



COMMERCIAL REAL ESTATE  
SERVICES INC.

**FOR LEASE**  
CLASS 'A' OFFICE SPACE

# 200 PORTAGE AVENUE

WINNIPEG, MB

## **CONTACT**

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*Services provided by Trevor Clay  
Personal Real Estate Corporation*

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# Property Highlights



PRIME LOCATION  
AT HISTORIC  
PORTAGE & MAIN



RARE BRANDING  
OPPORTUNITY AT  
THE MOST VISIBLE  
INTERSECTION N  
WINNIPEG



DIRECT ACCESS  
TO DOWNTOWN  
INDOOR WALKWAY  
SYSTEM



EXTERIOR  
RENOVATIONS TO  
BE COMPLETED  
FALL 2024



INTERIOR  
RENOVATIONS  
INCLUDE LOBBIES,  
SECURITY AREA,  
ELEVATORS & DOORS



JOIN THE WINNIPEG  
CHAMBER OF  
COMMERCE, GRANT  
THORNTON & G3



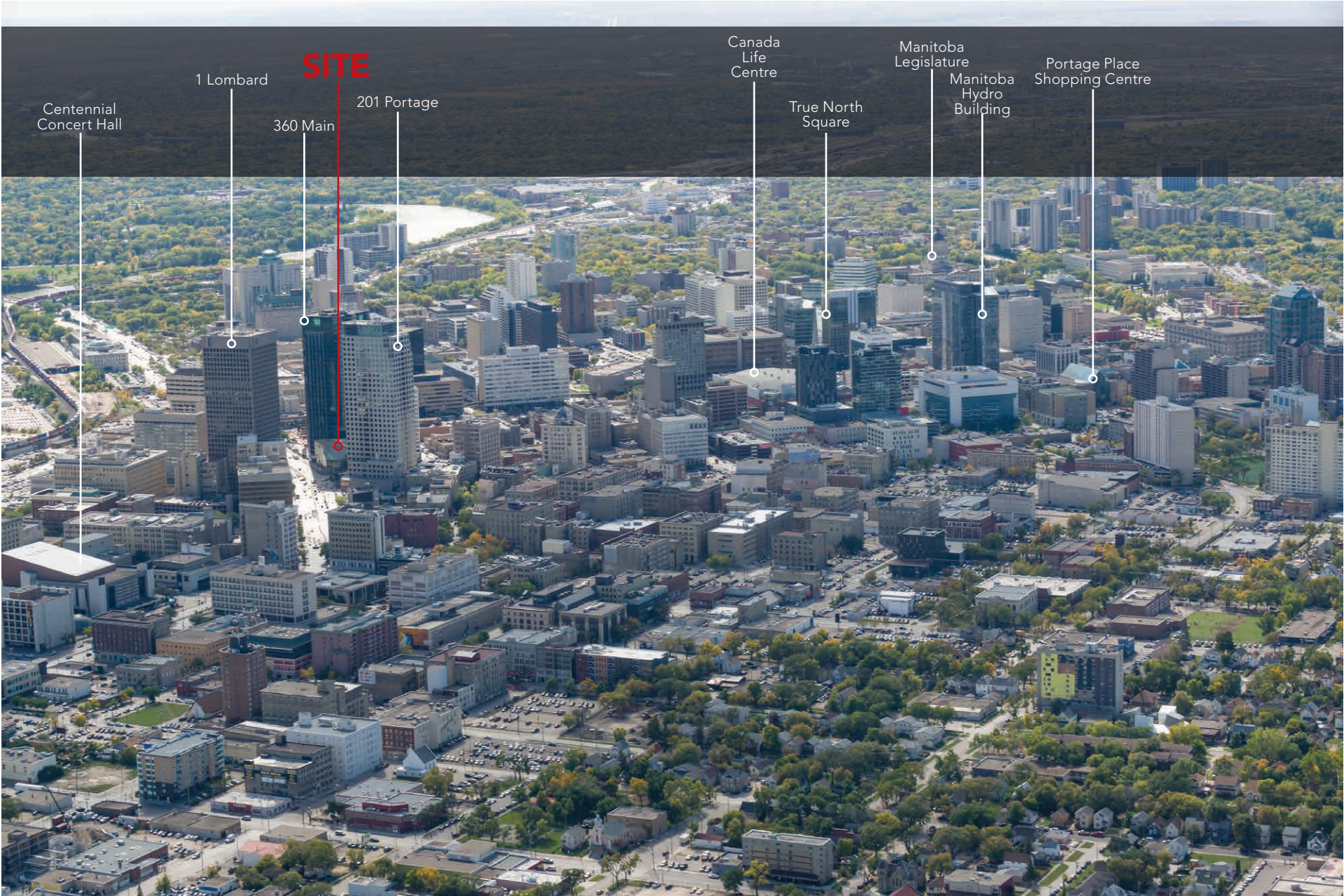
BICYCLE STORAGE  
AVAILABLE TO  
TENANTS



