



175 HARGRAVE STREET

Downtown Office Space

Winnipeg, MB > R3C 3R8

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Building Information



Location

175 Hargrave Street is a high quality office building located in Winnipeg's Central Business District. The building is in close proximity to the MTS Centre, SHED (Sports Hospitality & Entertainment District) and all Central Business District Amenities.

Winnipeg Skywalk System

175 Hargrave Street is connected through 330 St. Mary's Avenue to Winnipeg's Skywalk System which is comprised of over 2.4 kilometres of indoor, climate-controlled walkways.

Recent Building Upgrades

In 2012 the building was sprinkle red, only main floor remains non sprinklered.

HVAC

Heat for the building is provided by two 50 H.P. natural gas fired hot water boilers while one standard water chiller (300 tons) provides cooling.

The perimeter zones along the exterior wall of the building are served by hot water radiation and interior spaces are served by low pressure air distribution through air diffusers. The entire building is equipped with a DDC energy management system which controls most of the mechanical systems.

Maintenance and Security

The building features on-site maintenance.
Manned security (stationed at 330 St. Mary Avenue) 6:30am – 2:30pm, 3:00pm – 12:00am Monday to Friday; 8:00am – 12:00am Saturday and Sunday; 8:00am – 8:00pm Statutory Holidays.
Electronic card access for after hours.

Service Providers

At the current time, the building is serviced by both MTS and Shaw Communications.

Parking

Shared with 330 St. Mary Avenue, 175 Hargrave Street has a total of 170 surface parking stalls.

BOMA Certification

175 Hargrave Street is currently undergoing BOMA BEST Level 1 Certification. BOMA BEST is the leading environmental certification program for existing commercial buildings in Canada. Ownership and Management are committed to achieving continual improvement and pursuit of environmental initiatives and energy efficiencies wherever feasible.

Green Initiatives

Currently the recycling program at 175 Hargrave Street incorporates recycling of office paper, newspaper, cardboard, bottles, plastic and cans to the extent that the local infrastructure is available to accommodate these materials. Building Management is assessing the current program and looking for options to broaden materials collected.

Availability



| Suite | SF | Net Rent | Additional Rent (2015 est.) | Comments |
|-------|-------|----------|-----------------------------|---|
| 410 | 2,346 | \$12.00 | \$11.85 | New carpet, ceiling |
| 315 | 3,871 | \$12.00 | \$11.85 | Existing improvements Available June 1, 2015 |
| 307 | 4,198 | \$12.00 | \$11.85 | Existing improvements |
| 211 | 2,797 | \$12.00 | \$11.85 | Shell |
| 104 | 1,583 | TBN | \$11.85 | New carpet, ceiling, lights |

Stacking Plan

| Floor | SF | 175 Hargrave Street | | | |
|-------|--------|---------------------|-----|-----|--|
| 07 | 10,624 | | | | |
| 06 | 10,633 | | | | |
| 05 | 10,617 | | | | |
| 04 | 10,779 | | 410 | | |
| 03 | 10,742 | | 307 | 315 | |
| 02 | 10,612 | | 211 | | |
| Main | 7,766 | | 104 | | |

