

200 / 165 MAIN / FORT

WINNIPEG, MB



Investment Highlights

The Opportunity

On behalf of Wawanesa (the "Vendor"), Capital Commercial Real Estate Services (the "Advisor" or "Capital") is pleased to offer for sale 100% interest in 200 Main Street, a signature office building with a 320-stall underground parkade, and 165 Fort Street, a 35-stall surface parking lot, both located in Downtown Winnipeg and referred to as the "Properties" or the "Sites". The Properties provide potential purchasers with an attractive income stream while also offering significant redevelopment potential. While the Properties offer meticulously maintained, high-quality modern office space, the generous 44,659 sq. ft. site and large underground parking garage is also ideally suited to accommodate a redevelopment. Purchasers can elect to submit offers on both 200 Main Street and 165 Fort Street together or independently.

PROPERTY



GROSS LEASABLE AREA
111,778 sq. ft.



YEAR BUILT
1990



STOREYS
7 storeys



PARKING
320 underground stalls
(200 Main Street)
35 electrified surface stalls
(165 Fort Street)

SITE



SITE AREA
34,412 sq. ft. (200 Main St.)
10,247 sq. ft. (165 Fort St.)



FRONTAGE
282 ft. (Main Street)
120 ft. (York Avenue)
85 ft. (Fort Street)



ZONING
M Multiple Use

Investment Highlights

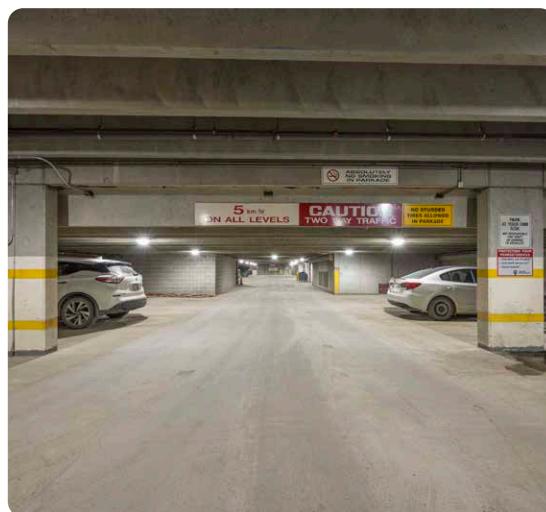
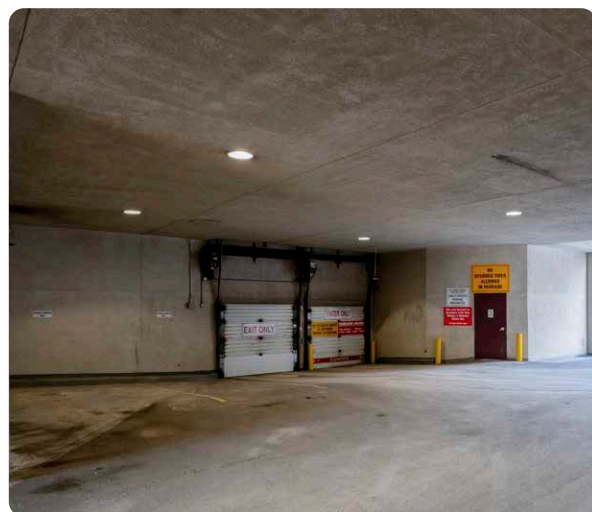


METICULOUSLY MAINTAINED ASSET WITH EXTENSIVE CAPITAL UPGRADES

The Property has undergone extensive capital upgrades since acquired by Wawanesa in 2003. In addition to interior office renovations throughout the tower, Wawanesa has made significant investments in the building itself including the roof, building envelope, parkade membrane, elevators, mechanical systems, and windows.

SIGNIFICANT ON-SITE PARKING AT WELL BELOW REPLACEMENT COST

The Properties include a 320 stall, 3 level underground parking garage and a 35-electrified stall surface lot at 165 Fort Street. The total parking ratio on site of 3.2 per 1,000 sq. ft. is significantly higher than is typical in the downtown market. The underground nature of the parking also provides end users with the ability to control and secure their own property with direct access from the parkade into the building.



SIGNIFICANT REDEVELOPMENT OPPORTUNITY WITH IN-PLACE INCOME

The Properties' aggregate site area and frontage along Main Street, York Avenue and Fort Street along with 200 Main Street's attractive floor plate of over 11,000 sq. ft. provide multiple potential approaches for redevelopment either for office or multi-family purposes. The existing lease arrangement with Assiniboine Credit Union which runs until May 31, 2025 on 50,646 sq. ft. provides potential purchasers with excellent holding income during a repositioning period.

PROMINENT LOCATION

200 Main Street is located at the Northwest corner of the intersection of Main Street and York Avenue with 282 ft. of frontage on the West side of Main Street. 165 Fort Street is located on the East side of Fort Street and has 85 ft. of frontage. The Properties are in close proximity to Portage & Main as well as The Forks and offer excellent access to public transit. The Properties offer easy access off Main Street and Fort Streets with a rear lane-way connecting each site. 200 Main Street's parking garage is accessed by a breezeway which is accessible from Main Street and the lane-way.



