



COMMERCIAL REAL ESTATE
SERVICES INC.

FOR LEASE
HIGH-QUALITY OFFICE SPACE

AIR CANADA BUILDING

355 PORTAGE AVENUE
WINNIPEG, MB

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Services provided by Brett Chartier

Personal Real Estate Corporation

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Personal Real Estate Corporation

Property Highlights



The City of Winnipeg announced \$2.5M to be spent on the complete revitalization of Air Canada Window Park as a public space project with completion expected for summer 2023



9-STOREY
DOWNTOWN
OFFICE TOWER
CONSTRUCTED IN
1985



PROFESSIONAL
ON-SITE
PROPERTY
MANAGEMENT



88 SURFACE
PARKING STALLS
ON-SITE



24/7 ON-SITE
BUILDING SECURITY
AND CARD ACCESS



BUILDING HOURS:
MONDAY-FRIDAY
6:00-18:00



BUILDING IS WELL-
SERVICED BY PUBLIC
TRANSPORTATION



2 DOCK LEVEL
LOADING DOORS
ACCESSIBLE FROM
HARGRAVE STREET



FITNESS CENTRE
IN THE LOWER
LEVEL

Offering Details



LANDLORD

- Air Canada

PROPERTY MANAGER

- Black & MacDonald (*on-site property management*)

BUILDING AREA (+/-)

- 400,000 sq. ft.

TYPICAL FLOOR PLATE (+/-)

- Floors 1 - 5: 37,500 sq. ft.
- Floors 7 - 9: 39,500 sq. ft. (*6th floor is mechanical & storage*)

AVAILABLE SPACES (+/-)

- Main Floor 6,520 sq. ft.
- Fourth Floor 31,955 sq. ft.
- Seventh Floor 15,282 sq. ft.

MARKETED ASKING NET RENT

- \$15.00 per sq. ft.

ADDITIONAL RENT (EST. 2021)

- \$15.21 per sq. ft.

EXISTING BUILD-OUT

- Developed Office Space
- Open concept
- Former Call Centre space

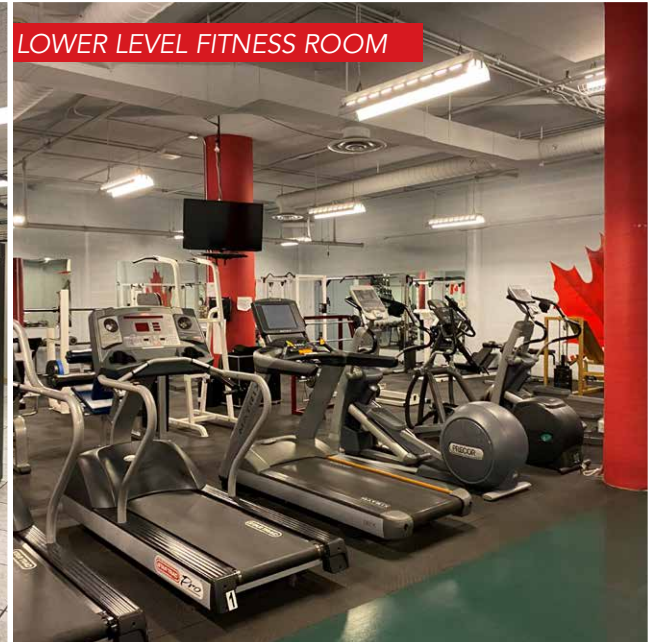
ELEVATORS

- 3 Elevators servicing Basement - 5th Floor
- 2 Elevators servicing Main - 9th Floor
- 1 Freight Elevator servicing Basement to Penthouse

