



\*Rendering shown above is a project under consideration

# 240 GRAHAM AVENUE

**Office Space For Lease**

240 Graham Avenue is a high quality office building located on the designated skywalk system in Winnipeg's Central Business District. The building is in close proximity to Portage and Main, the MTS Centre, the SHED (Sports, Hospitality, and Entertainment District) and all central business district amenities.



**PROPERTY OVERVIEW**



**Located at the center of Winnipeg's business district.**

The Cargill Building is an important link in the city's enclosed climate-controlled pedestrian walkway. This 8 storey modern building has several on-site amenities, and a beautifully modernized main lobby, skywalk, and elevators.



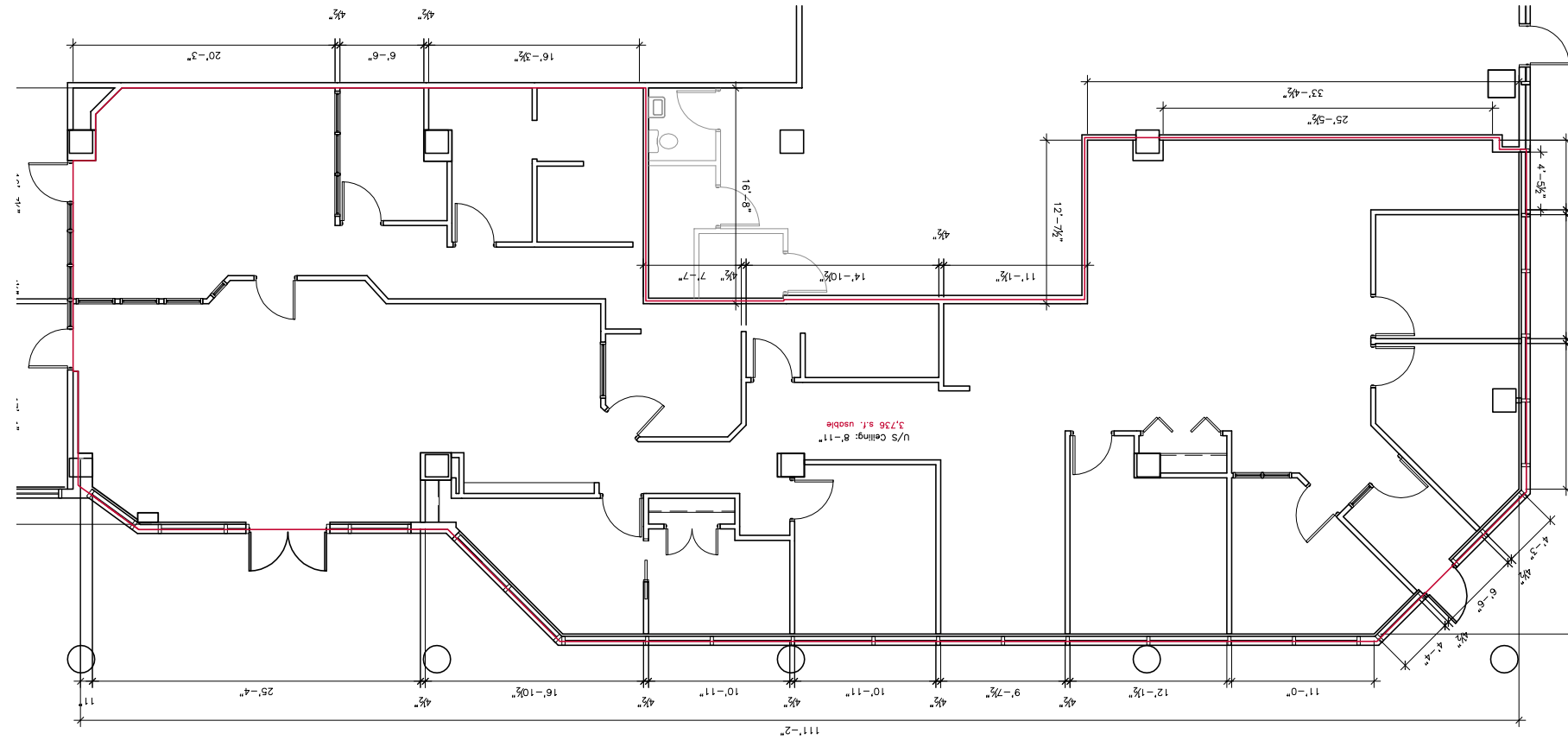
Suite	Size	Rate	Additional (2023)	Comments
101	4,212 SF	\$18.00	\$14.47	NW corner of main floor; street access; excellent exposure for restaurant or retail use
210	3,923 SF	\$17.50	\$14.47	On skywalk; developed office with private offices and boardroom
260	2,583 SF	\$17.50	\$14.47	Finished office space
296	1,228 SF	\$17.50	\$14.47	Open space; SW corner; on the Skywalk
500	25,060 SF	\$17.50	\$14.47	Developed office; full floor
610	2,685 SF	\$17.50	\$14.47	Developed office; 4 offices and open space; south facing
614	2,670 SF	\$17.50	\$14.47	Developed office; meeting room, 4 offices and open space; south facing
814	1,500 SF	\$17.50	\$14.47	Open space; south facing
818	2,505 SF	\$17.50	\$14.47	Existing improvements contiguous with suite 826
826	10,263 SF	\$17.50	\$14.47	"Shell" condition, ready for development; north facing



