



The East Exchange District Portfolio

The Grain Exchange Building & Parkade (167 Lombard Ave. & 136 McDermot Ave.)

The Hamilton Building & Parkade (395 Main St. & 170 McDermot Ave.)

WINNIPEG, MANITOBA

The Offering

Capital Commercial Investment Services (“Capital” and/or the “Advisor”) is pleased to offer for sale 100% interest in the East Exchange District Portfolio, which includes two downtown office buildings and parkades. The Properties are The Grain Exchange Building and Parkade located at 167 Lombard Avenue & 136 McDermot Avenue and The Hamilton Building and Parkade located at 395 Main Street & 170 McDermot Avenue in Winnipeg, MB (the “Properties”). The Properties include over 313,000 sq. ft. of commercial GLA, and 573 covered parking stalls prominently located in the East Exchange District one block from Portage & Main. The Properties are strategically located within a one-block radius of each other in the East Exchange District, adjacent to Portage & Main and the Winnipeg Square underground retail concourse. The Offering represents a unique opportunity to acquire two high-quality office buildings with two extremely well-located parkades.

PORTFOLIO SUMMARY

Address	Building: 167 Lombard Ave. Parkade: 136 McDermot Ave.	Building: 395 Main St. Parkade: 170 McDermot Ave.
Building Area	247,231 sq. ft.	66,194 sq. ft.
Occupancy	73.4%	100.00%
Storeys	10	9
Typical Floorplate	27,700 sq. ft.	4,905 sq. ft.
Site Area	Building: 0.96 acres Parkade: 0.84 acres	Building: 0.14 acres Parkade: 0.42 acres
Parking	278 stalls	295 stalls
WAVG Lease Term (April 2024)	2.02 years	12.58 years





The Grain Exchange Building & Parkade

Hamilton Building & Parkade



TOTAL LAND AREA
2.36 acres (+/-)



TOTAL BUILDING AREA
313,425 sq. ft. (+/-)



TOTAL PARKING STALLS
573 stalls

Portfolio Highlights



PARKING
The portfolio offers access to ownership of two parkades located in the East Exchange District, which is traditionally know as an under-served area with respect to parking availability.



SCALE
The portfolio offers investors the opportunity to pursue scale in the best performing urban area within the City of Winnipeg.



ASSUMABLE DEBT
The Hamilton Building offers long-term assumable debt available for assumption at an interest rate well below market.



ACCESSIBILITY
Part of the portfolio offers the rare and only opportunity to own a heritage style asset within the East Exchange District while also being connected to Winnipeg's Downtown underground and skywalk system.

EXCELLENT TENANCY
Part of the portfolio is occupied by a long-term government tenancy with escalations within the recoveries structure in order to preserve return over the holding period.



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