



444

ST. MARY AVENUE

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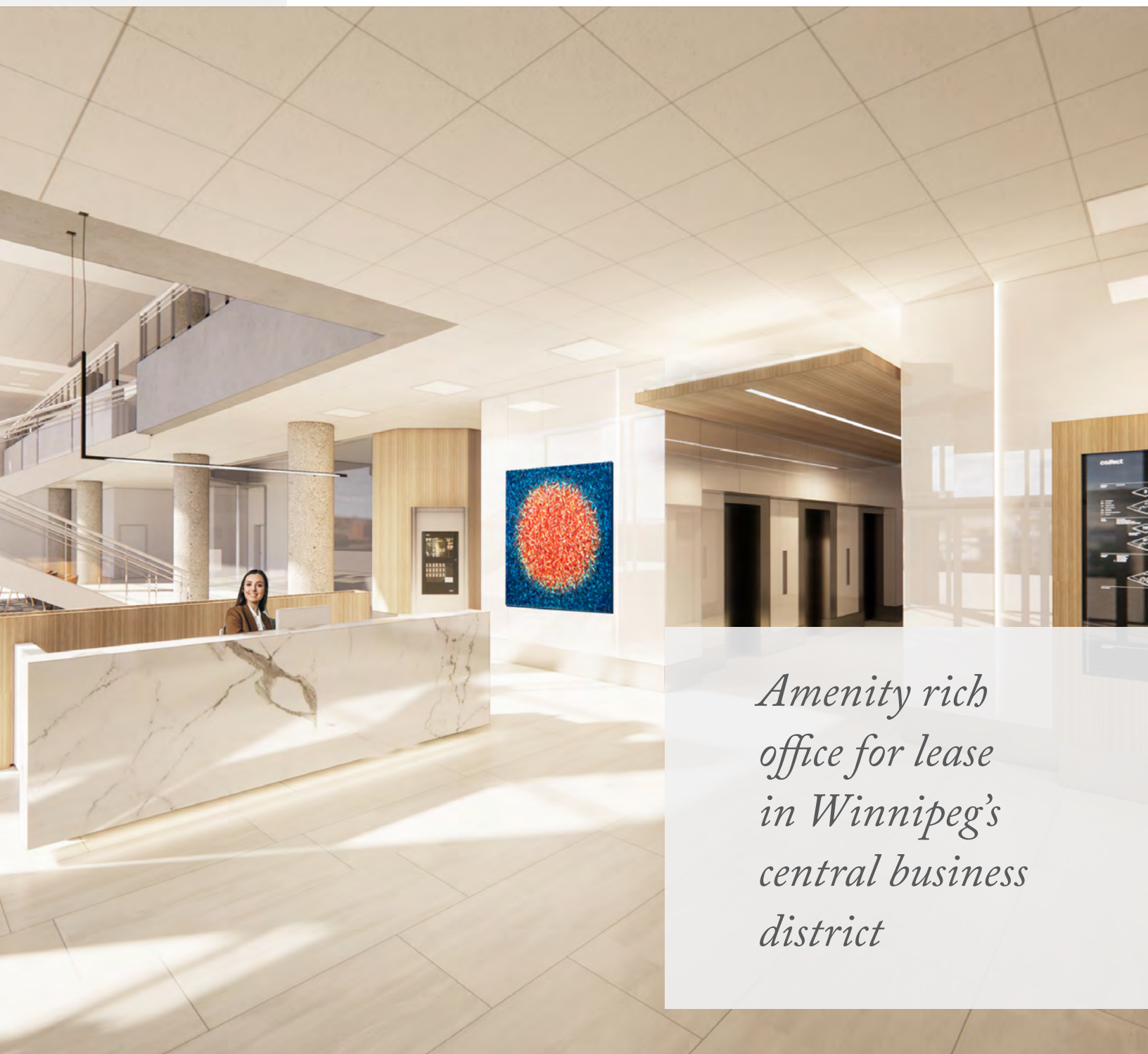
Located on the southeast corner of St. Mary Avenue and Kennedy Street, the building features 17 storeys of office space.

When considering an office space location, proximity to functional and recreational amenities in relation to a downtown core rates paramount in terms of importance to when considering where to locate a business.

Within a short walking distance you'll find the Law Courts, the Provincial Legislature, RBC Convention Centre, the Delta Hotel, True North Square, and the 5 star Sutton Place Hotel currently being built in conjunction with True North Real Estate Development, slated to be completed by Q1 of 2026.

