

OFFICE/RETAIL FOR LEASE

Manitoba Hydro Place Winnipeg, MB

High Traffic Office/Retail Opportunity

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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

OFFICE/RETAIL FOR LEASE

360 Portage Avenue



(+/-) 2,588 sf Available

PROPERTY HIGHLIGHTS

- Built in 2009, Hydro Place is a 22 storey office tower and home to Manitoba Hydro's headquarters
- Skywalk connectivity, located in the heart of the SHED
- Excellent retail presence with street level exposure on Edmonton Street
- Perfect space for both office or retail tenants - Unit can be subdivided with separate entrances
- Buildout features an open workspace, 2 private offices, kitchenette and 7 kiosks
- Underground vehicle parking available at \$250/month per stall

Lease Rate: \$15.00 psf Net

CAM: \$7.65 psf (2023 est.)

ON-SITE AMENITIES

- Beautiful galleria featuring retail, office and restaurant spaces
- Rudy's Eat & Drink and Craving Curry located off the atrium
- Kitty-corner to True North Square and it's many offerings
- Underground bike storage available

SUSTAINABILITY

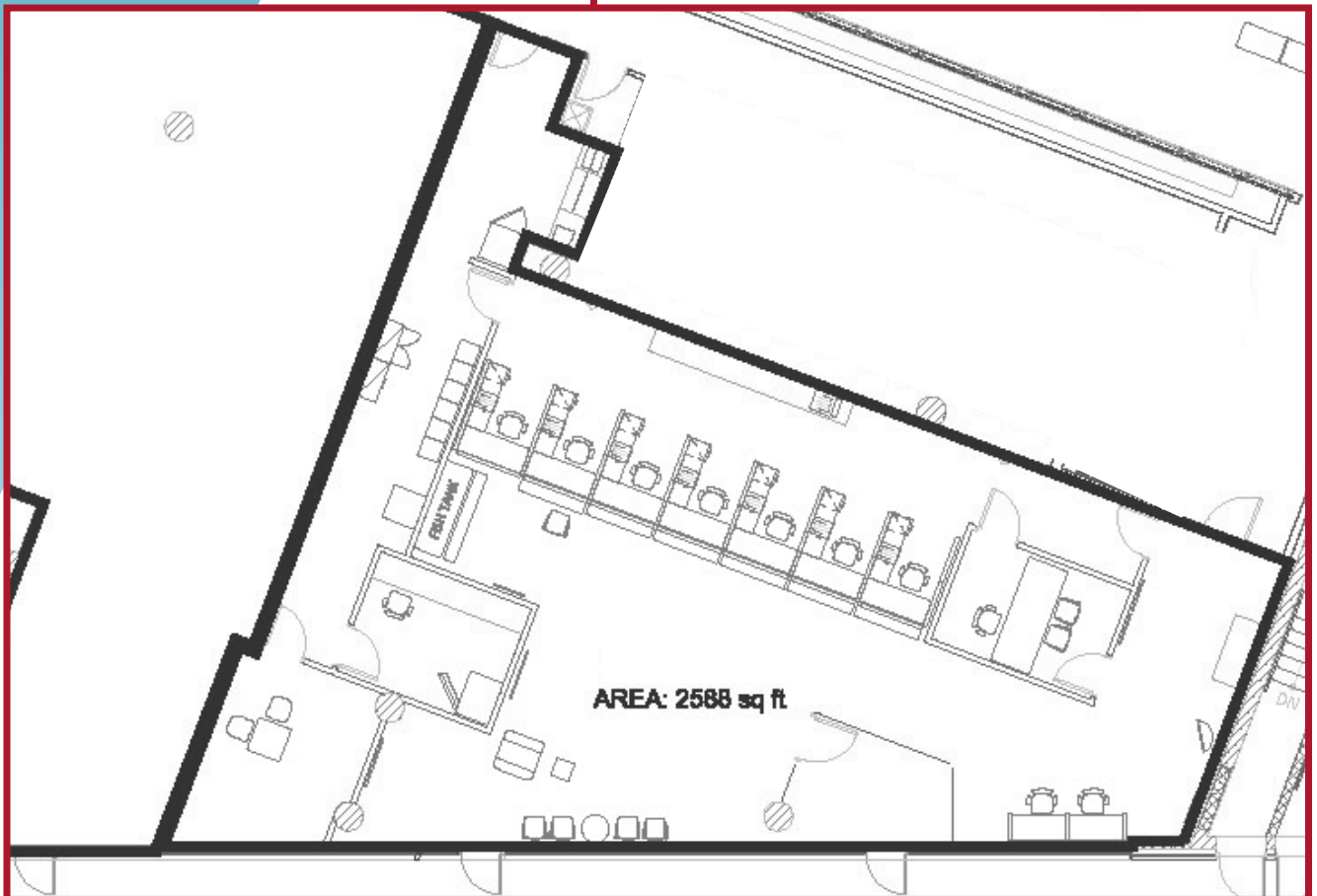
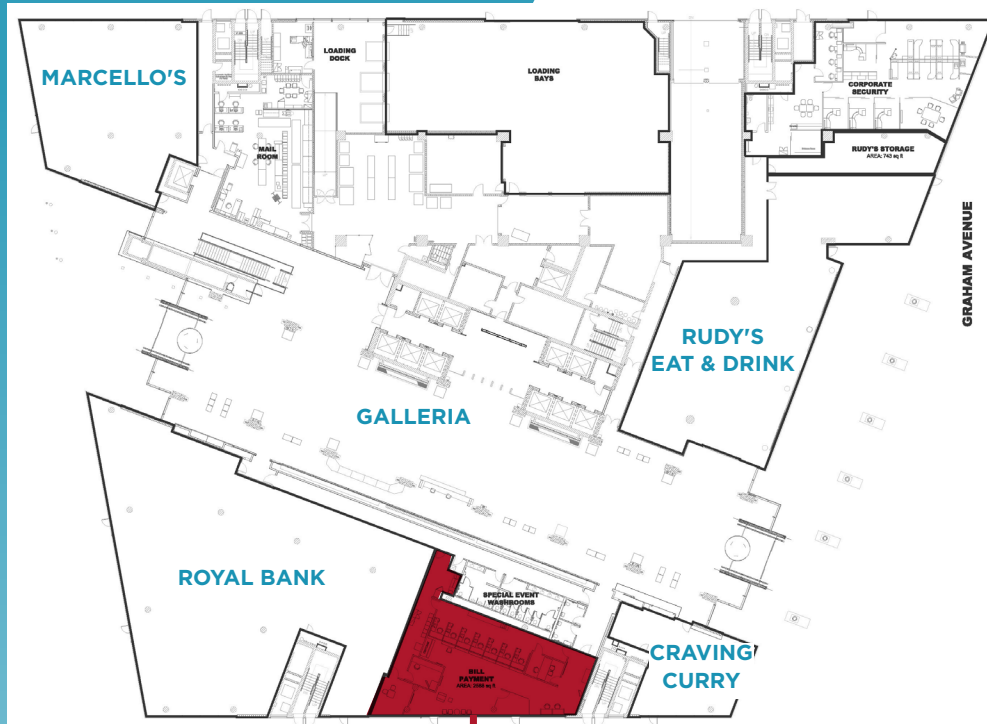
- LEED Platinum Certification. The most energy efficient office tower in North America and only office tower in Canada to receive LEED Platinum rating.
- Geo thermal HVAC, solar chimney, year-round 100% fresh air through computer controlled exterior building skin

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AREA MAP



Assiniboine CREDIT UNION	Scotiabank
Mottola Grocery	
MISS BROWNS BRUNCH CAFE & SMOKED MEATS	GUSTO NORTH
THE GOOD FIGHT TACO	FH FOOLS & HORSES
SABURO RAMEN & DONBURI	YARD BURGER
	LAKE OF WOODS Brewing Company HANDCRAFTED BEER
	ROSE & BAR

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