



311 PORTAGE FOR LEASE

FLIGHT TO QUALITY STARTS AT CENTREPOINT
UPWARDS OF 20,000 SF. CLASS A OFFICE FOR LEASE



Winnipeg, Manitoba

THE PROPERTY

LEASING DETAILS



311 PORTAGE AVENUE

Available Premises

Level 3: 21,774 sf. or
Level 3, Unit 1: +/- 9,866 sf.
Level 3, Unit 2: +/- 8,136 sf.
Level 2: 19,283 sf. (April 2025)
* see floor plans (Level 3)

CAM & Taxes (2023) est.

CAM: \$13.10 / sf. per annum
Taxes: \$7.03 / sf. per annum
\$21.17 / sf. per (inc. MF)

Tenant Allowance

At Market (call Agent)

Net Rental Rate

\$24.00 / sf. per annum

Total Leasable Area

Retail: 13,978 sf.
Office: 89,361 sf.
Total: 103,935 sf.

Typical Floor Plate

+/- 21,000 sf.

Year Built

2015

BOMA Certification

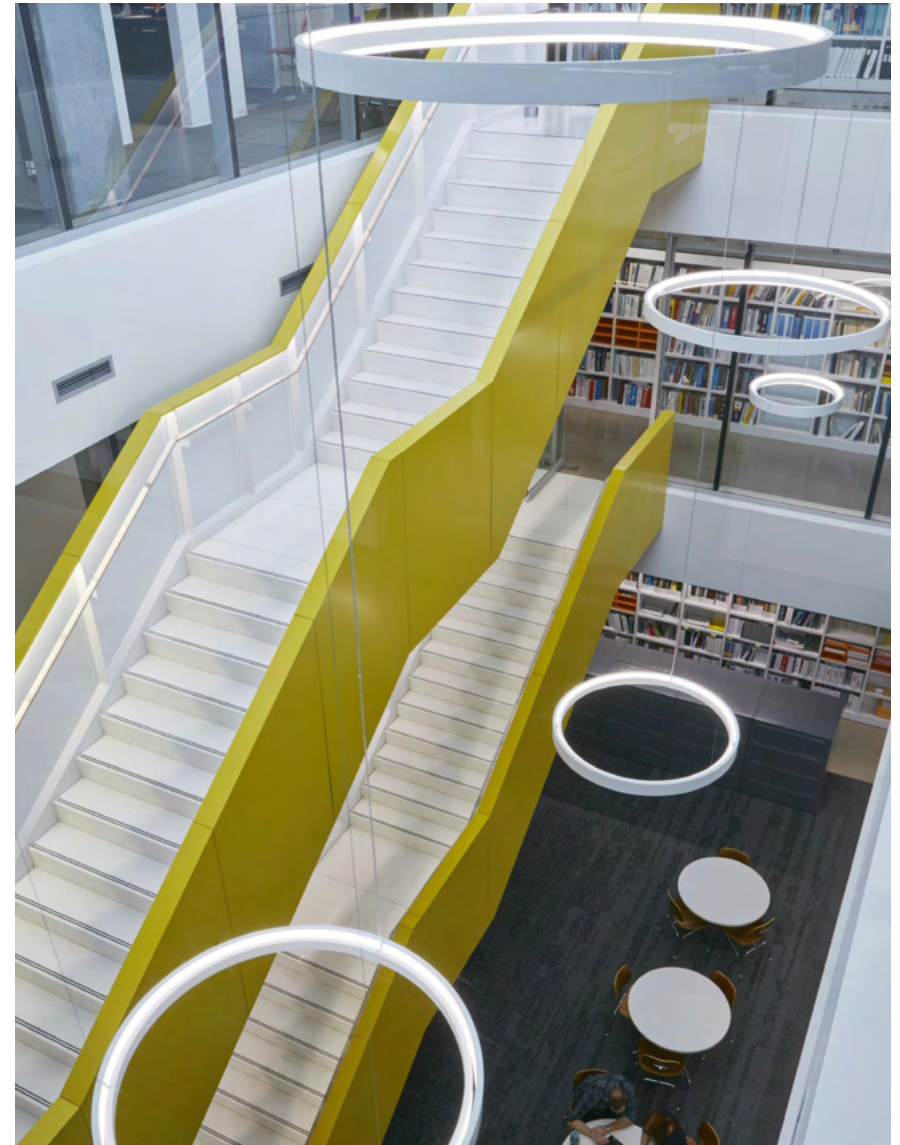
LEED GOLD

Zoning

M - Multiple Use

Parking

406 stalls





311 PORTAGE AVE - CENTREPOINT

- Next generation Class-A office in one of the most prominent mixed-use developments in Downtown Winnipeg, with achieved LEED Gold Certification.
- Adjacent and attached parking in a 5.5 storey parking structure with over 400 parking stalls and pedestrian skywalk connection to Centrepunkt, the Glasshose Lofts and the ALT Hotel.
- 'Centre Ice' location, directly across (and steps) from the Canada Life Centre, the epicentre of Arena-Centric development.





