



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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# 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 LOBBY



MAIN FLOOR CAFETERIA



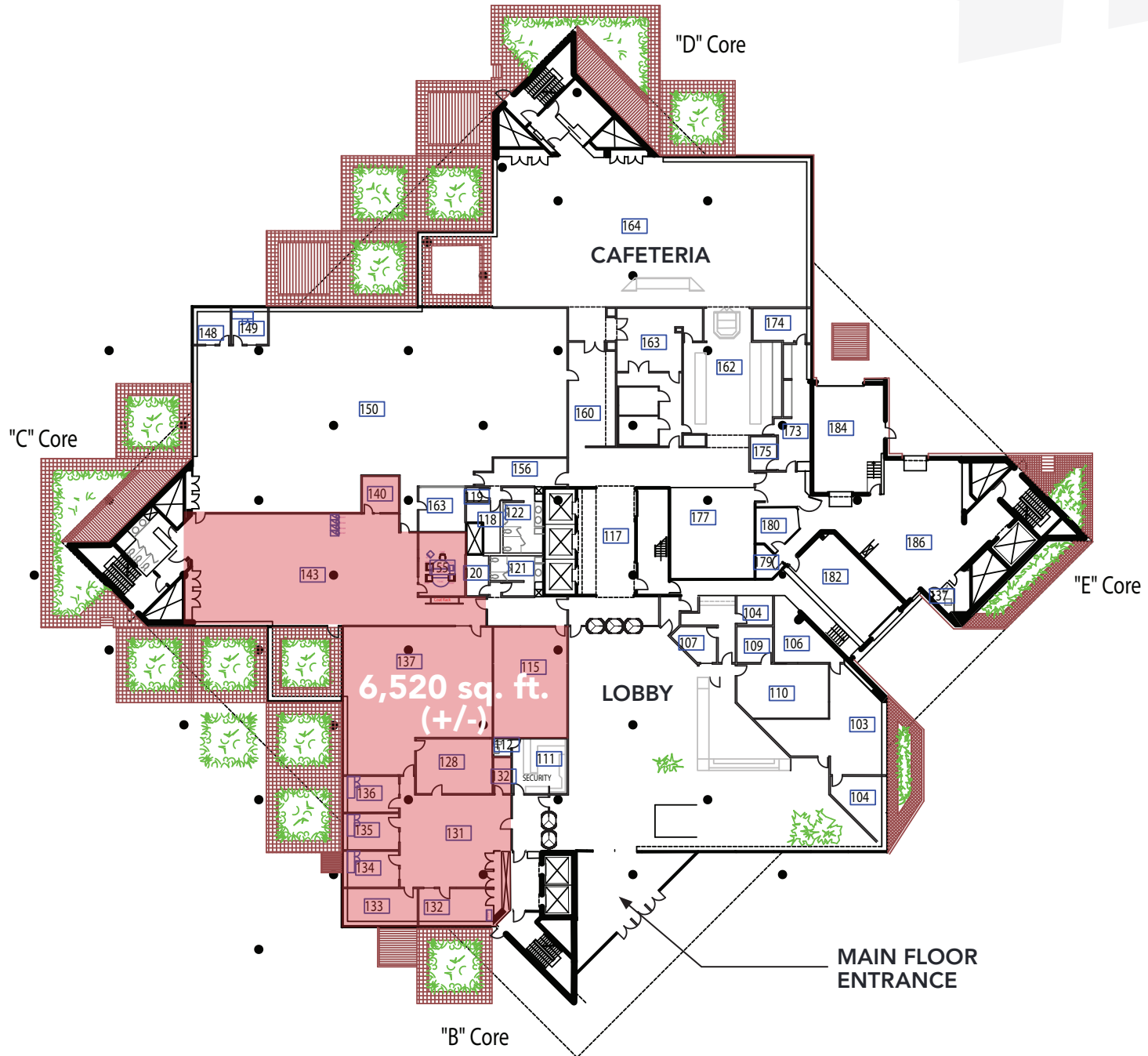
EIGHTH FLOOR DATA ROOM



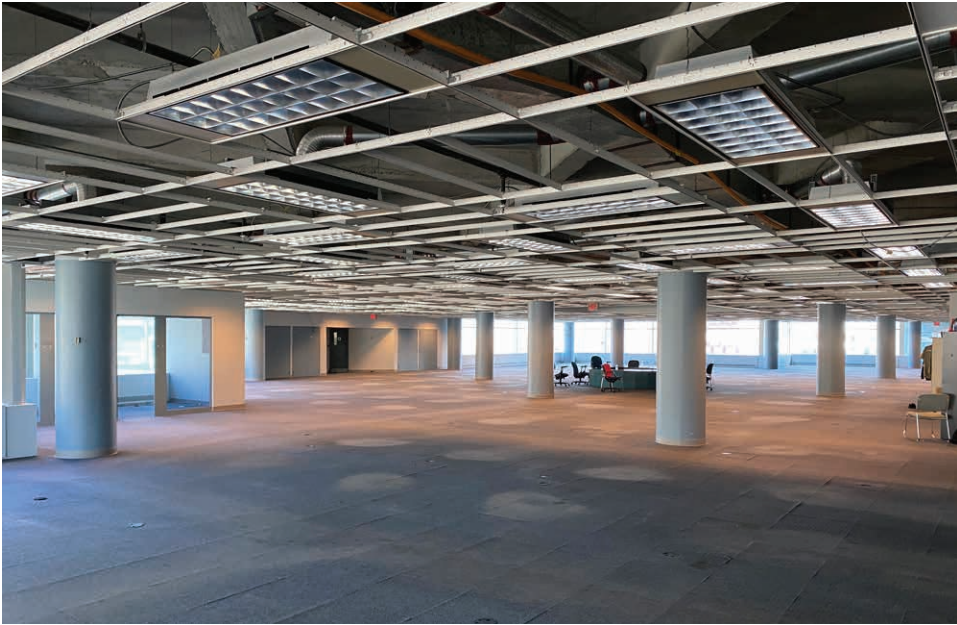
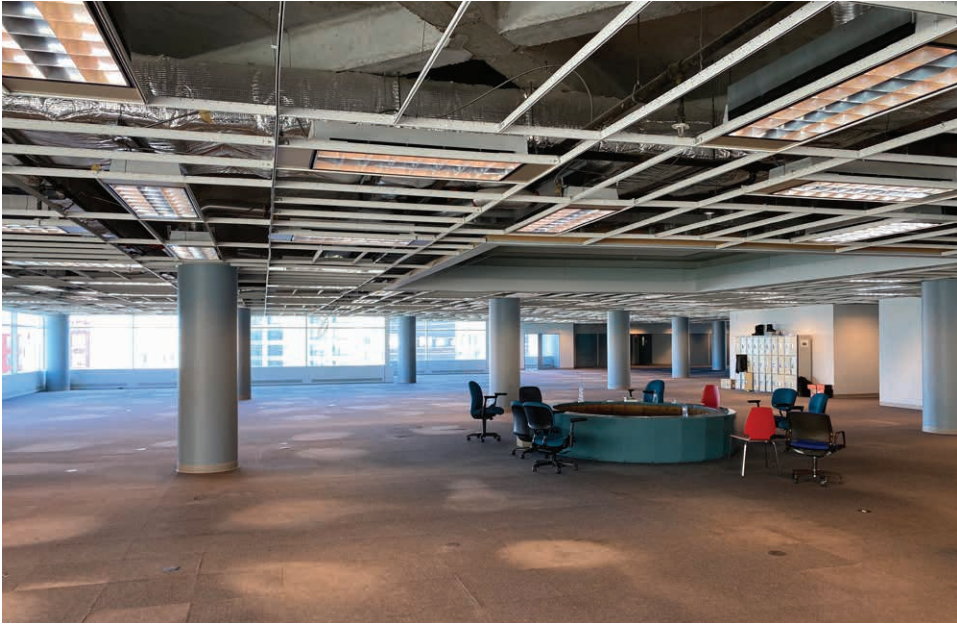
LOWER LEVEL FITNESS ROOM