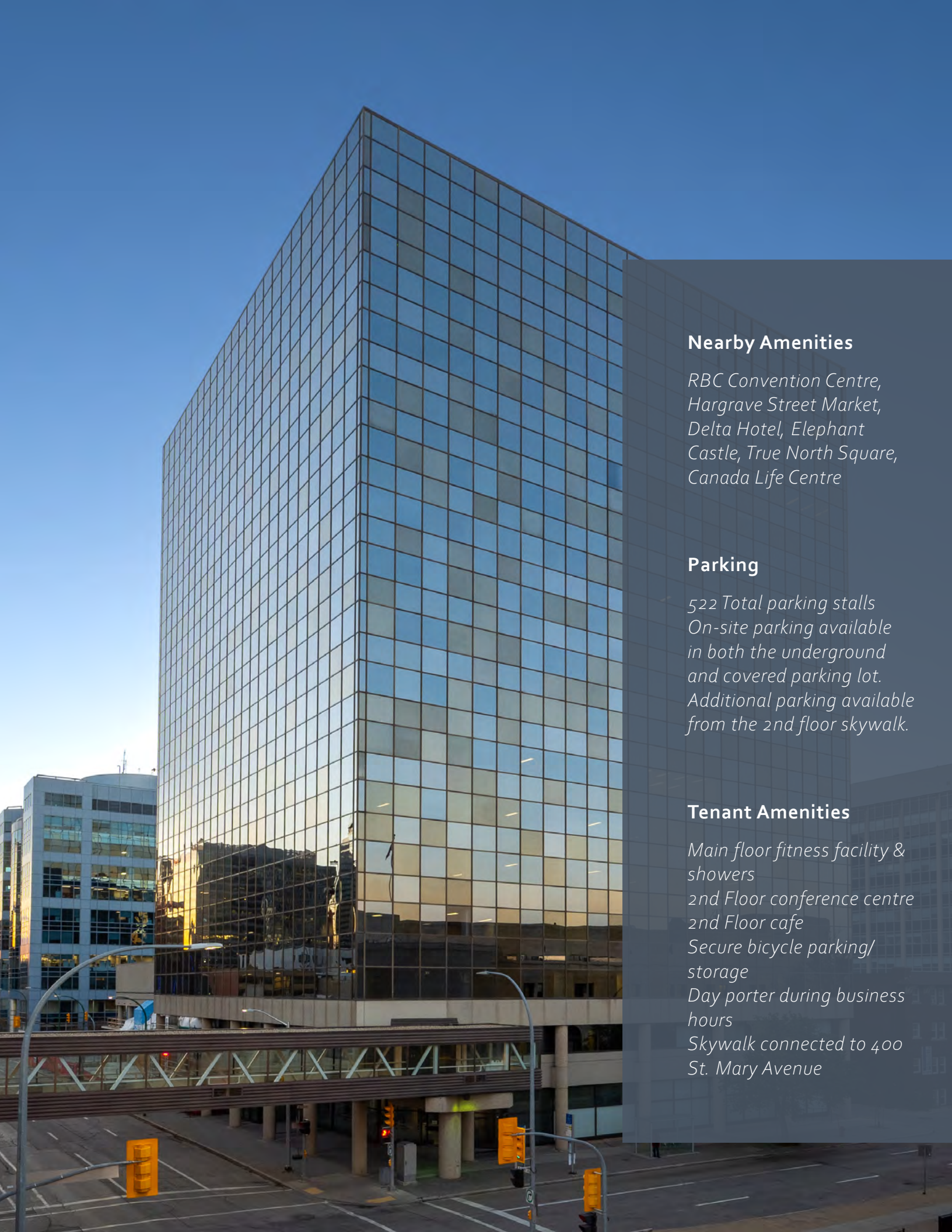
One block away at True North square you'll find Hargrave Street Market, Mottola Grocery, Gusto Restarant, Rose Bar, and the public plaza- currently hosting a variety of events every week throughout the summer, and continuing throughout the fall and winter alongside the NHL season.





*Amenity rich
office for lease
in Winnipeg's
central business
district*

**RENDERING ABOVE - LOBBY RETROFIT TO BE COMPLETED EARLY 2024*



Nearby Amenities

*RBC Convention Centre,
Hargrave Street Market,
Delta Hotel, Elephant
Castle, True North Square,
Canada Life Centre*

Parking

*522 Total parking stalls
On-site parking available
in both the underground
and covered parking lot.
Additional parking available
from the 2nd floor skywalk.*

Tenant Amenities

*Main floor fitness facility &
showers
2nd Floor conference centre
2nd Floor cafe
Secure bicycle parking/
storage
Day porter during business
hours
Skywalk connected to 400
St. Mary Avenue*