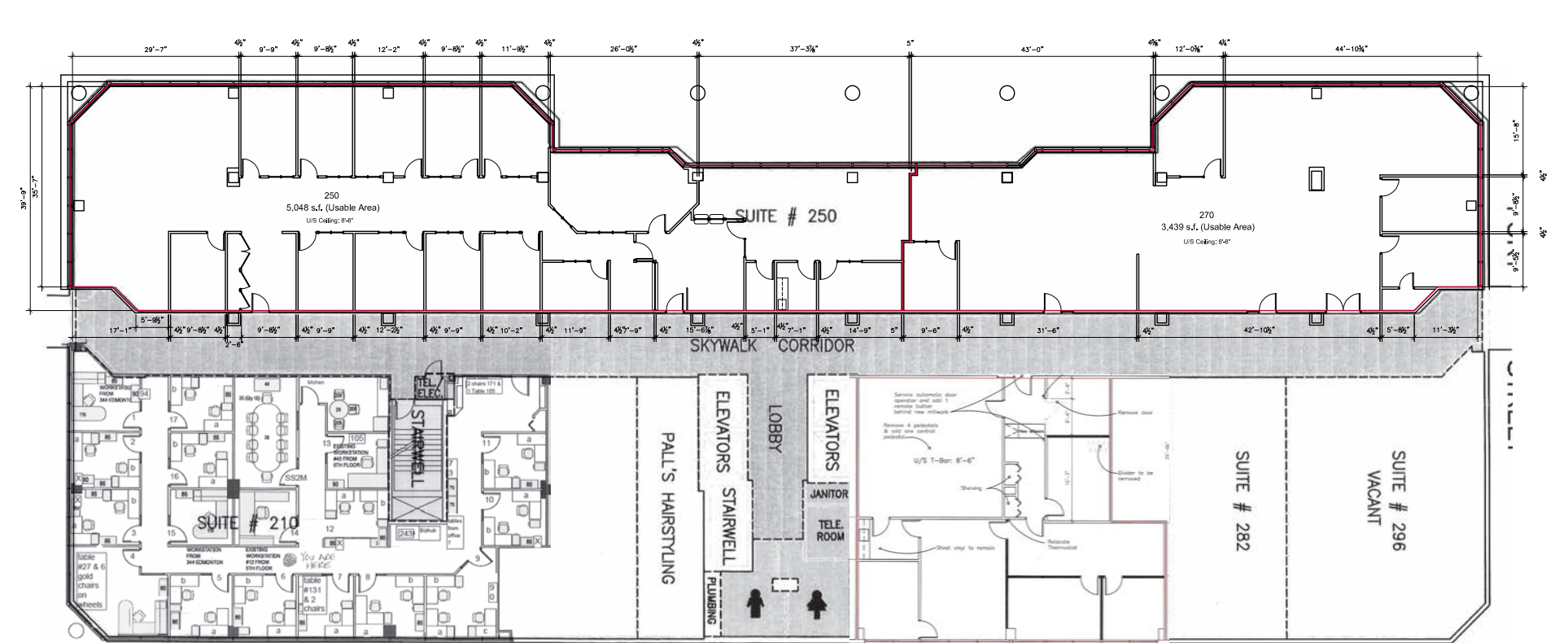
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# FLOOR PLANS