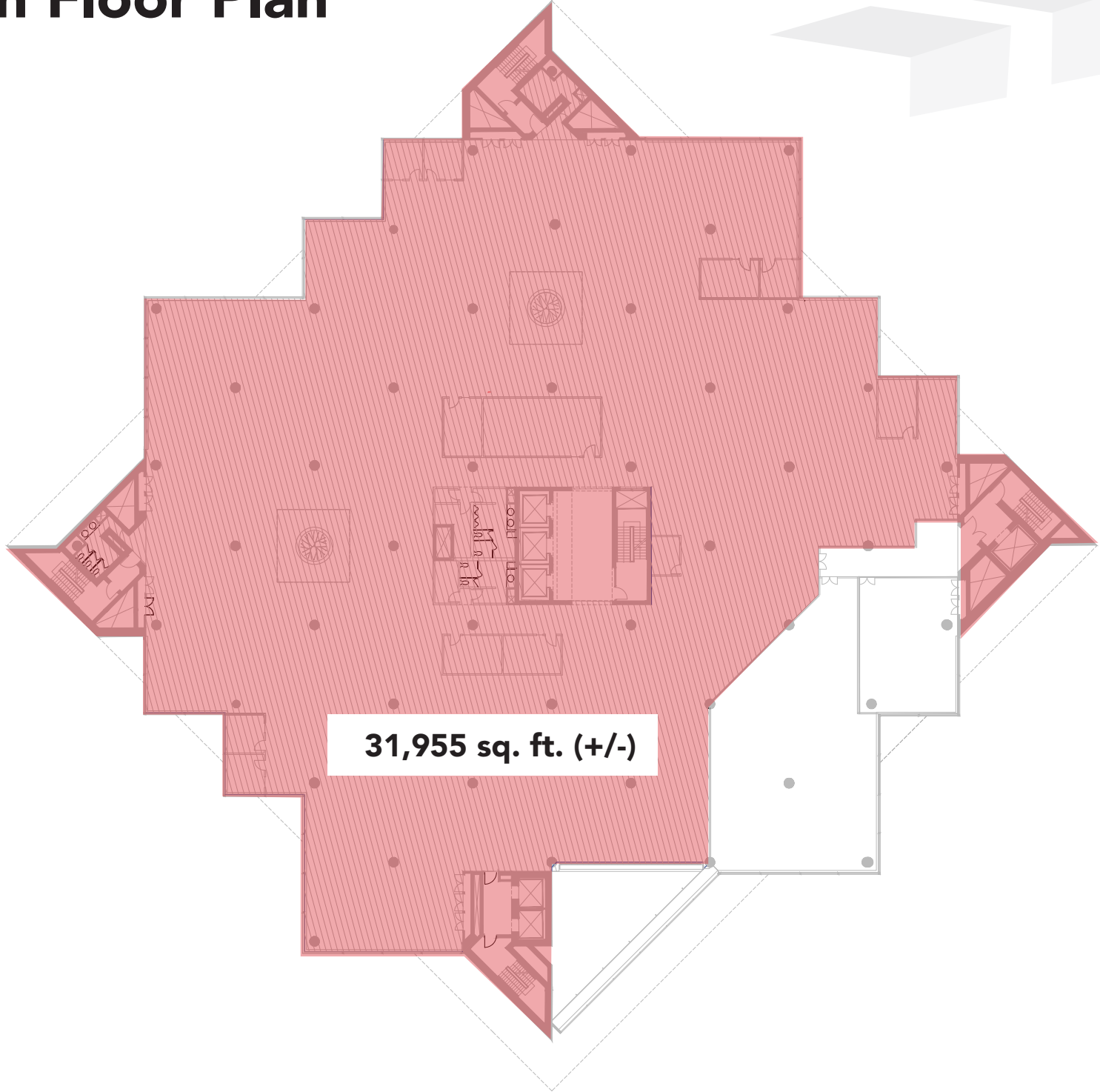
# Main Floor Plan



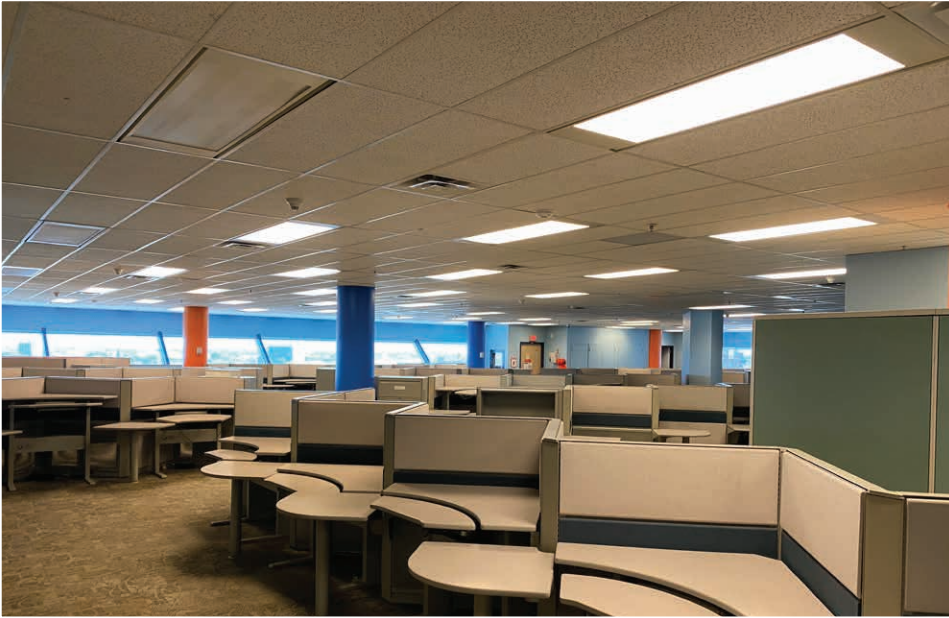
# Fourth Floor Photographs



# Fourth Floor Plan

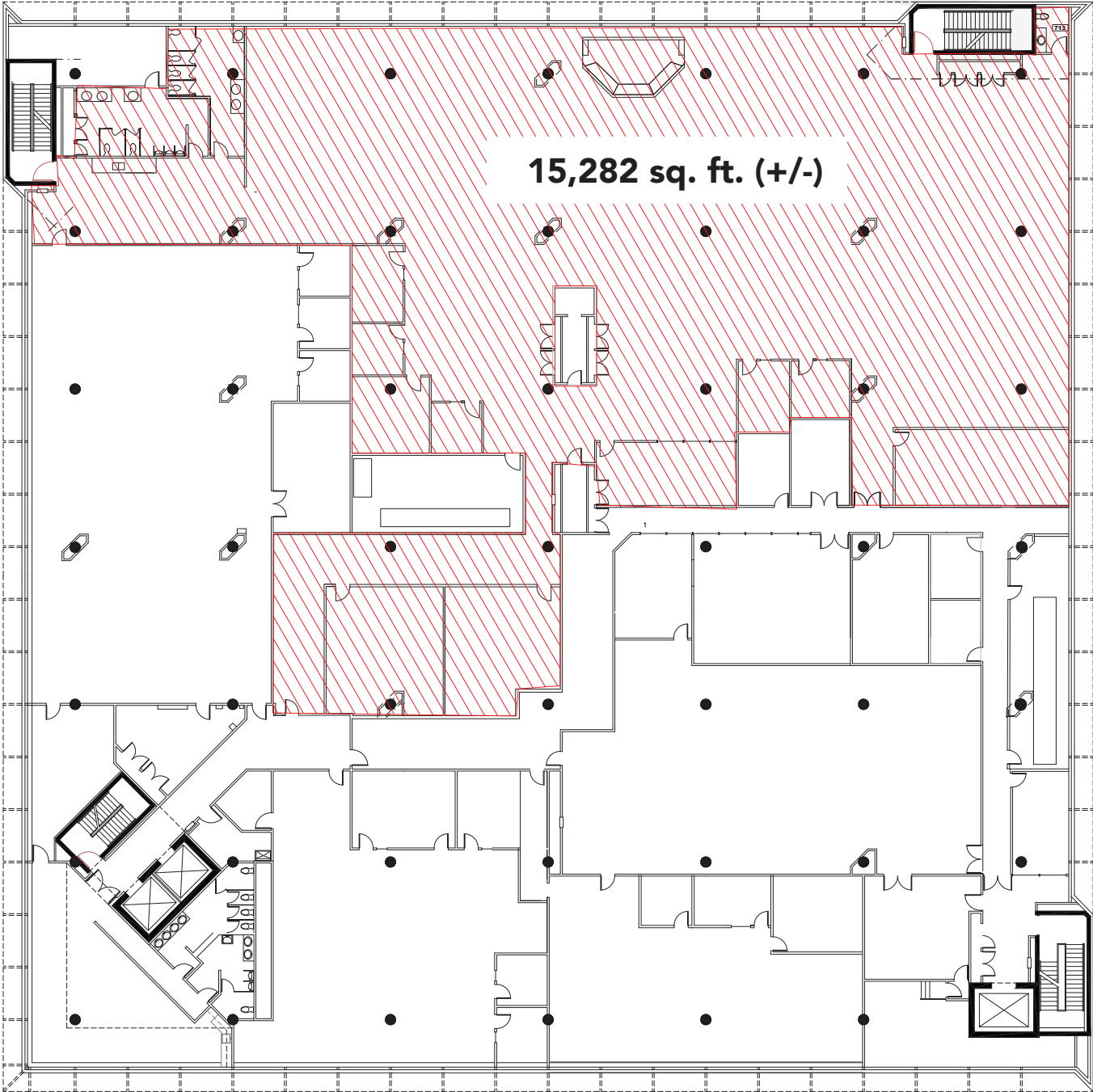