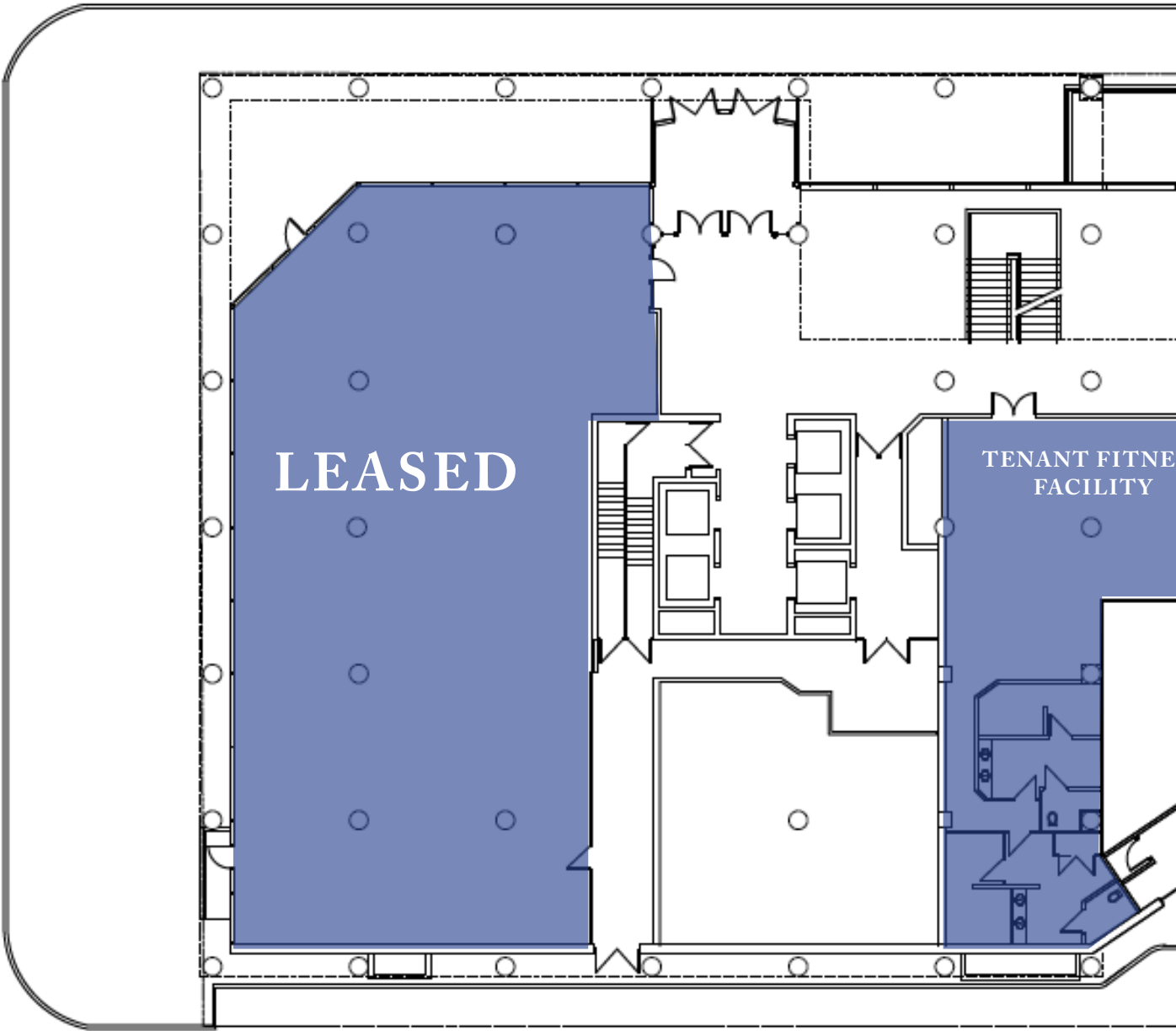
CURRENT AVAILABILITIES

Unit	Size	Rate	Additional	Notes
101	2,468	TBN	\$19.03/SF	"Shell" - ready for fixturing Contiguous ±7,034 SF
102	2,273	TBN	\$19.03/SF	
103	2,293	TBN	\$19.03/SF	
200	2,051	\$17.00/SF	\$19.03/SF	Existing improvements (Available Oct. 1, 2024)
203	1,430	\$17.00/SF	\$19.03/SF	Existing improvements
220	3,999	\$17.00/SF	\$19.03/SF	Existing improvements
240	1,847	\$17.00/SF	\$19.03/SF	Fully built out; suitable for medical use
300	14,463	\$17.00/SF	\$19.03/SF	Contiguous ±57,852 SF
400	14,463	\$17.00/SF	\$19.03/SF	
500	14,463	\$17.00/SF	\$19.03/SF	
600	14,463	\$17.00/SF	\$19.03/SF	
740	1,136	\$17.00/SF	\$19.03/SF	3 Offices, small boardroom and kitchen, ready for occupancy
744	872	\$17.00/SF	\$19.03/SF	"Shell"
760	2,610	\$17.00/SF	\$19.03/SF	Built out office containing 6 offices, 3 workstations, boardroom, and office supply room ready for occupancy
800	14,466	\$17.00/SF	\$19.03/SF	Existing improvements
1050	7,467	\$17.00/SF	\$19.03/SF	20+ Offices, boardroom, lunchroom
1100	10,381	\$17.00/SF	\$19.03/SF	"Shell"
1130	3,322	\$17.00/SF	\$19.03/SF	"Shell"
1450	3,332	\$17.00/SF	\$19.03/SF	Existing improvements Contiguous ±4,717 SF
1460	1,385	\$17.00/SF	\$19.03/SF	
1510	2,106	\$17.00/SF	\$19.03/SF	Existing improvements
1515	2,496	\$17.00/SF	\$19.03/SF	Ready for fixturing
1520	1,050	\$17.00	\$19.03/SF	Fully finished; ready for occupancy
1600	14,463	\$17.00/SF	\$19.03/SF	Contiguous ±43,389 SF
1700	14,463	\$17.00/SF	\$19.03/SF	
1800	14,463	\$17.00/SF	\$19.03/SF	