CENTREPOINT

Class A office building constructed in 2015. The main floor consists of 3 retail units including the Merchant Kitchen, Brown's Social House and Tim Hortons. The main floor also features access to the Alt Hotel and the building lobby. The second floor is occupied by iQmetrix, an integrated point of sale, retail management, and interactive retail solution provider. Floors four and five are occupied by Stantec, a globally recognized engineering, architecture, interior design, surveying, environmental sciences, and project management company.

Exterior & Signage

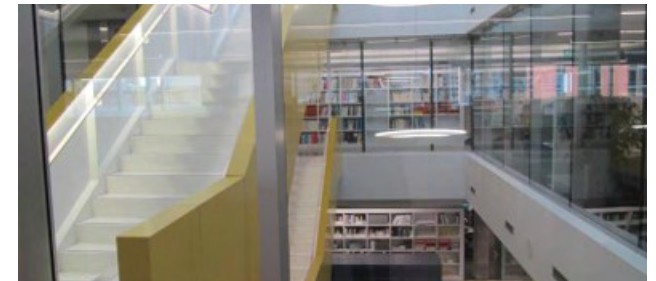
The front building facade features a glazed window curtain wall on the south elevation and significant portions of glazing along the other exterior walls. Prominent exterior signage opportunity available on the West & East elevations.

Structure

The building superstructure consists of concrete and steel framing with a concrete slab supported by piles. The Alt Hotel penetrates through the office structure and is incorporated with the overall design of the building. Heat is provided by a two-way heat exchange pump through a geothermal system which is located on the main floor. The office building features a wet and dry sprinkler system.

Elevators

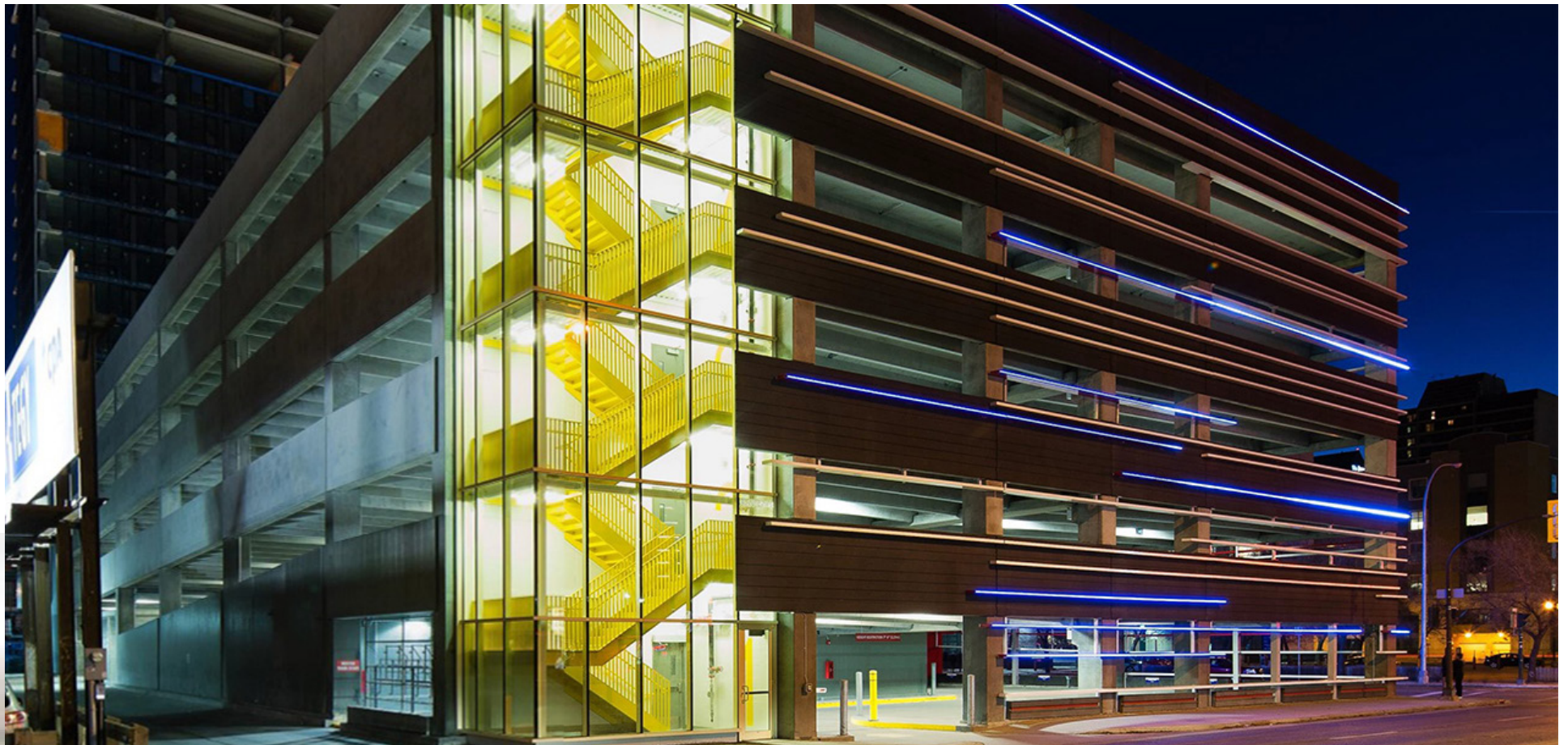
There are 3 elevators servicing the office building, one of the three elevators also services the Alt Hotel.





