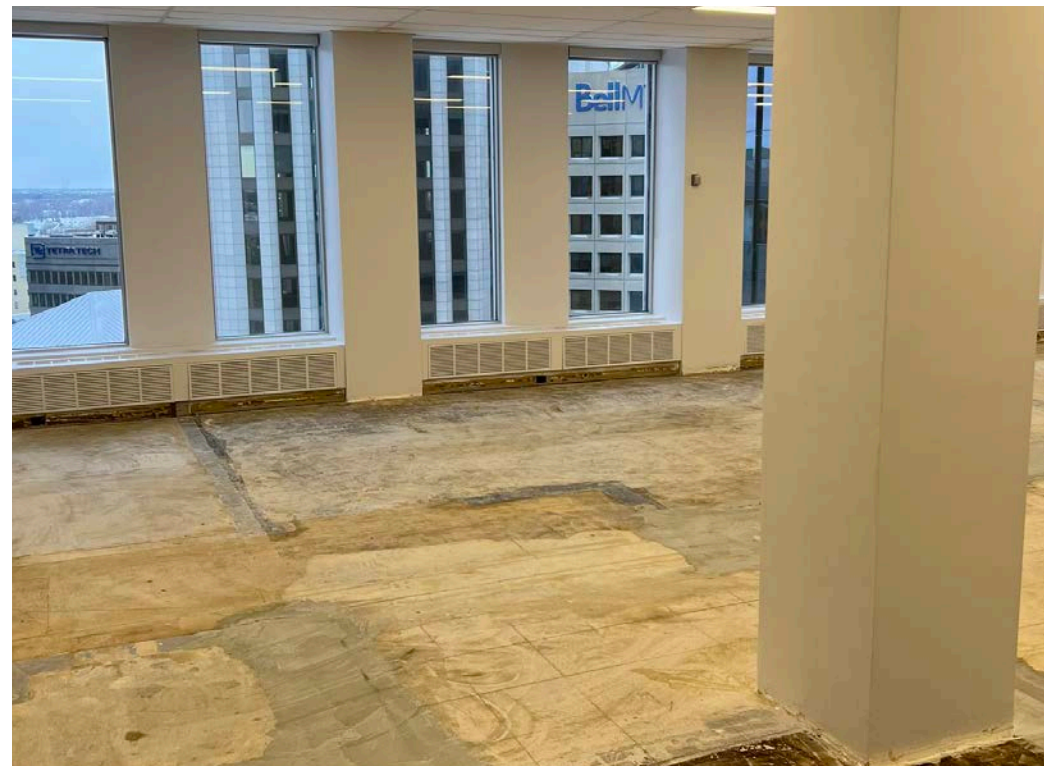
UNIT 910



UNIT 1130



UNIT 1220



AMENITIES

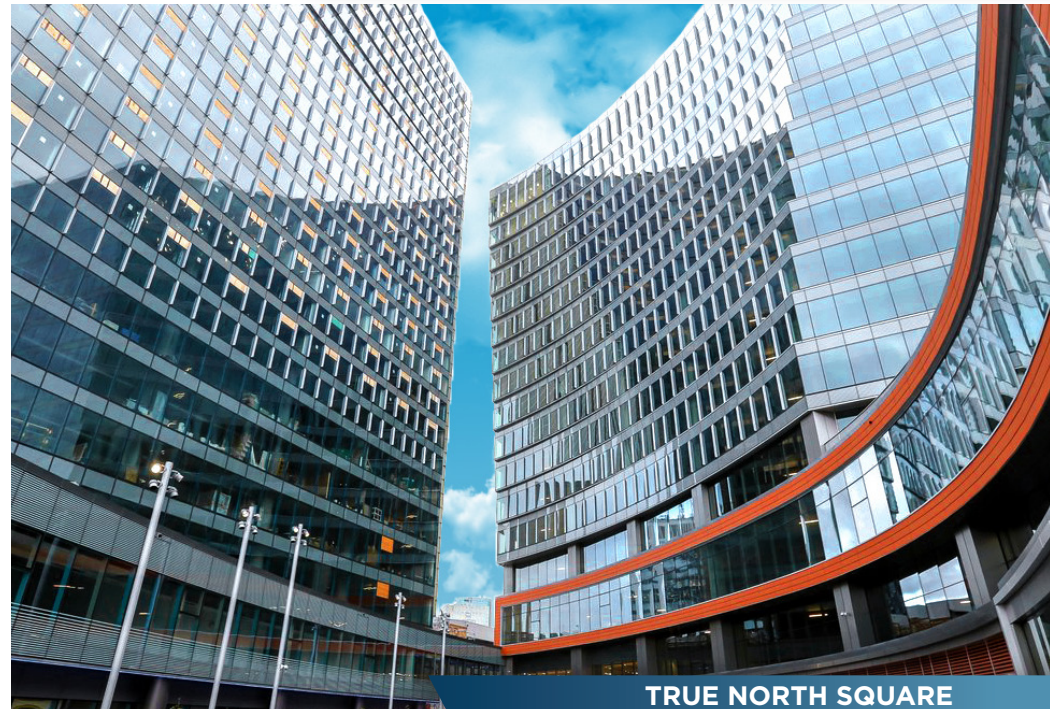
Conveniently located in close proximity to Downtown Winnipeg's most desirable amenities