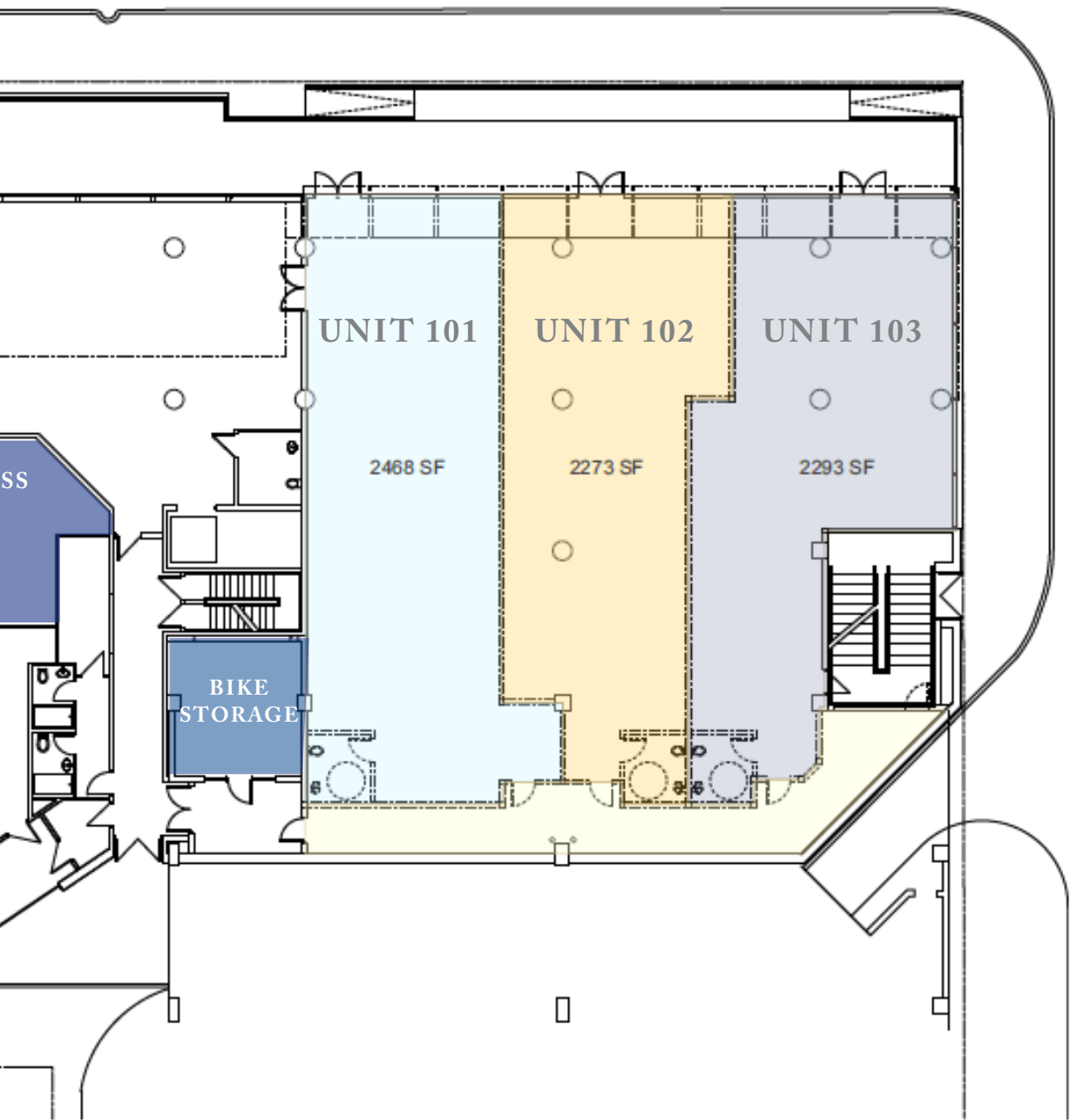
MAIN FLOOR RETAIL FLOOR PLAN

ST. MARY

VAUGHAN ST

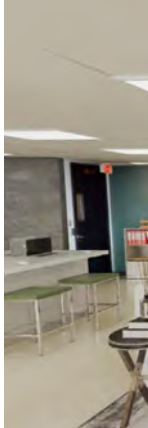