First Floor

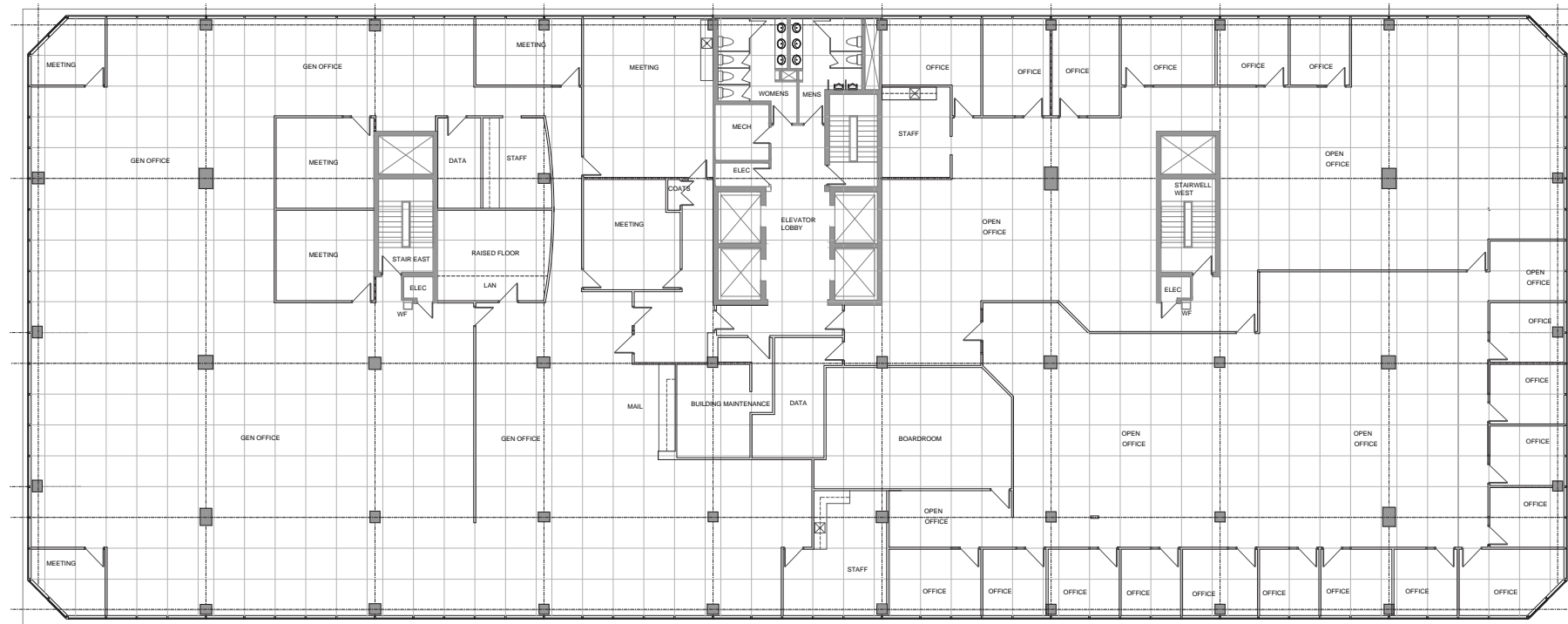


Second Floor