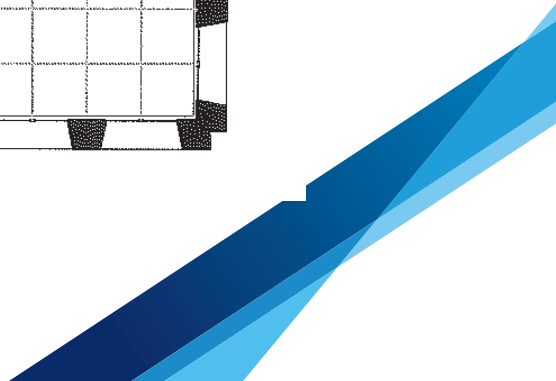
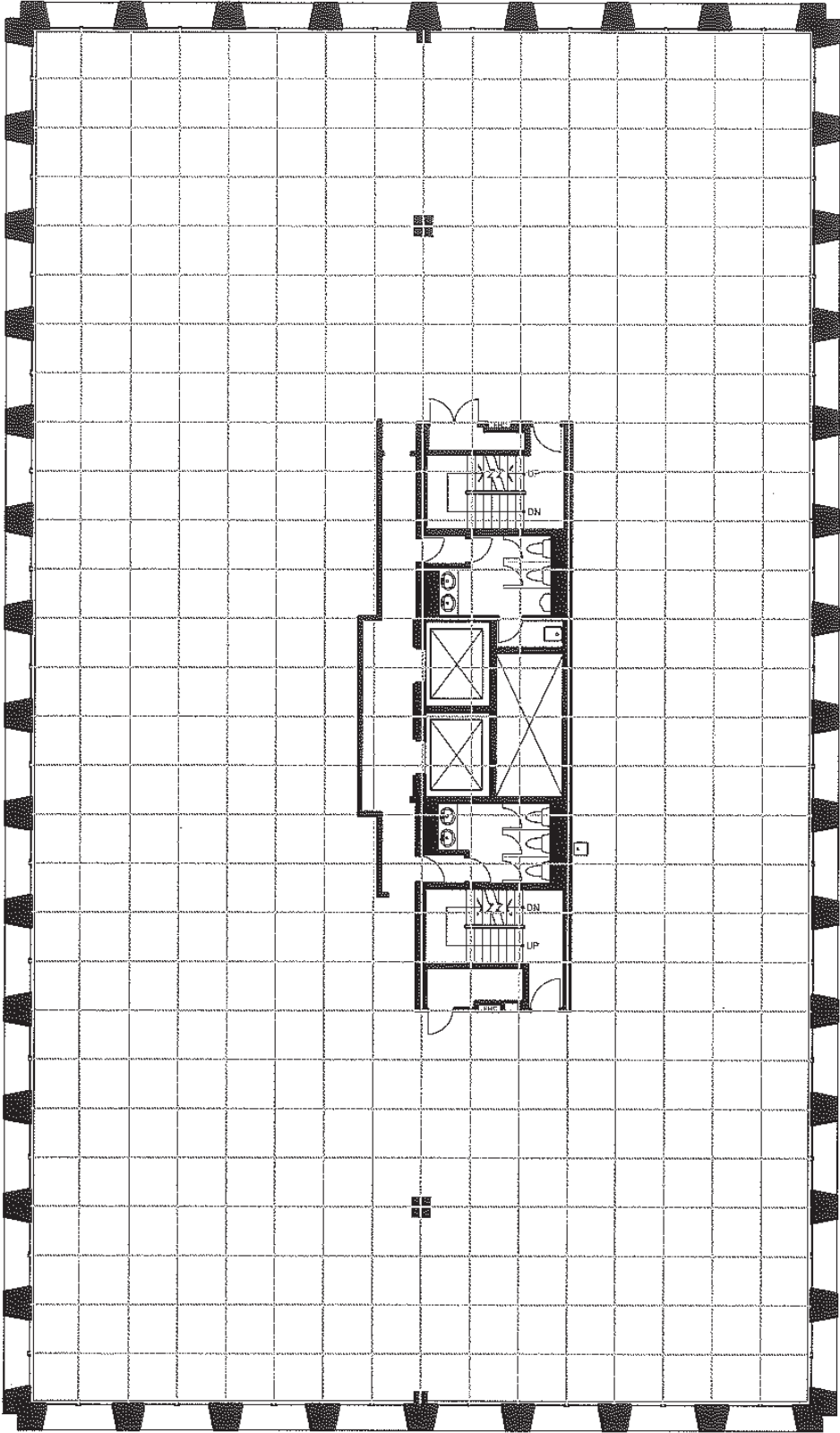
Tenant Roster