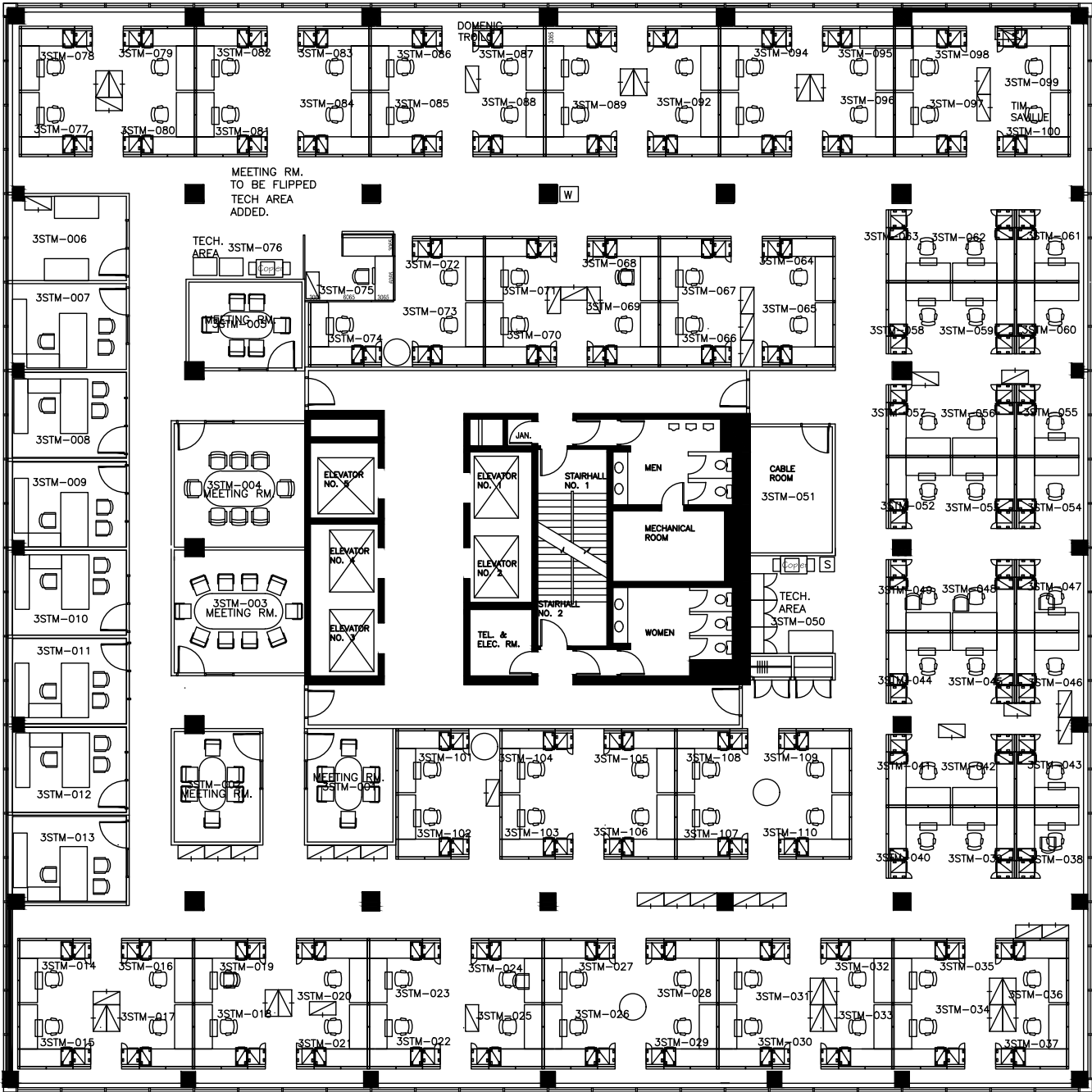


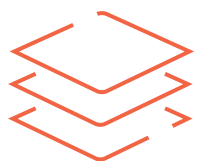
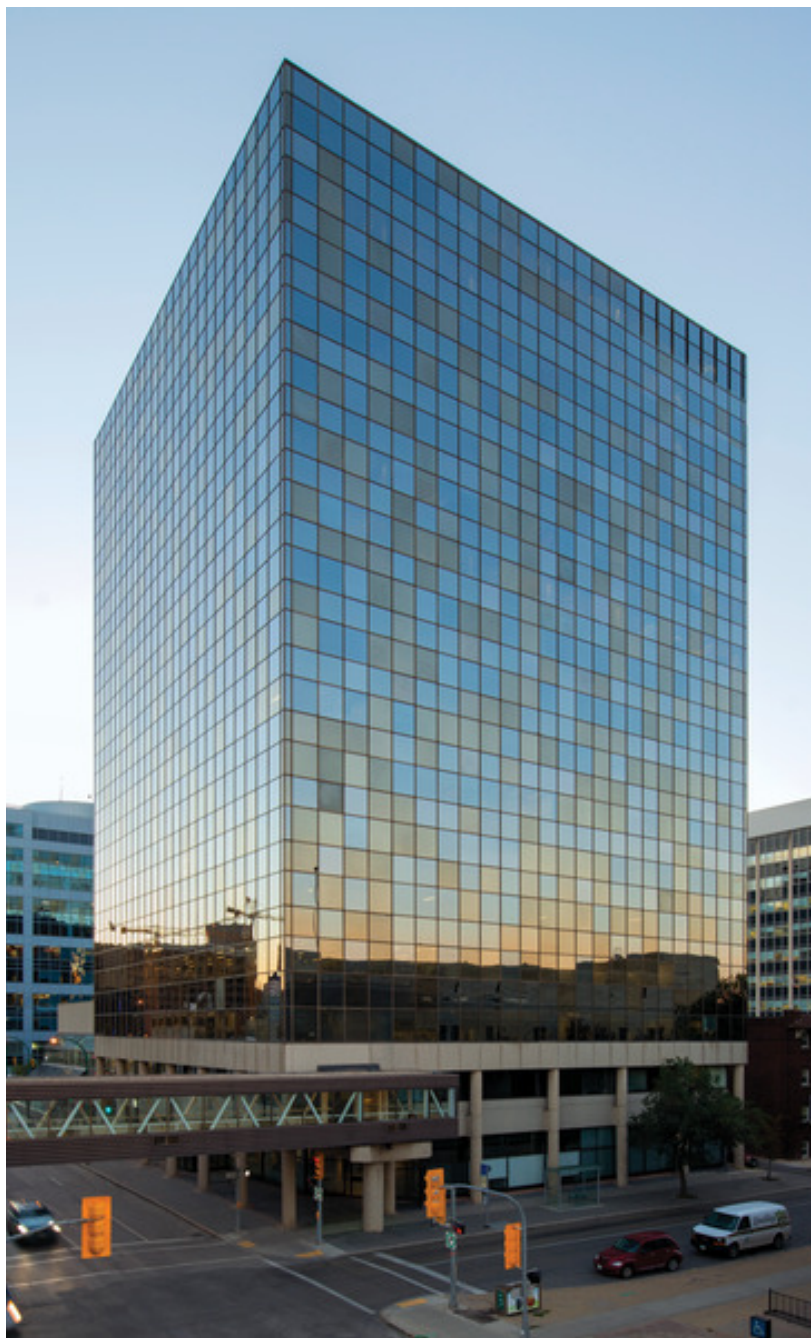
AVE