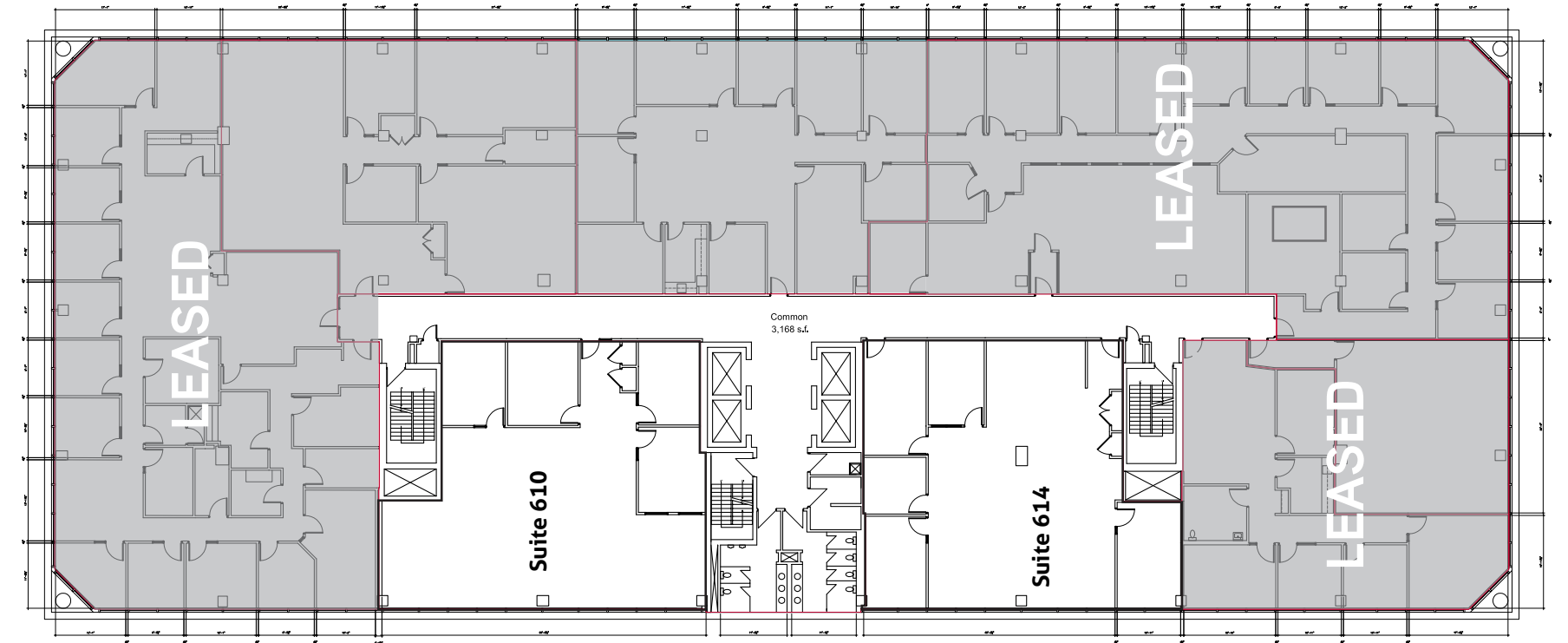


# FLOOR PLANS

5th Floor