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE

BUSINESSES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
TRUE NORTH SQUARE	7
WAWANESA INSURANCE	
MNP	
SCOTIABANK	
SKIP THE DISHES	
ASSINIBOINE CREDIT UNION	

HOTELS

FAIRMONT HOTEL	1
RADISSON HOTEL	2
ALT HOTEL	3
DELTA HOTEL	4
THE FORT GARRY HOTEL	5

ATTRACTIONS & SHOPPING

PORTAGE PLACE SHOPPING CENTRE	1
CITY PLACE SHOPPING CENTRES	2
WINNIPEG SQUARE SHOPPING CENTRE	3
WINNIPEG ART GALLERY	4
CHILDREN'S MUSEUM	5
EXCHANGE DISTRICT	6
THE FORKS MARKET	7

DEMOGRAPHICS

TOTAL POPULATION

1KM • 21,968
3KM • 112,196
5KM • 323,302



TOTAL HOUSEHOLDS

1KM • 12,027
3KM • 53,426
5KM • 102,526



TOTAL DAYTIME POPULATION

1KM • 80,090
3KM • 222,962
5KM • 355,870



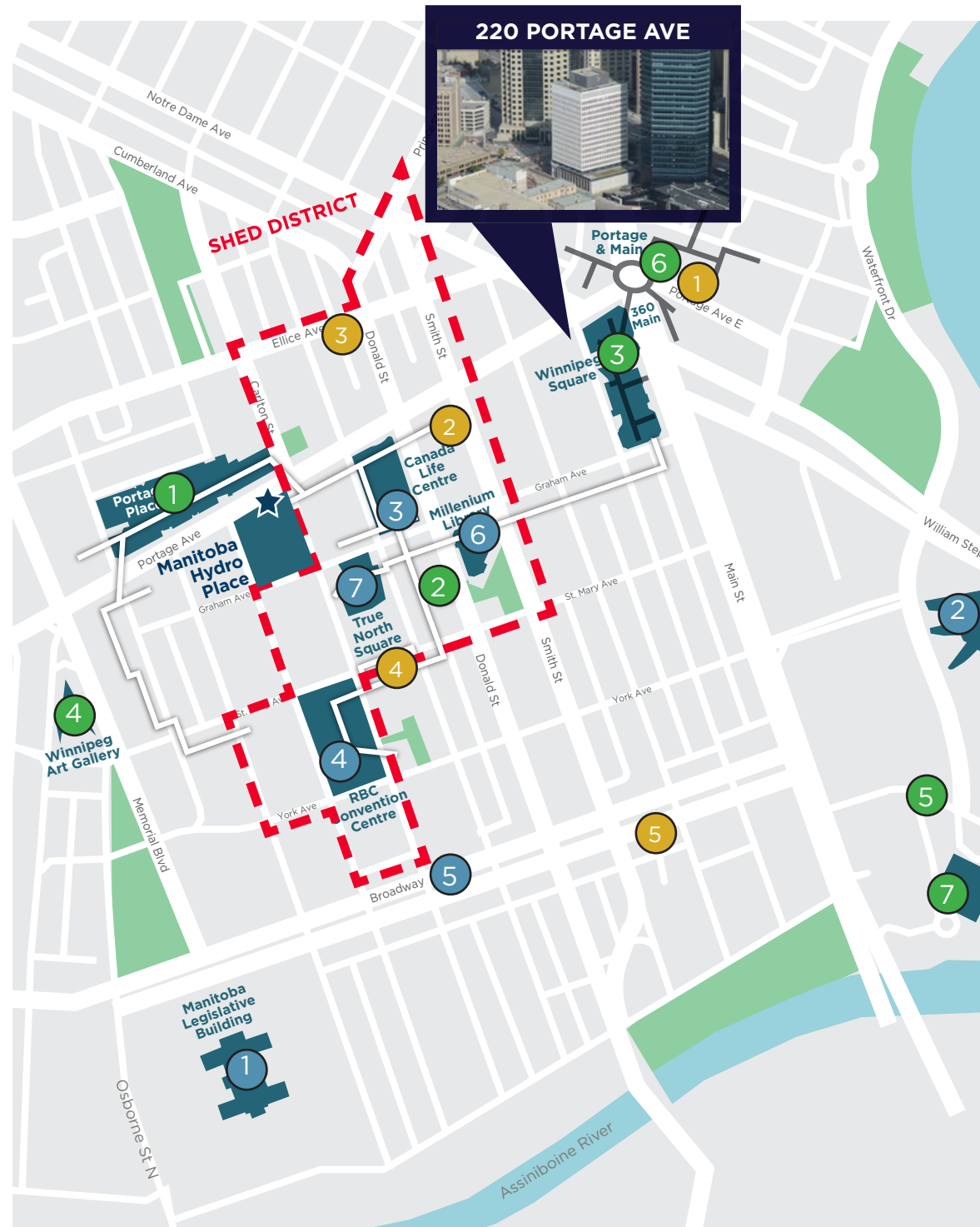
AVG. HOUSEHOLD INCOME

1KM • \$50,891
3KM • \$71,538
5KM • \$81,173



AVERAGE AGE

1KM • 38
3KM • 40
5KM • 39



BLUE CROSS
PARK

300
MAIN

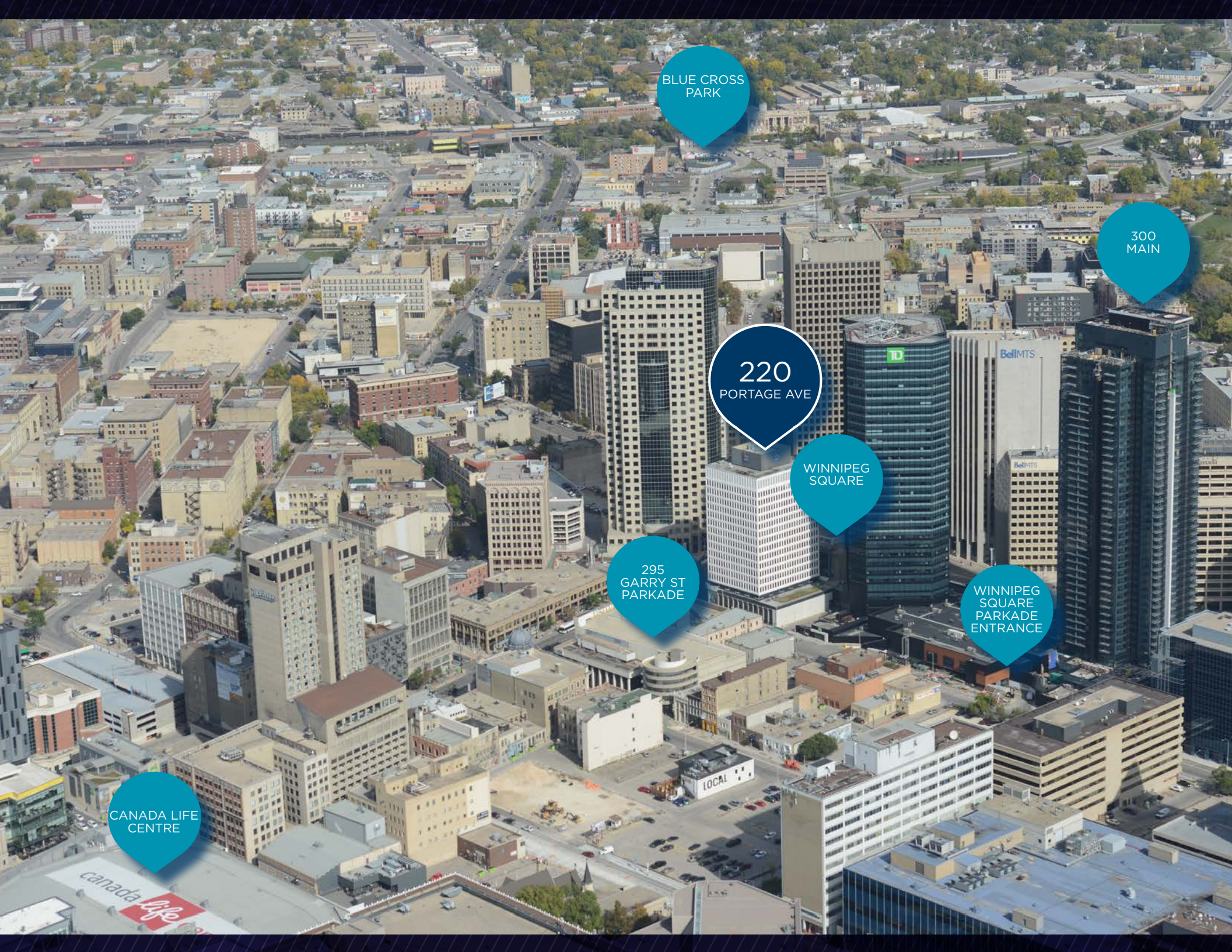
220
PORTAGE AVE

WINNIPEG
SQUARE

295
GARRY ST
PARKADE

WINNIPEG
SQUARE
PARKADE
ENTRANCE

CANADA LIFE
CENTRE





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