FLOOR TO  
CEILING  
WINDOWS



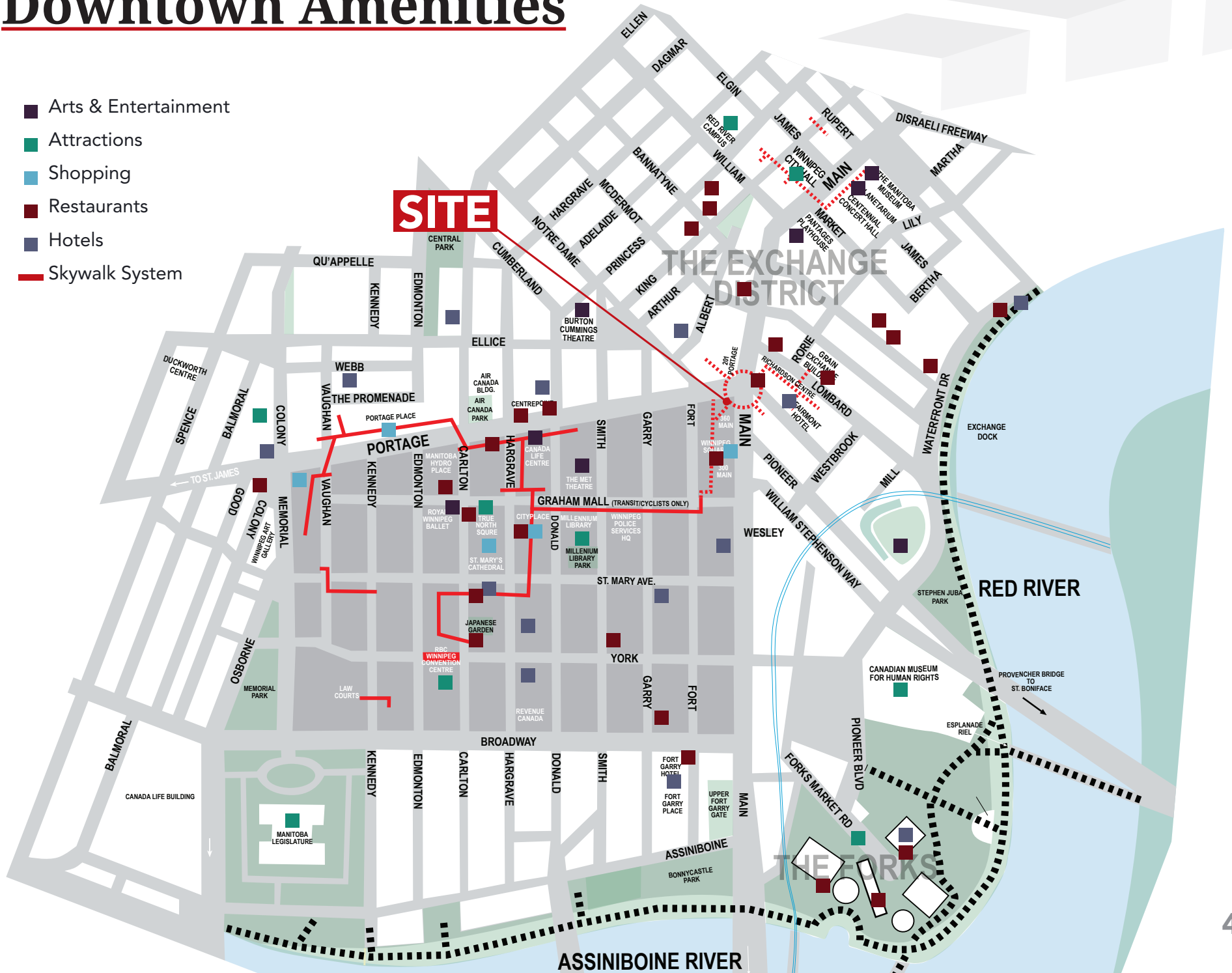
# Location Overview





# Downtown Amenities

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



# Building Details



## **PROPERTY MANAGER**

- Martin-Eagleton Ltd.

## **YEAR BUILT**

- 1976

## **NUMBER OF STOREY**

- 5

## **BUILDING AREA (+/-)**

- 94,400 sq. ft.

