





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

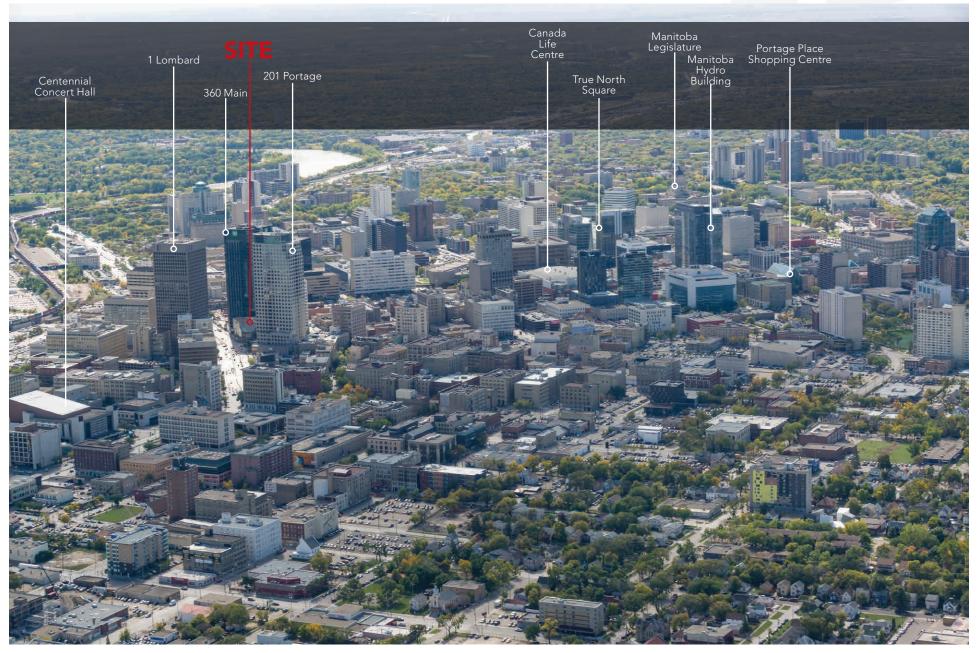


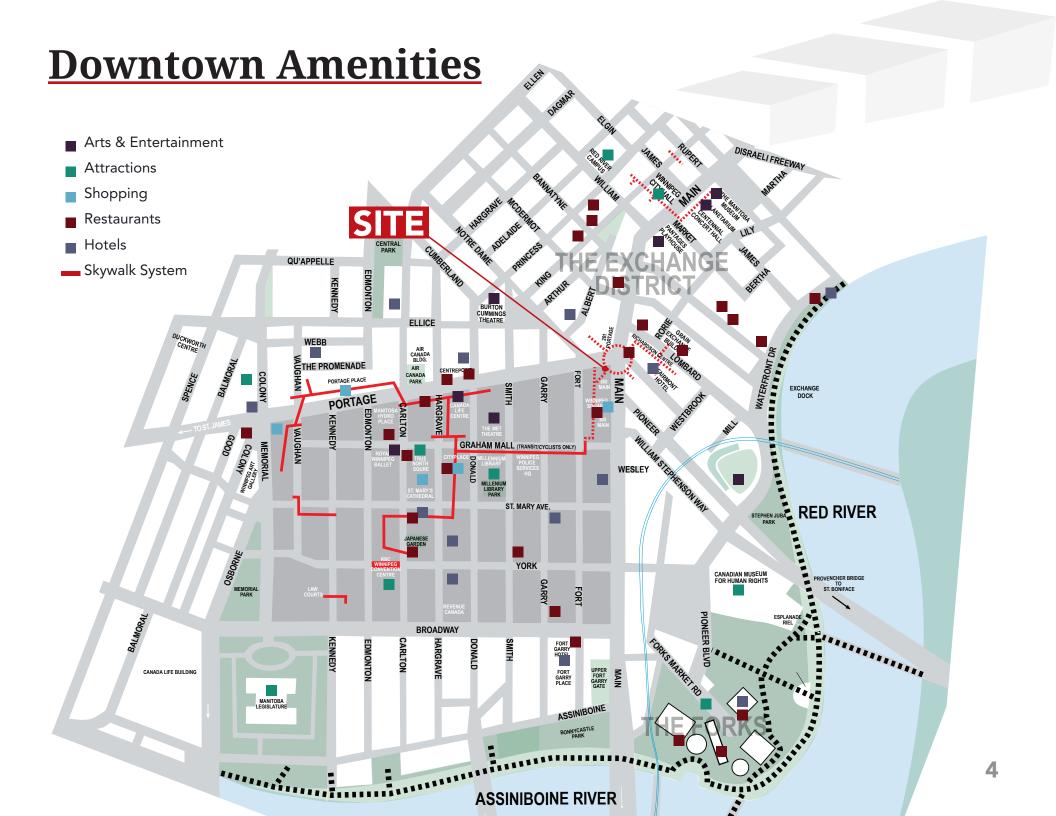
BICYCLE STORAGE AVAILABLE TO TENANTS



FLOOR TO CEILING WINDOWS

Location Overview







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

GROSS RENT	\$34.75 per sq. ft.
ADDITIONAL RENT	\$14.75 per sq. ft.
NET RENT	\$20.00 per sq. ft.



^{*}Demising options available to accommodate various sq. ft. requirements

^{**}Tenant Improvement Incentives Available

Conceptual Renderings



Fourth Floor Plan $\overline{\infty}$



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