CENTREPOINT PARKADE

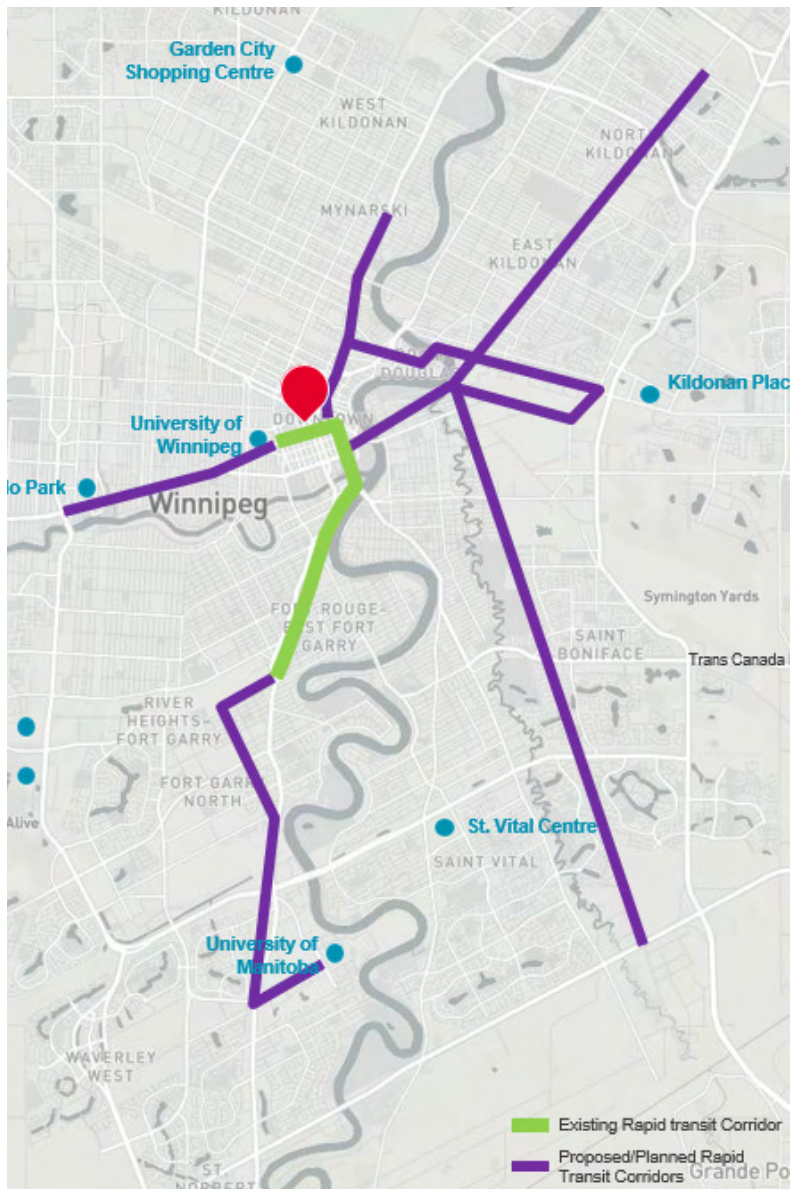
The Centrepoint Parkade is a 5.5 storey parking structure with 406 parking stalls. The exterior elevation is finished with dark panelling and programmable LED light strips that illuminate the structure. The structure is a pre-cast concrete superstructure with a structural slab supported on deep-set steel piles. Stairwells are situated at the northeast and southwest corners with 2 elevators situated at the southwest stairwell. Access to Glasshouse Lofts, the Alt Hotel and the Centrepoint office building is through a skywalk connection on the second floor.