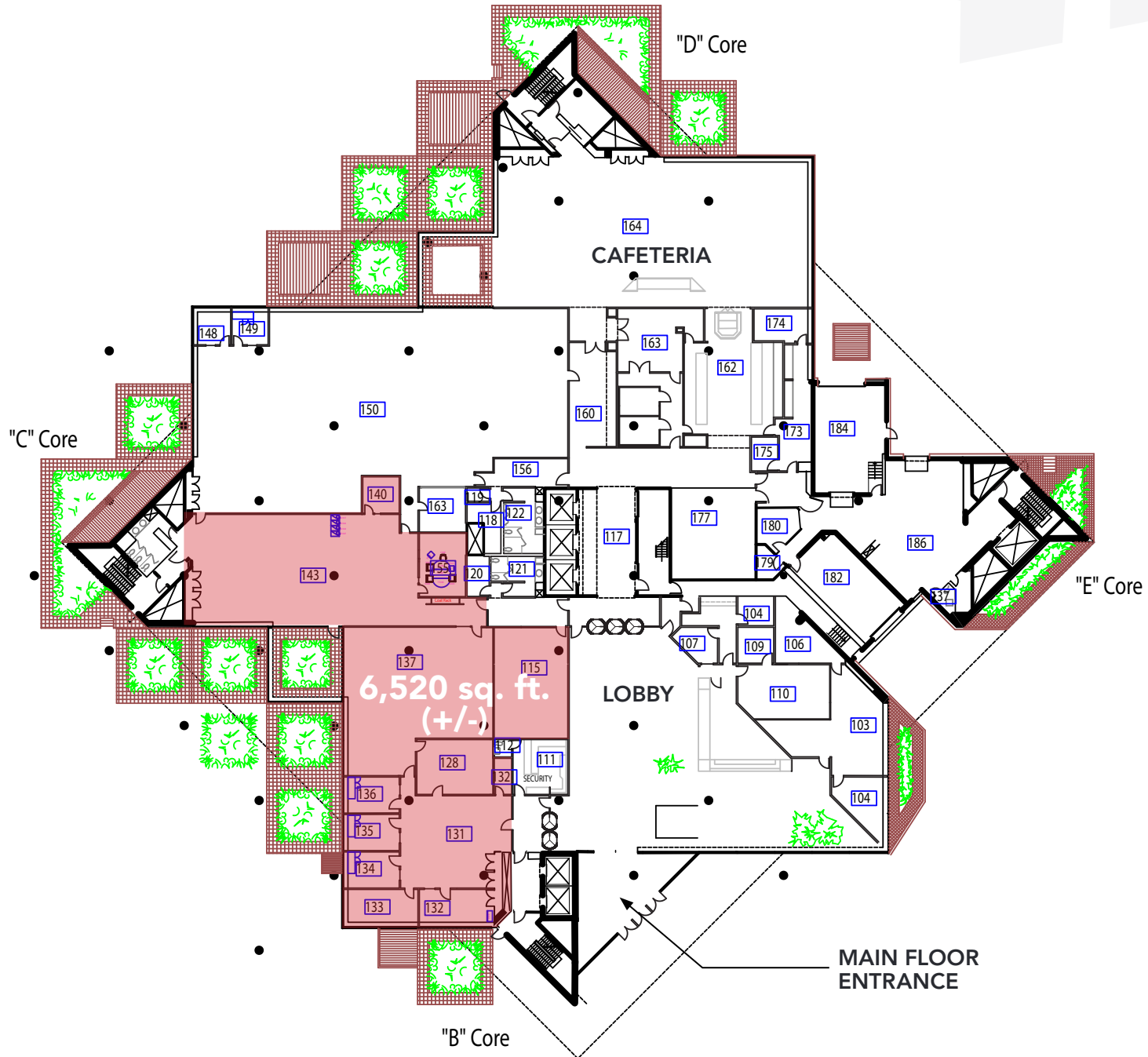
TELECOMMUNICATIONS

- Telus, Rogers/Shaw, Bell MTS, Manitoba Hydro