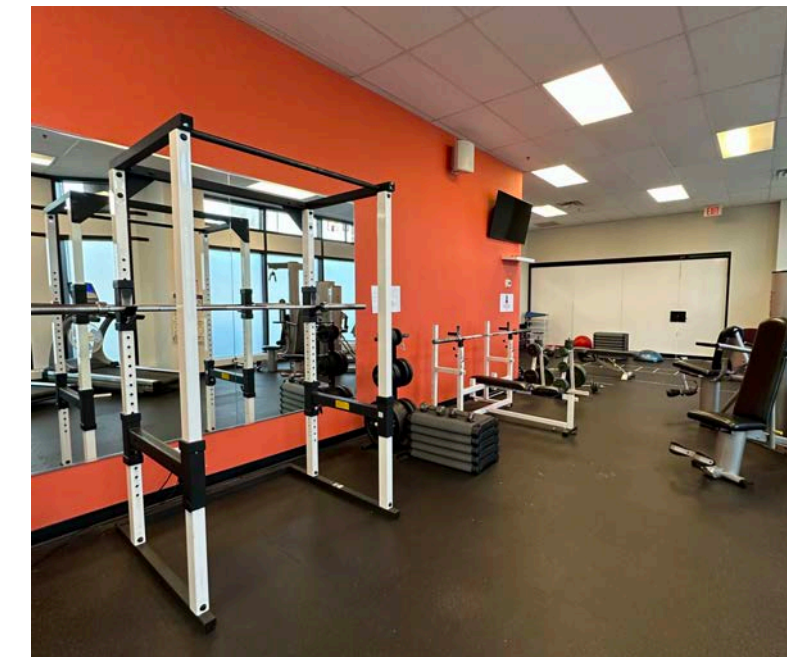
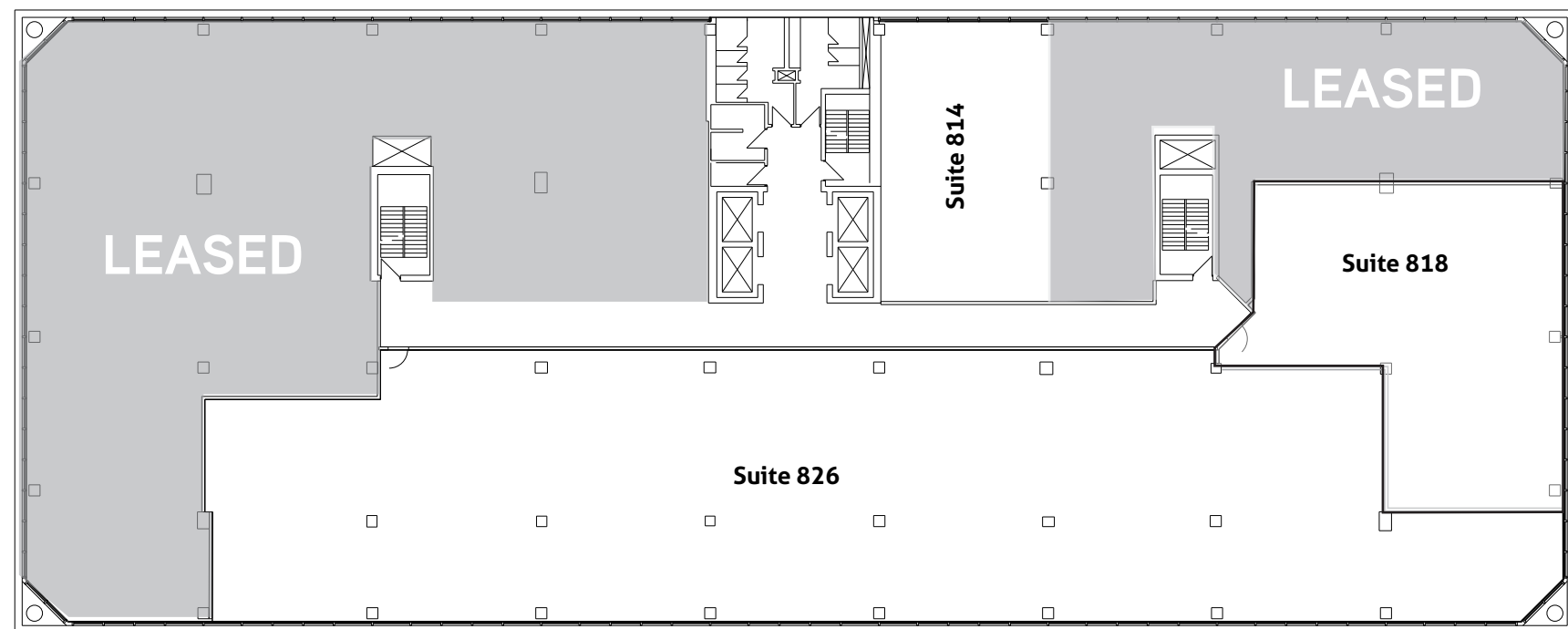