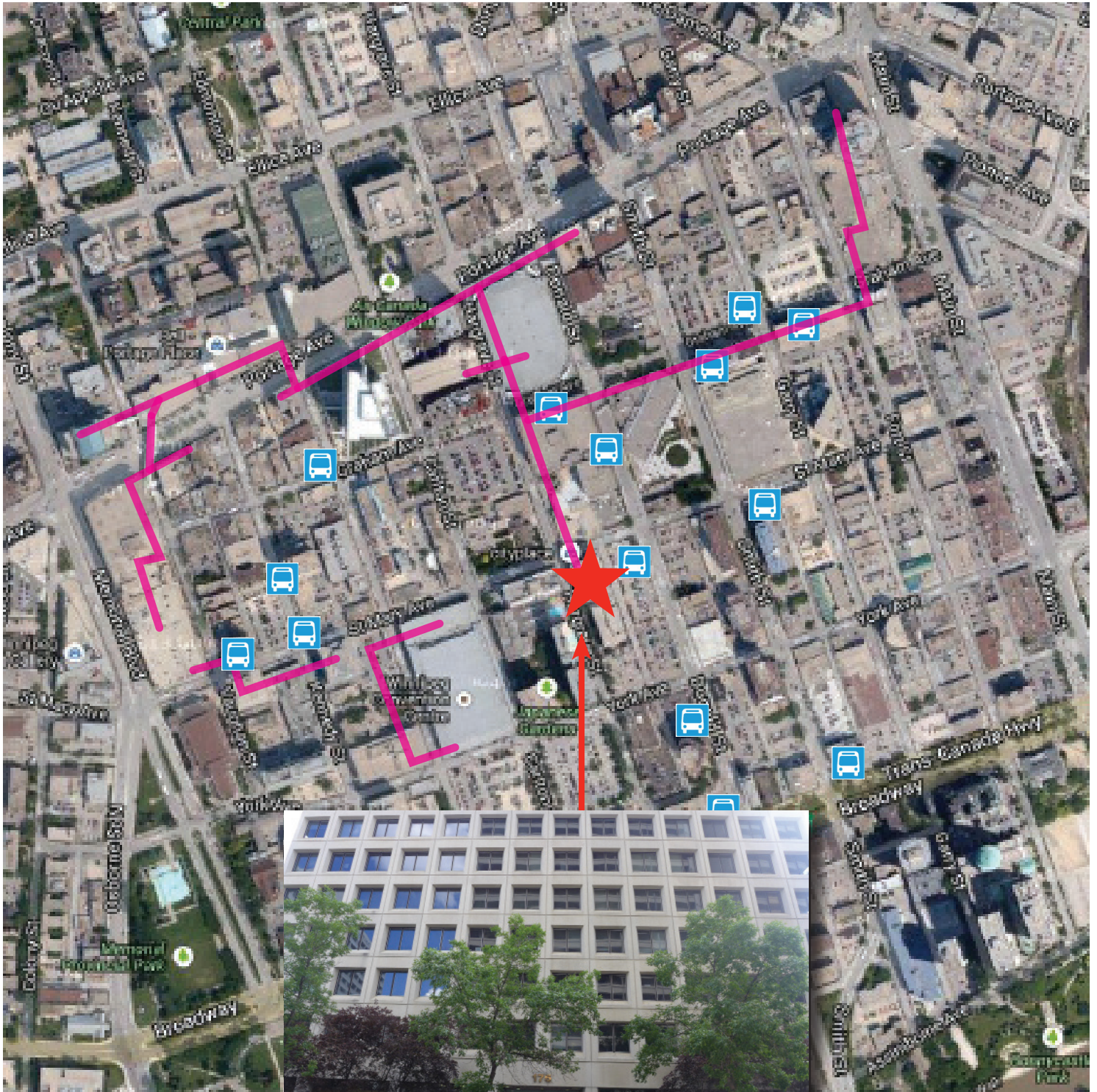
| FLOOR | TENANT | FLOOR | TENANT |
|-----------------|--|-----------------|--|
| Main | Oscar's Deli Coughlin & Associates | 4 th | Treaty Relations Commission of Manitoba Public Service Alliance of Canada |
| 2 nd | Coughlin & Associates Legal Aid Manitoba | 5 th | Province of Manitoba - Labour Board |
| 3 rd | London Life Insurance Institute of Manitoba Hanscomb Limited | 6 th | C.M.H.C. McArthur Financial Services GP Kroeker Financial Accounts Recovery Corporation Manitoba Quality Network |
| | | 7 th | Province of Manitoba |



Typical Floor Plan



Location



- Winnipeg Skywalk
- Public Transportation

SHED District

The SHED is Winnipeg's Sports, Hospitality and Entertainment District, located in the heart of the city. It is the goal of this district to become Winnipeg's entertainment epicentre, along with being a desirable, accessible, memorable, usable, exciting, comfortable, safe and livable district. An iconic district, anchored by the MTS Centre, the SHED will include a multitude of entertainment, restaurant and retail establishments. It is envisioned for the SHED to become Winnipeg's "town square" or "front door" for large scale gatherings. Future principal destinations within the SHED include the re-development Metropolitan Theatre, the expanded Winnipeg Convention Centre and the Centre Point Development, the location of Groupe Germain's ALT Hotel.

The SHED will include specific elements that will create the atmosphere of the district, additions of such public space enhancements will include: specialty illuminated iconic elements, upgrades to the street lighting including more intimate pedestrian scale lighting, widening of sidewalks for an improved pedestrian environment, improved street furnishings, special signage, and facade/storefront improvements.

Mixed use development, such as the combination of retail, commercial and residential will be promoted throughout the district.

Source: CentreVenture Development Corporation



Building Photos