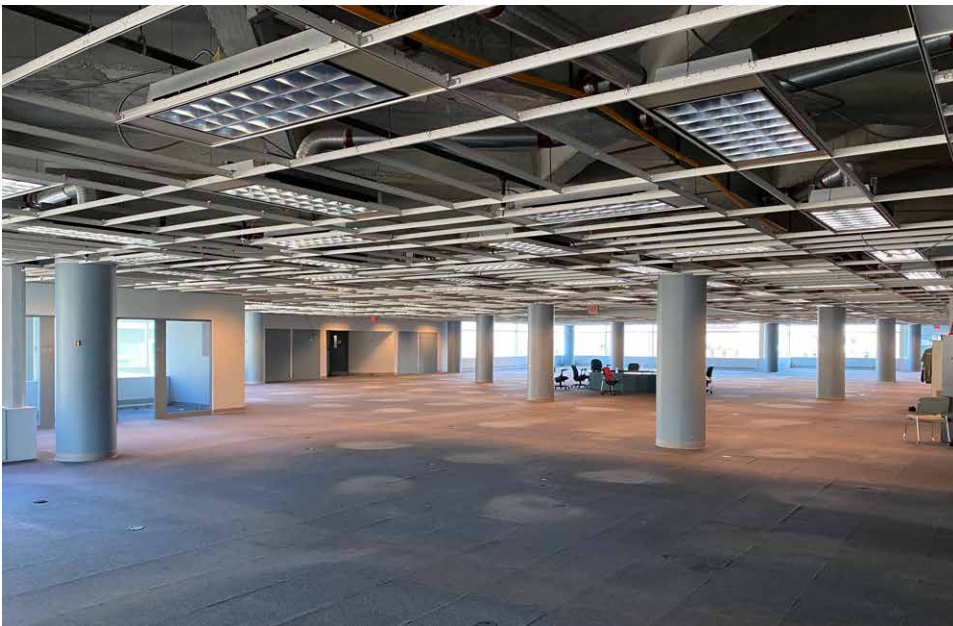
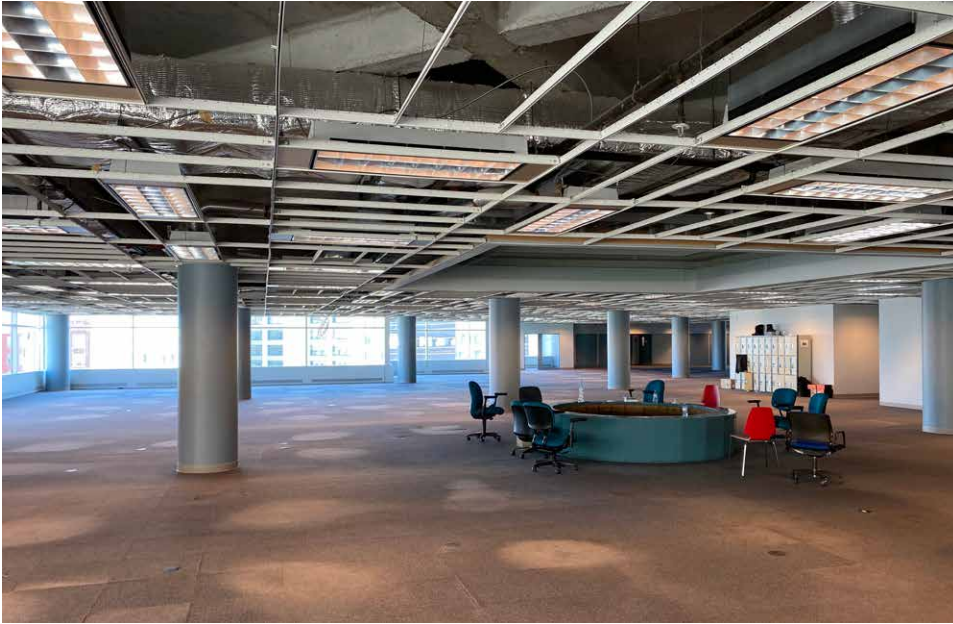
Common Area Photographs