KENNEDY ST

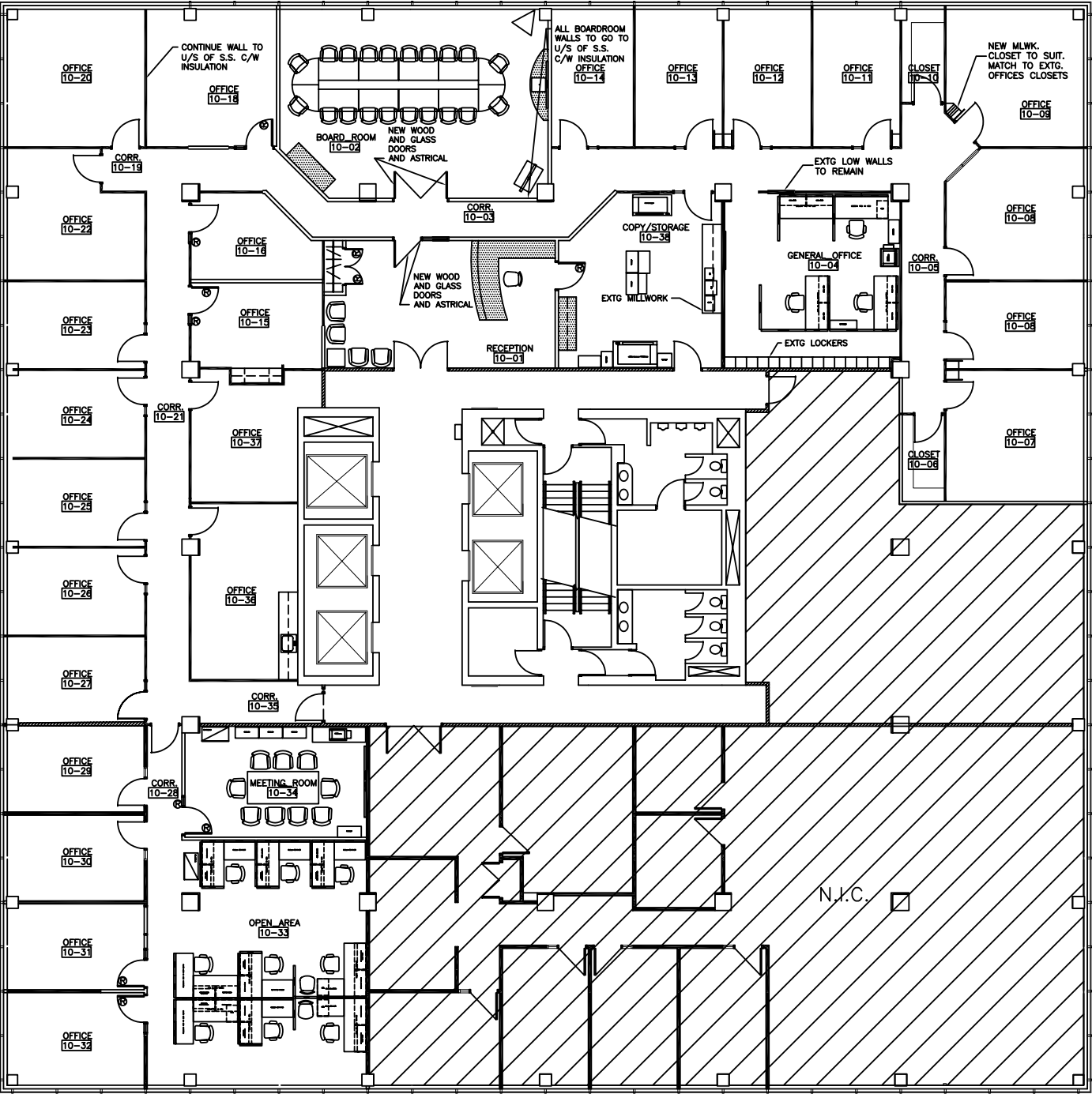
SAMPLE FLOOR PLAN



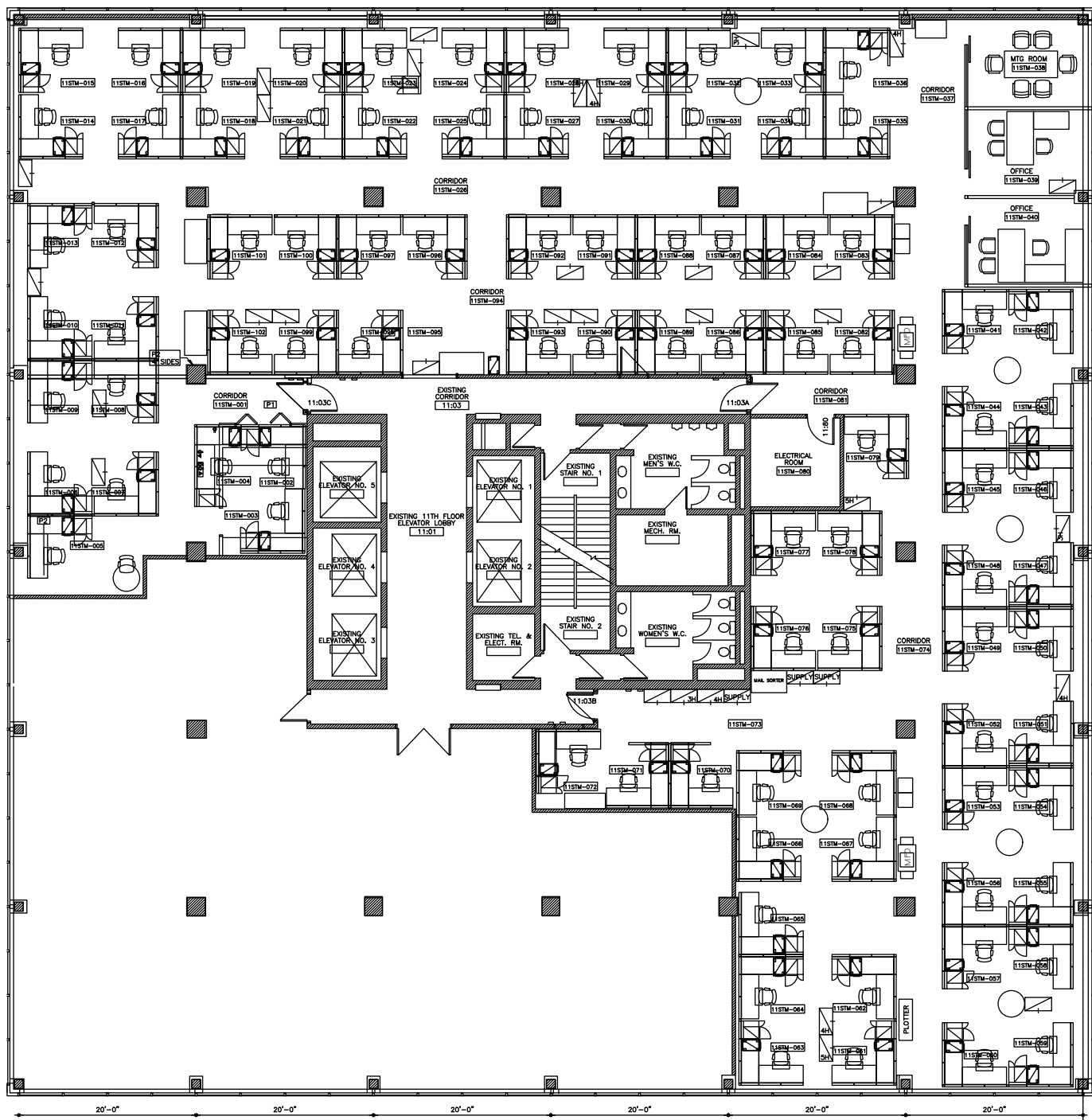


Click *HERE* to view 3D rendering

UNIT 1050



UNIT 1100



BUILDING FACTS

Property Description

- 17 Stories
- Total Building Area: 246,485 square feet
- Typical Floor Plate: 14,463 square feet
- Year Built: 1977
- Floor Load capacity of 50 psf.
- Close to public transit and adjacent to Downtown Winnipeg's Sports, Hospitality and Entertainment District (SHED) providing numerous amenities

Building Management

Morguard is one of North America's leading, fully integrated real estate organizations with an extensive owned and managed portfolio of assets valued at approximately \$19.0 billion. With 40 years of experience and a dynamic team of 1500 professionals, we have created a broad and efficient real estate platform to provide operational excellence through leading edge systems, comprehensive tenant services and responsible sustainability principles in our properties.

Building Amenities

- Main Floor Fitness Facility & Showers
- 2nd floor Conference Centre
- Secure bicycle parking
- Main floor showers for cyclists
- On site storage available
- Day Porter during regular business hours

On-site Tenant Services

- Main floor Insurance office
- 2nd floor café
- Second floor dental offices
- Second floor eye doctors and retail
- Skywalk to 400 St. Mary Avenue

Parking

- On-site parking is available for 522 stalls in both the underground and covered parking lot
- Additional parking is available with direct access from the second-floor skywalk.