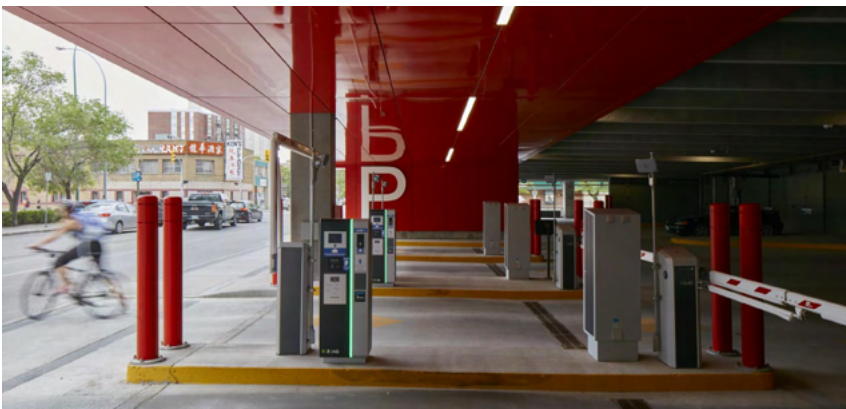
PARKING AND TRANSIT



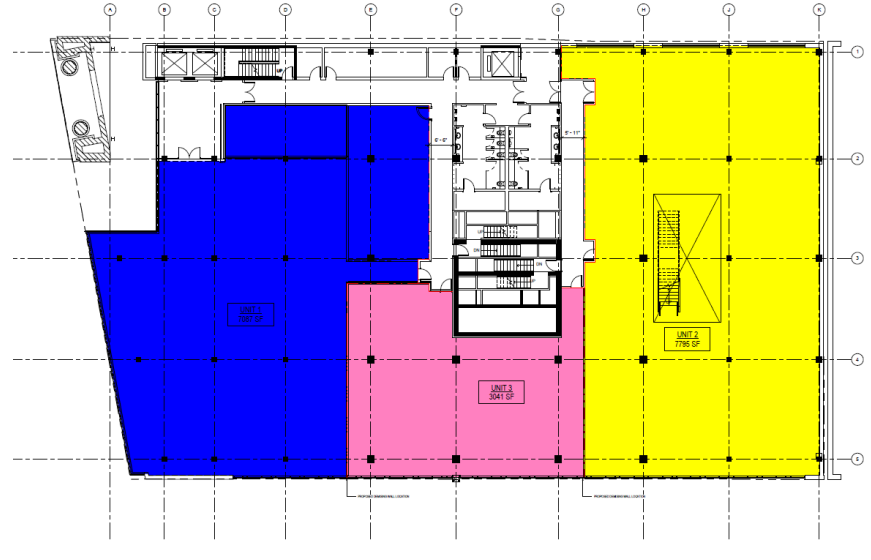
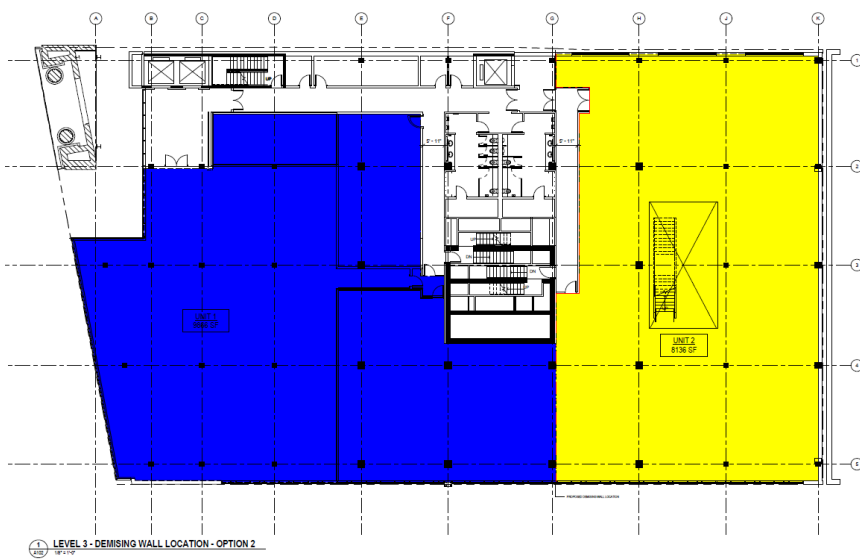
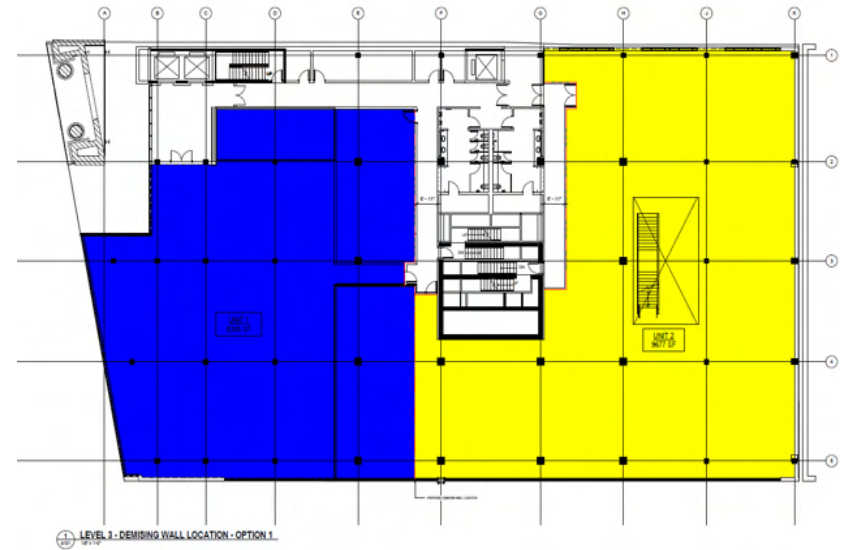
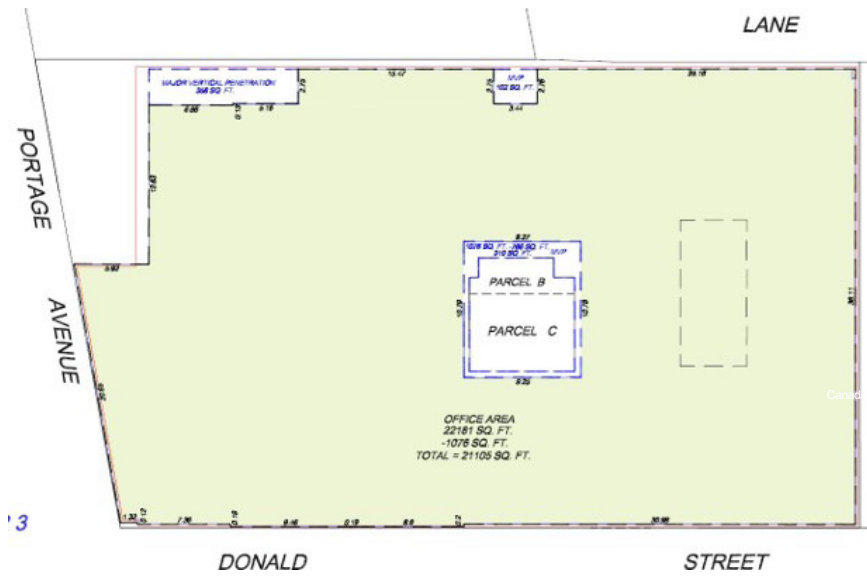
CITY OF WINNIPEG RAPID TRANSIT



PROPERTY PHOTOS



FLOOR PLAN - LEVEL 3



AERIAL



IG WEALTH TOWER

PORTAGE PLACE

MANITOBA HYDRO PLACE

MANITOBA LEGISLATURE

RBC CONVENTION CENTRE

TRUE NORTH SQUARE

CITYPLACE

311 PORTAGE

CANADA LIFE CENTRE

201 PORTAGE

MILLENNIUM LIBRARY

360 MAIN

300 MAIN

RICHARDSON CENTRE

WINNIPEG POLICE HEADQUARTERS

FORT GARRY PLACE AND HOTEL



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