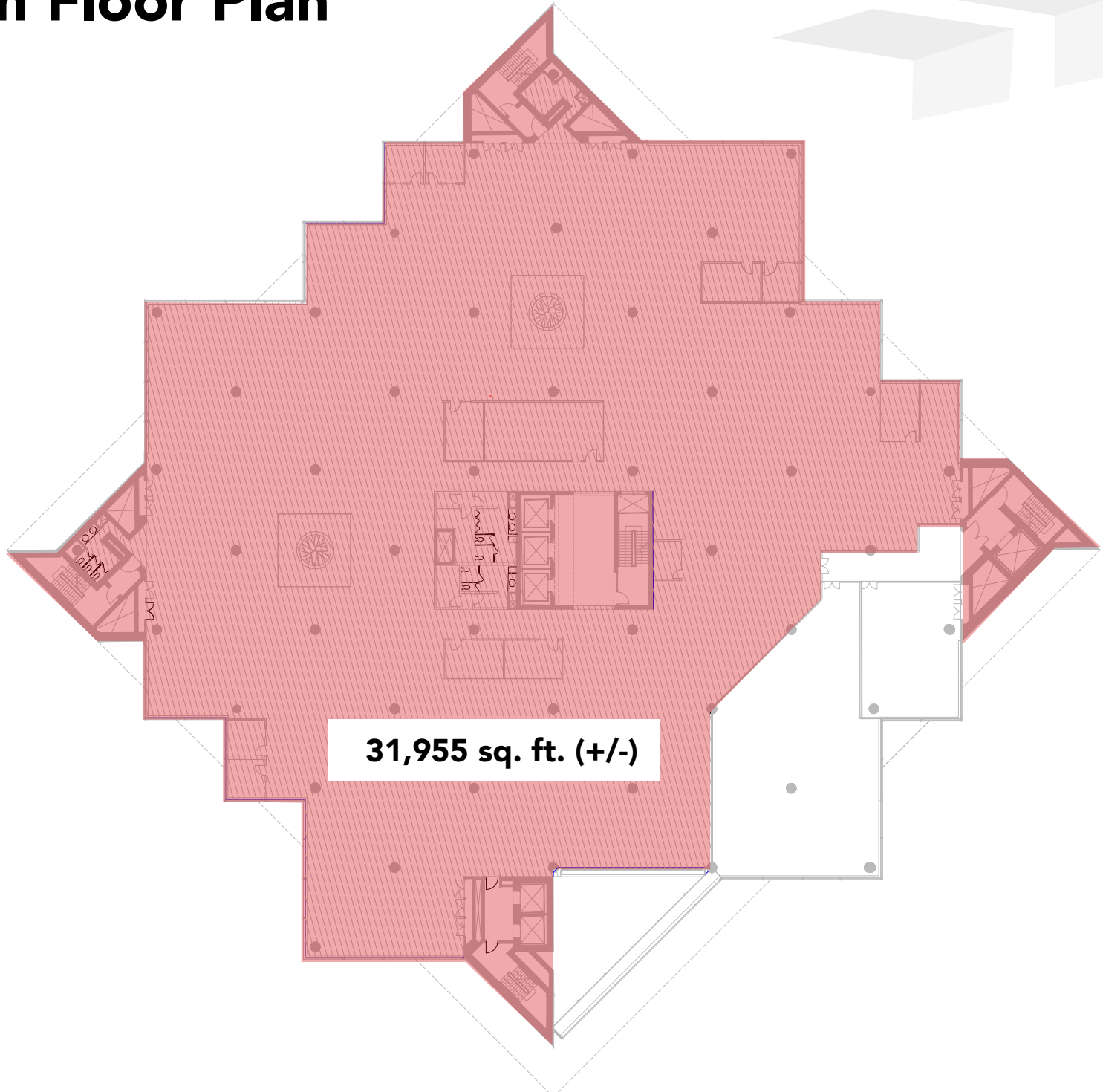
Main Floor Plan



Fourth Floor Photographs



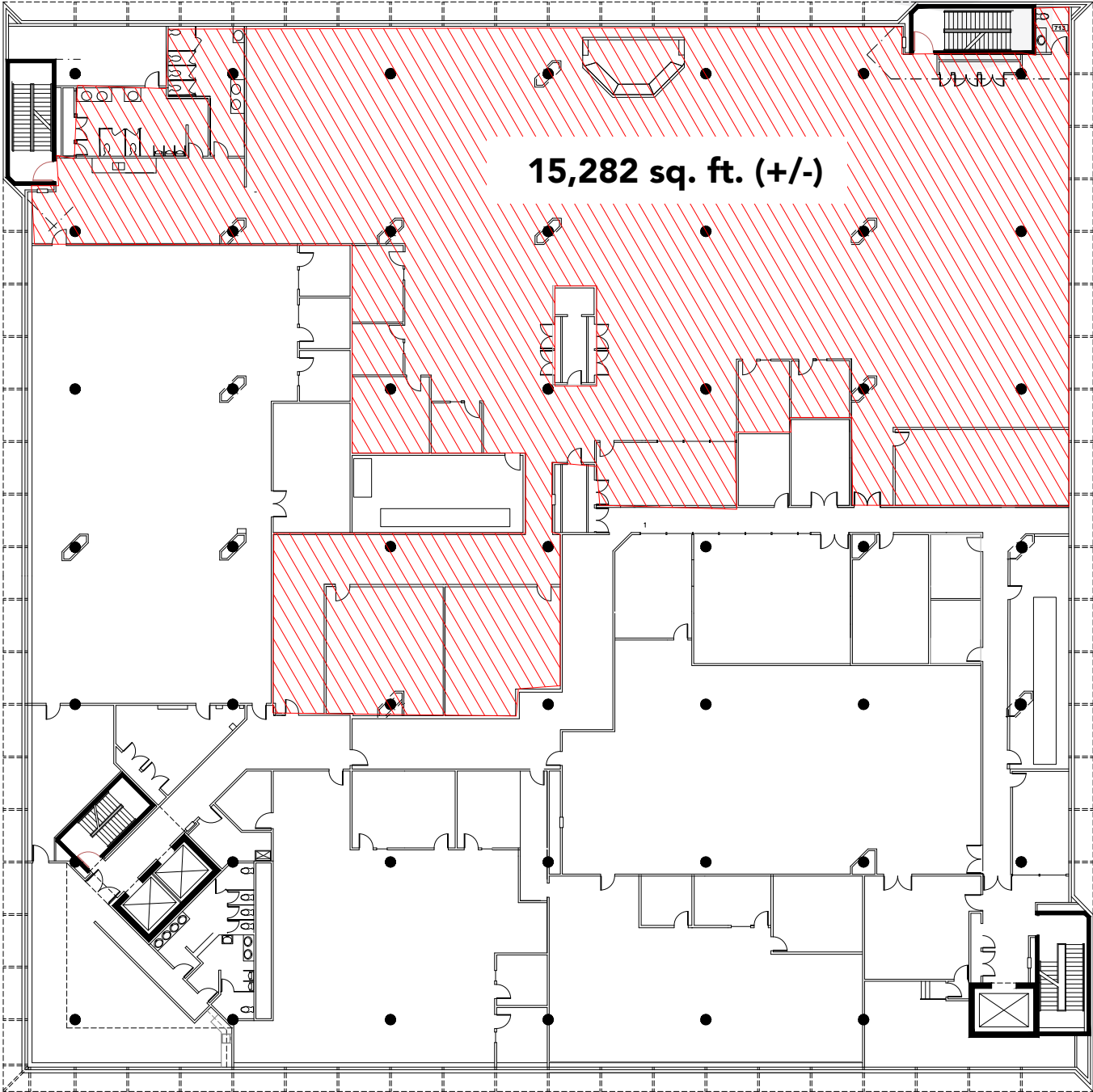
Fourth Floor Plan