Building Exterior

The building has been cast in place by reinforced concrete on a basic column grid of approximately 20' x 20'. The building is clad with an aluminum framed reflective glass infill curtain wall system. Ongoing yearly replacement of spandrel and vision units are completed to maintain proper seals on the building envelope.

HVAC System

- Heating for the building is provided by three 92.6 H.P. natural gas fired hot water boilers
- There are 26 control zones per floor.
- One (1) standard 350-ton chiller and one (1) standard 225-ton heat recovery chiller provides cooling
- The heat recovery chiller is also used during the off season to help optimize tenant comfort. This is done by pre-heating the fresh air entering the building during the winter months prior to reaching the main air handler.
- The temperature controlled ventilated air is filtered, humidified, and ducted from the makeup air unit in the penthouse to each floor's compartmental fan for distribution to the tenant areas through variable air volume boxes for zone temperature control.

Loading Dock

The loading dock is accessed from the rear of the building via Vaughan Street; all materials, furnishings and equipment deliveries are restricted to the loading area and are arranged only through the Management team.

Building Access and Security

- Building Hours are 6:00 am to 6:00 pm, Monday through Friday
- The building has 24-Hour on site security with Paladin Security
- After Hour access is provided to tenants through key scan management system

Life Safety Systems

- The building is 99% sprinklered
- Fire Hose cabinets and fire extinguishers are located on each floor
- Siemens Fire Panel XLSV Digital Emergency Voice Alarm / Communication System

Elevators

- Five (5) passenger elevators fully refurbished in 2019 (includes a service elevator)
- One (1) parkade elevator that services the underground and above ground parking lot

Emergency Generator

In the event of a power failure, emergency power is provided to all essential building equipment by a 300KW diesel driven generator. This unit provides power to lower all elevators to the ground floor and to operate one elevator cab at full power for the exclusive use of the fire department. This unit

also provides lighting for all building exit stairways, elevator lobbies, exit signs and emergency lighting on typical floors, the fire pump, voice communications system, fire alarm system, smoke control systems, and the emergency fire telephone system. Currently no Tenant services are connected to the building emergency power system other than their emergency and exit lighting (as required by the building code).

On-site Utilities

- Power is available from a service panel located on each floor which is enough to meet the tenant's general 120/240V power needs.
- The base building lighting consists of 4ft 347-volt fluorescent fixtures with single T8 LED bulbs, electronics ballast, and high-performance reflector.
- Base building lighting fixtures provide an average illumination of 550 lux (40 foot candles) at desk level; this is based on an open floor plan with light color tone finishes.
- There are two (2) telecommunications service providers currently in the building, Bell Canada, Shaw Cable, presently both providers have full Point of Presence.

Sustainability

Morguard is committed to identify and drive innovative sustainability initiatives. Through responsible sustainability practices, Morguard ensures that our buildings have integrated, sustainable operations establish efficient, healthy and more productive work environments. 444 has been certified BOMA Best Silver and was awarded the BOMA Outstanding Building of the Year (TOBY) the Commercial Real Estate Industry's highest honor recognizing excellence in building management and operations.









CLOSE PROXIMITY TO WINNIPEG'S INDOOR SKYWALK

In recent years the population of Winnipeg's urban core has experienced tremendous growth fueled by the completion of several substantial residential developments and revitalization projects in the area. The downtown area has become more vibrant and offers more amenities to those that live, work, and study in Winnipeg's core.

In addition to a host of downtown retail conveniences which comprise a total of one million square feet and includes Winnipeg Square, Cityplace, Wehwehneh Bahgahkinahgoohn (formerly the Hudson's Bay building), and Portage Place, other nearby attractions include Canada Life Centre (home of the Winnipeg Jets), True North Square, Hargrave Street Market, the Millennium Library and the RBC Convention Centre; all forming part of the expanding Sports, Hospitality and Entertainment District (SHED).

— — — Indoor connectivity

DOWNTOWN WINNIPEG

A new downtown has been emerging in Winnipeg with more than \$3 billion of investment made in the diversification and residential revival of our city's core over the past decade. Whereas the late 1980s to the early 2000s were characterized by slower growth and out-migration patterns, Winnipeg's Central Business District since 2005 has seen a new course of growth with more than 100 projects added helping to bring people, investments, and vigor to the heart of our city and Central Business District.

Downtown Winnipeg is uniquely comprised of several distinctive neighbourhoods consisting of The Exchange District, Chinatown, The Forks, the Central Business District, the SHED district, and the renowned intersection

of Portage and Main. This historic intersection is the primary focal point for major business, banking, and financial institutions.

Overall, downtown Winnipeg is making impressive progress in broadly based revitalization and urbanization. The presence of CentreVenture has been significant in driving projects, building relationships and boosting morale in the core while confidence to invest downtown is both building and reflected by high levels of investment and the number of new developments. These investments are supporting the downtown in improving its image as a destination in its own right and attracting a growing residential population.





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