6th Floor



# FLOOR PLANS

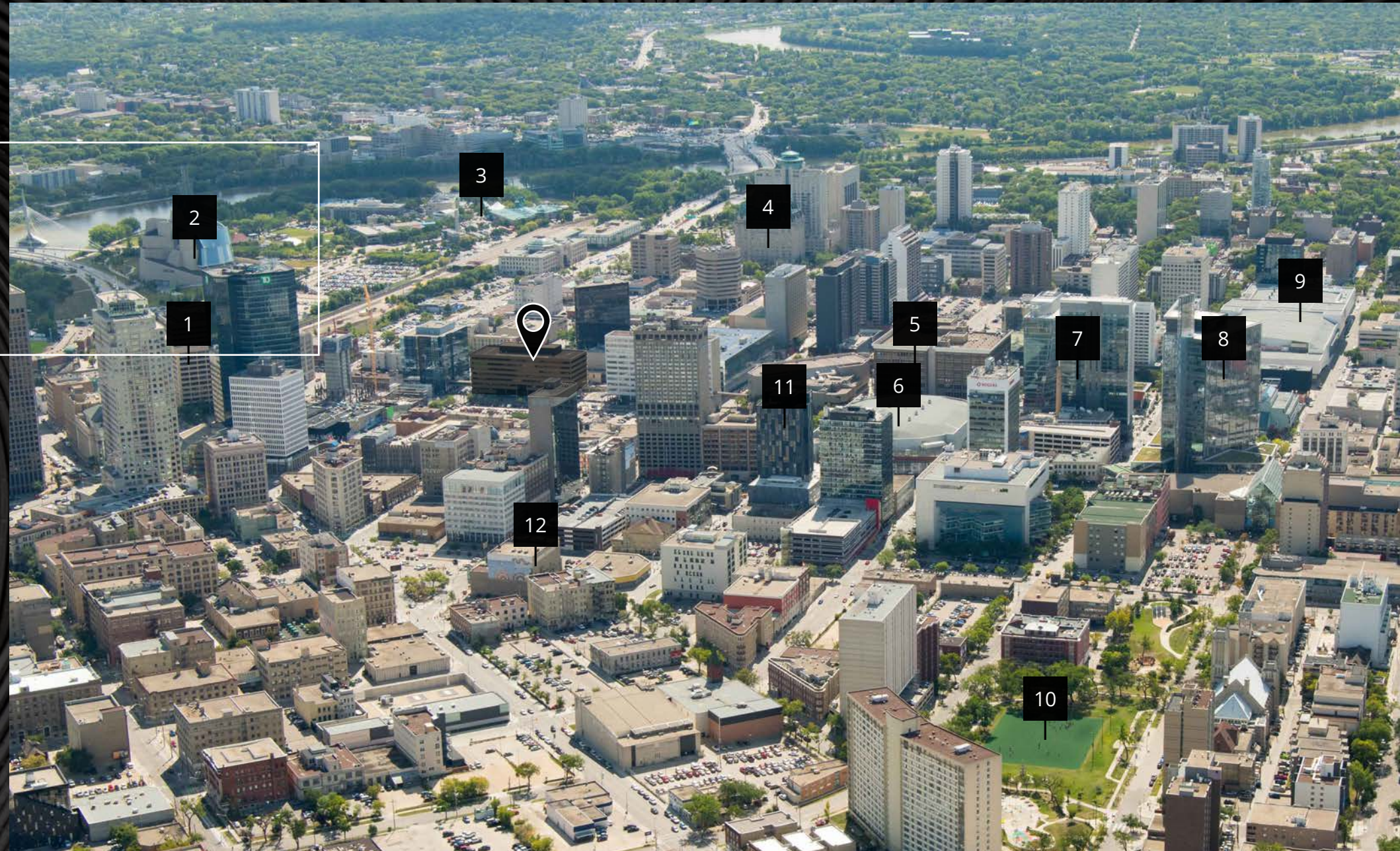
8th Floor



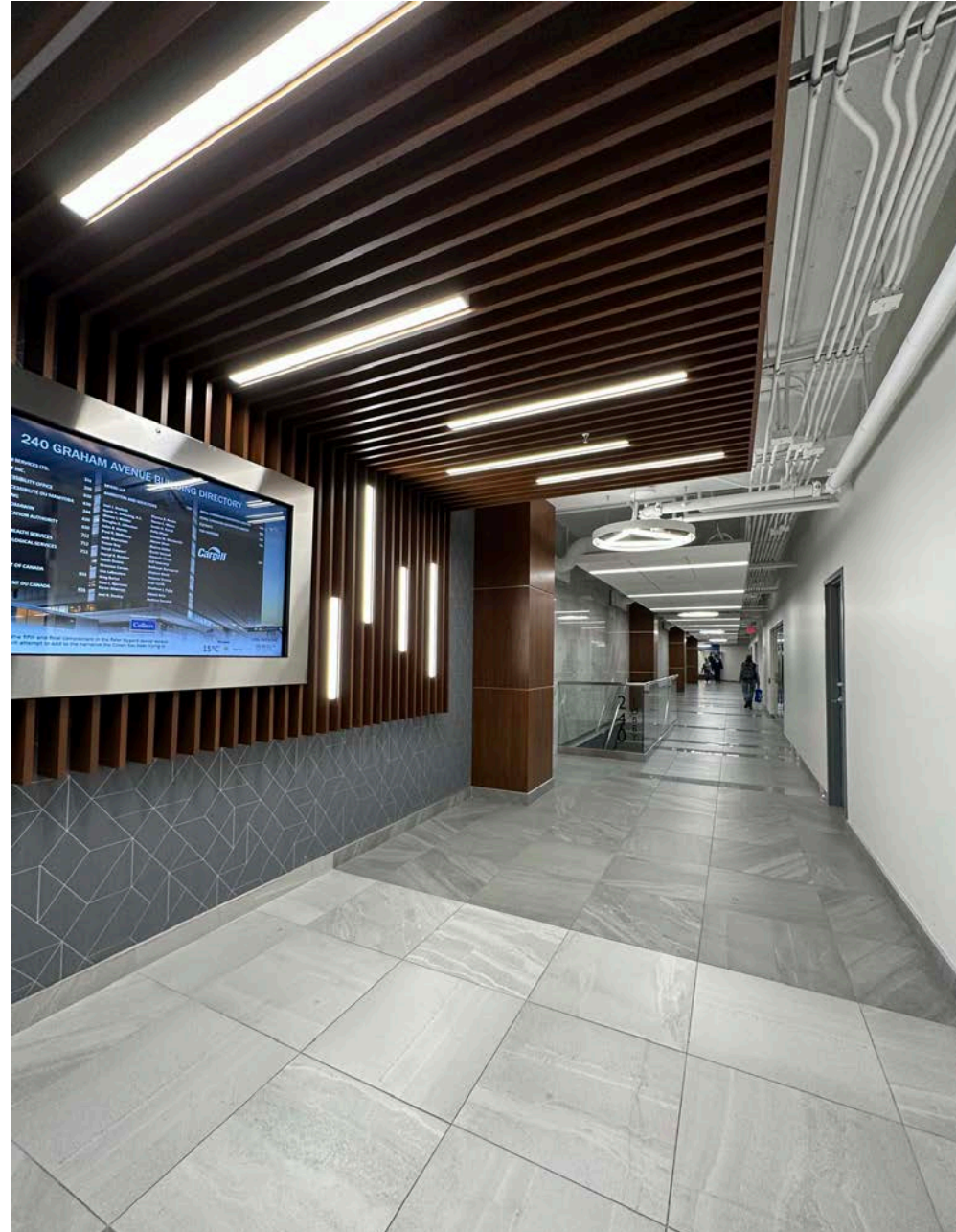
# DOWNTOWN WINNIPEG

Downtown Winnipeg, with its vibrant atmosphere and thriving business community, offers an ideal location for an office space. The area boasts a unique blend of historical charm and modern infrastructure, making it an attractive destination for both businesses and employees.

The diverse range of restaurants, cafes, and entertainment options nearby create a dynamic work-life balance, fostering creativity and collaboration among team members. The central location provides convenient access to major transportation hubs, facilitating easy connections with clients and partners.



- 1 Portage & Main
- 2 Canadian Museum of Human Rights
- 3 The Forks
- 4 Fort Garry Hotel
- 5 Cityplace
- 6 Canada Life Centre
- 7 True North Square
- 8 Manitoba Hydro Building
- 9 RBC Convention Centre
- 10 Central Park
- 11 alt Hotel
- 12 Burton Cummings Theatre



With one of the largest floor plates in Winnipeg ( $\pm 24,000$  SF), skywalk connectivity, on-site amenities and central location, 240 Graham Avenue certainly punches above its weight in the Winnipeg Class B office market. Owned by Investors Group Real Property Fund, the building boasts a stable ownership group committed to enhancing the property.