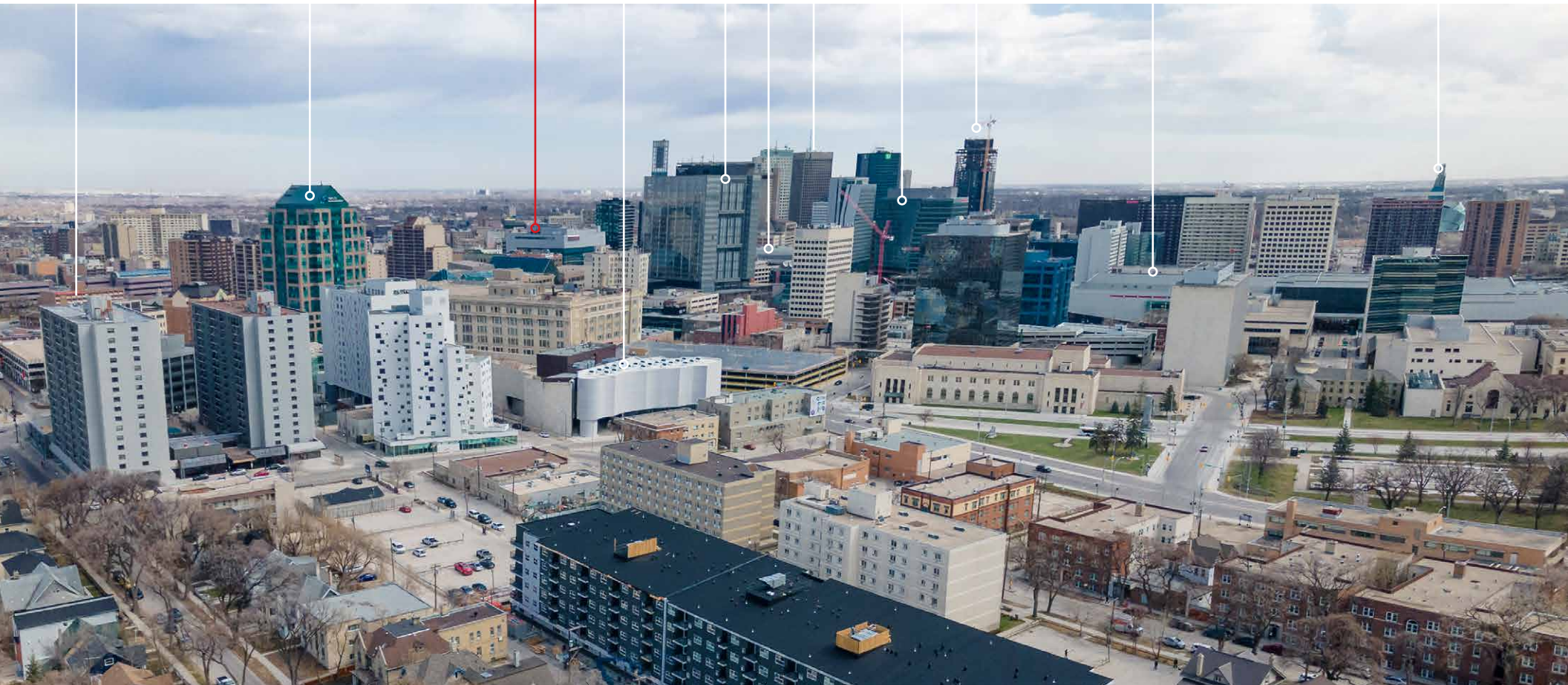
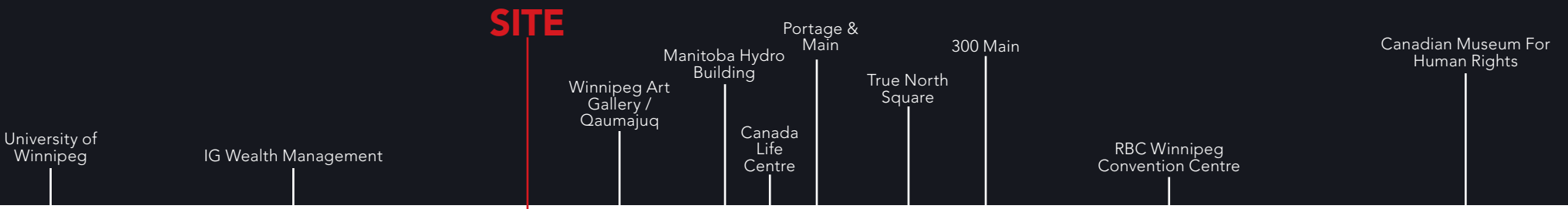
Seventh Floor Photographs



Seventh Floor Plan



Location Overview



Downtown Winnipeg

- Arts & Entertainment
- Attractions
- Shopping
- Restaurants
- Hotels
- Skywalk System





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