Location Overview




The Properties, known municipally as 200 Main Street and 165 Fort Street, are located on east side of downtown Winnipeg, two blocks south of Portage & Main, the financial center of the City, and directly across the street from The Forks, the most visited tourist destination in Manitoba. This strategic location with significant frontage on Main Street offers access to all quadrants of city providing quick connectivity to the downtown core as well as the City's suburban areas. This transit-orientated and amenity-rich location benefits from its access to prominent landmarks and access to parks and greenspaces along the Red River.



DRIVE TIMES		WALK TIMES	
Richardson Int'l Airport	16 min.	The Forks	10 min.
St. Boniface Hospital	5 min.	Portage & Main	9 min.
St. Vital Centre	14 min.	True North Square	9 min.
Kildonan Place	13 min.	Cdn. Museum for Human Rights	5 min.
CF Polo Park	13 min.	The Exchange District	12 min.

RAILSIDE AT THE FORKS

CANADIAN MUSEUM FOR HUMAN RIGHTS
MUSÉE CANADIEN POUR LES DROITS DE LA PERSONNE

 WALK SCORE 93	 TRANSIT SCORE 86	 BIKE SCORE 87
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Details

PROPERTY SUMMARY

200 Main Street is a high-quality, 7-storey office tower atop of a 2-storey podium. The site is located at the northwest corner of Main Street and York Avenue, just two blocks from the financial center of downtown Winnipeg. With substantial street frontage along both Main and York Streets, the Property is in close proximity to two major attractions, The Forks and Portage & Main. The Property has benefited from renovation and upgrades completed by the Vendor, which include significant building envelope and interior improvements. In total, the Vendor has invested approximately \$1.5M in capital improvements over the past five years. A meticulous and comprehensive maintenance program is evident throughout the building.

165 Fort Street is a surface parking lot located mid block on the west side of Fort Street and is connected by a public lane-way that adjoins both sites and provides access to an on-site underground parking garage and breezeway at 200 Main Street.

200 MAIN STREET

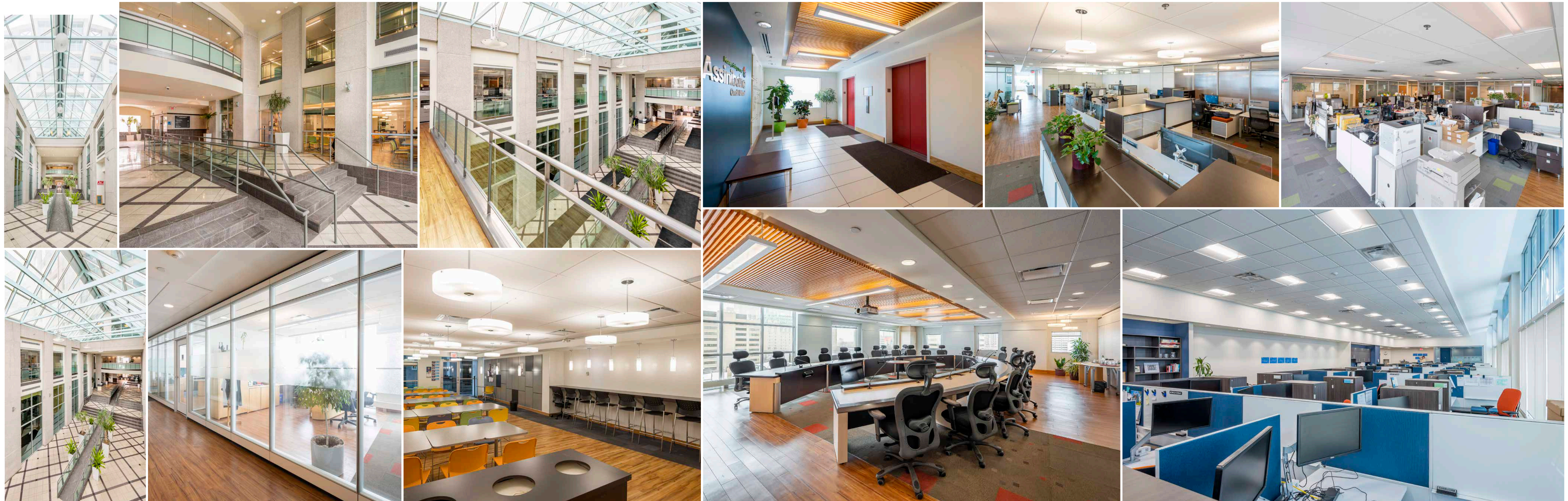
GROSS LEASABLE AREA	111,778 sq. ft.
SITE AREA	34,412 sq. ft.
FRONTAGE	282 ft. along Main Street
NUMBER OF STOREYS	7
TYPICAL FLOORPLATE	11,059 - 11,911 sq. ft.
PARKING	320 stalls
ZONING	M-Multiple Use
ROLL NUMBER	12092970500
TITLE NUMBER	1988369/1
LEGAL DESCRIPTION	SP Lots 16 to 19 Plan 24135 WLTO In RL 1 Parish of St John

165 FORT STREET

SITE AREA	10,247 sq. ft.
FRONTAGE	85 ft. along Fort Street
PARKING	35 electrified stalls
ZONING	M-Multiple Use
ROLL NUMBER	12093054500
TITLE NUMBER	2179308
LEGAL DESCRIPTION	Lot 2 Plan 19118 WLTO In RL 1 of Parish of St John



Interior Photographs



200 / 165 MAIN / FORT

CAPITAL COMMERCIAL INVESTMENT SERVICES

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