## **BUILDING SECURITY**

- 12 hours/day, 7 days/week

## **JANITORIAL SERVICES**

- In-suite services

## **ELEVATORS**

- 2

## **LIGHTING**

- To be specified by Tenant

## **TELECOMMUNICATIONS**

- Fibre optic services (114 MHz) provided by Shaw and Telus

## **MECHANICAL**

- HVAC services M-F 6:00 am-9:00 pm and S-S 8:00 am - 5:00 pm

## **EMERGENCY POWER**

- Diesel driven standby generator



# Leasing Opportunities

## AVAILABILITY

**FOURTH FLOOR** 8,860 sq. ft.

## ASKING RENT

**NET RENT** \$20.00 per sq. ft.

**ADDITIONAL RENT** \$14.75 per sq. ft.

**GROSS RENT** \$34.75 per sq. ft.

*\*Demising options available to accommodate various sq. ft. requirements*

*\*\*Tenant Improvement Incentives Available*

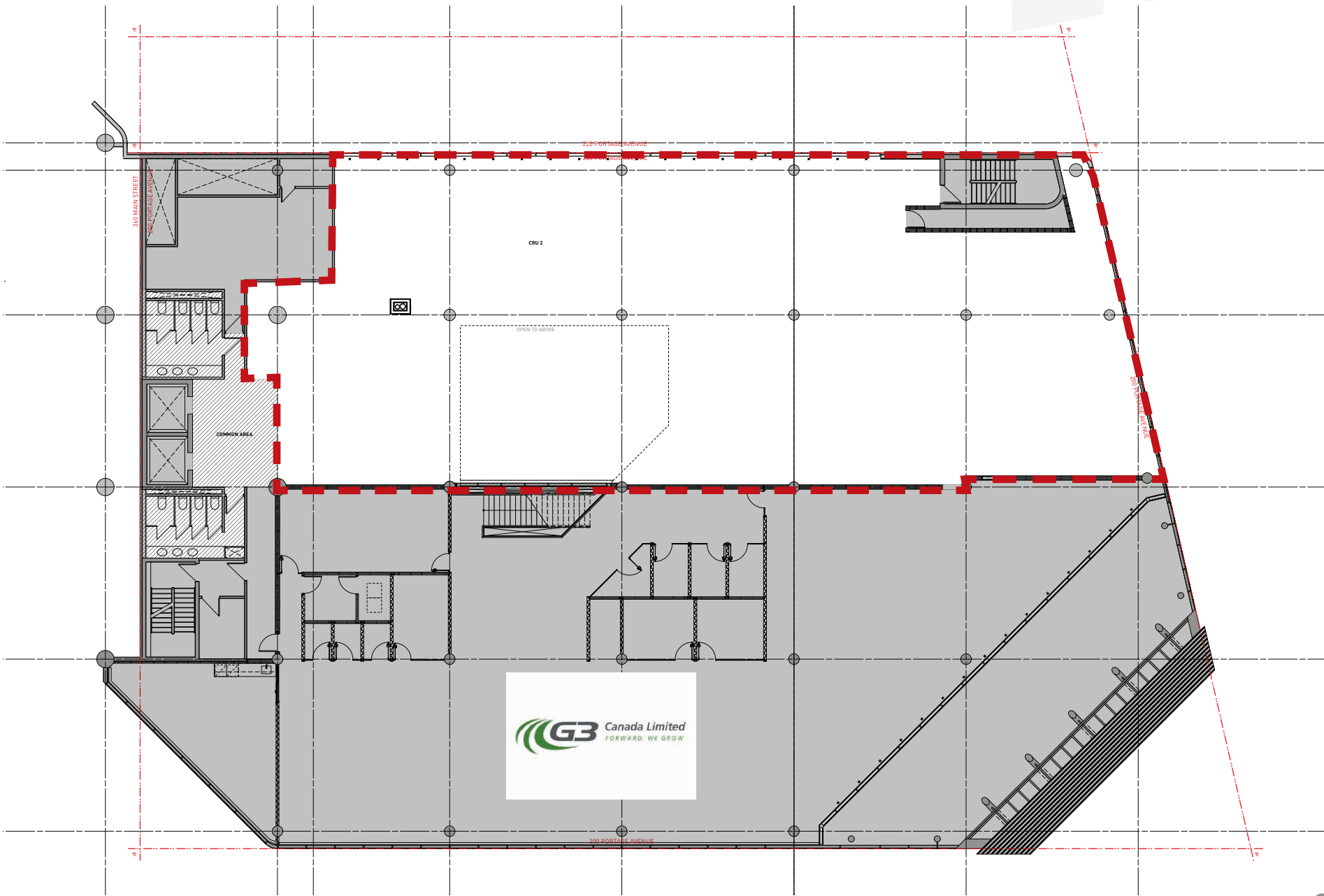




# Conceptual Renderings



# Fourth Floor Plan





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