# Seventh Floor Photographs

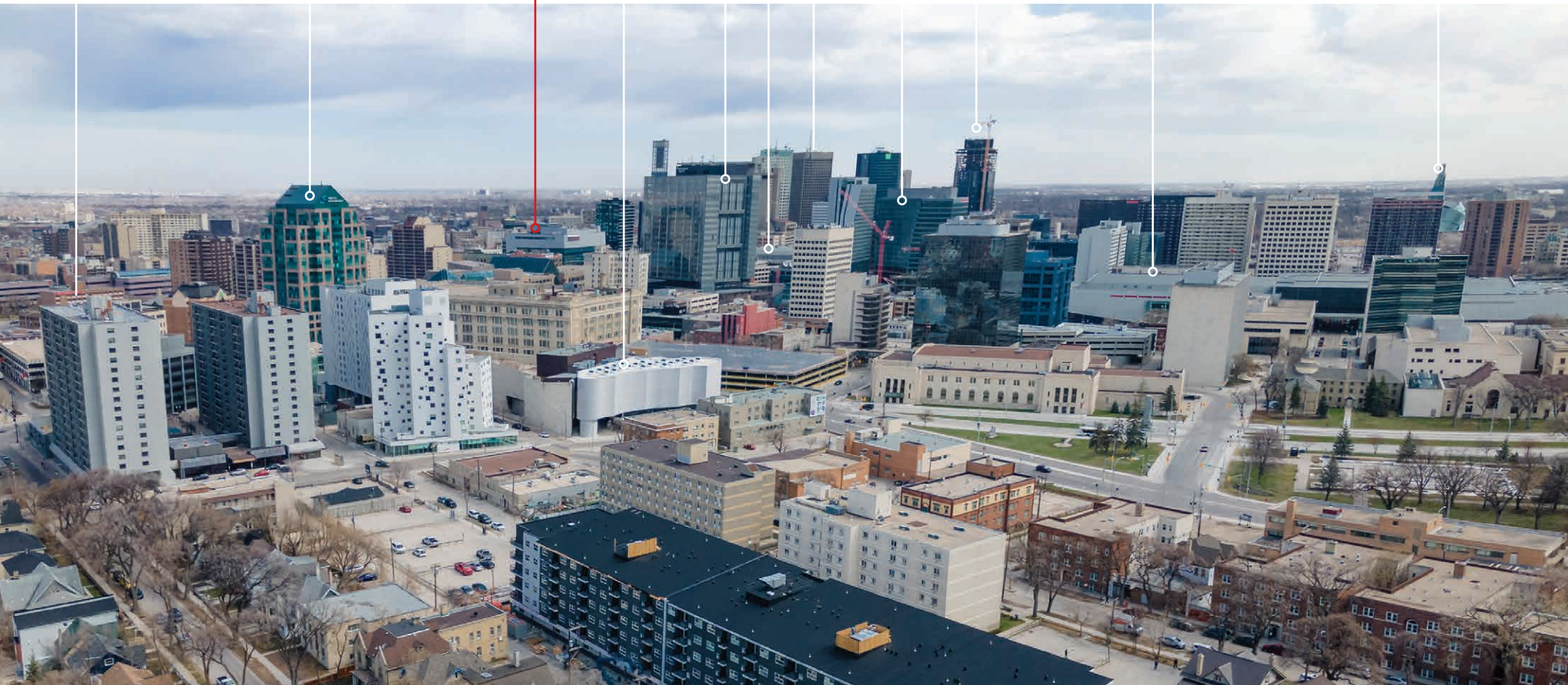
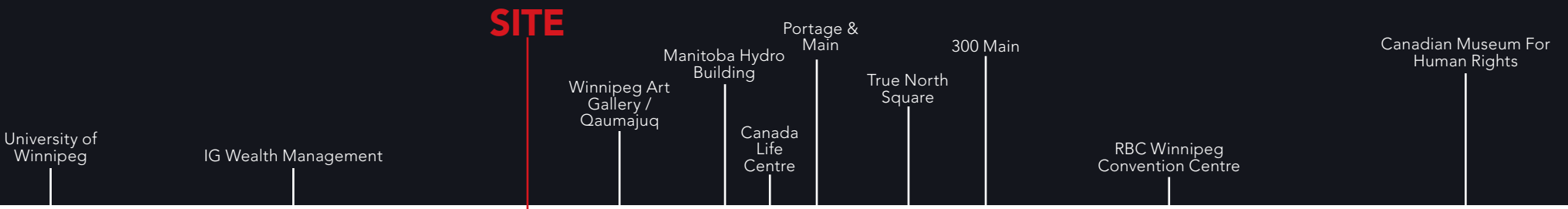




# Seventh Floor Plan



# Location Overview



# Downtown Winnipeg

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





COMMERCIAL REAL ESTATE  
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