Commencing in 2020, management has committed to a renovation program to upgrade all the common corridors of the building. On-site management, operations and security offer tremendous quality and accommodations for a wide variety of office users.



## Recent Upgrades

2017 Upgrade of the 7th Floor Common Space  
2019 Upgrade of the 8th Floor Common Space  
2020/2021 Proposed Main Floor/Skywalk initial concepts provided herein

## HVAC

Heat is provided by two, 48 HP high efficiency gas fired hot water boilers and two 50 ton water chillers. The perimeter is heated or cooled throughout the year by heat pumps and the interior is supplied with fresh air from two air handling Suites. The building is equipped with a DDC energy/management system which controls most of the mechanical systems.

## Telecommunication Service Providers

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The building is currently serviced by MTS, Shaw and Telus.

## Building Awards

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The building has attained BOMA Certified Silver.

## Green Initiatives

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Incandescent fixtures have been switched to LEDs and fluorescent fixtures have been upgraded to T8s. Recycling Program currently includes: office paper, newspaper, cardboard, bottles, plastic, cans, and batteries. Management is currently researching options to have electronic recycling available. Currently installing variable frequency drive controls on both air handling units.

## Skywalk System

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240 Graham Avenue is directly connected to Winnipeg's Skywalk System which is comprised of over 2.4 kilometers of indoor climate controlled walkways.



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## Generator

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A 75 KW KVA generator with a transfer switch is available to support emergency safety equipment, lighting and elevator service.

## Parking

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73 indoor underground parking stalls, and 35 outdoor stalls.

## Maintenance & Security

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The building features on-site maintenance.  
Manned security is stationed: 5:00 a.m. to 1:00 a.m.

## On-site Amenities

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Main floor tenant-only gym  
Tim Horton's located at the corner of Graham & Fort Street  
On-site bicycle storage





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# CALL US FOR MORE INFO

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