



COMMERCIAL REAL ESTATE
SERVICES INC.

FOR LEASE
CLASS 'A' OFFICE SPACE

200 PORTAGE AVENUE

WINNIPEG, MB

CONTACT

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*Services provided by Trevor Clay
Personal Real Estate Corporation*

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Property Highlights



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

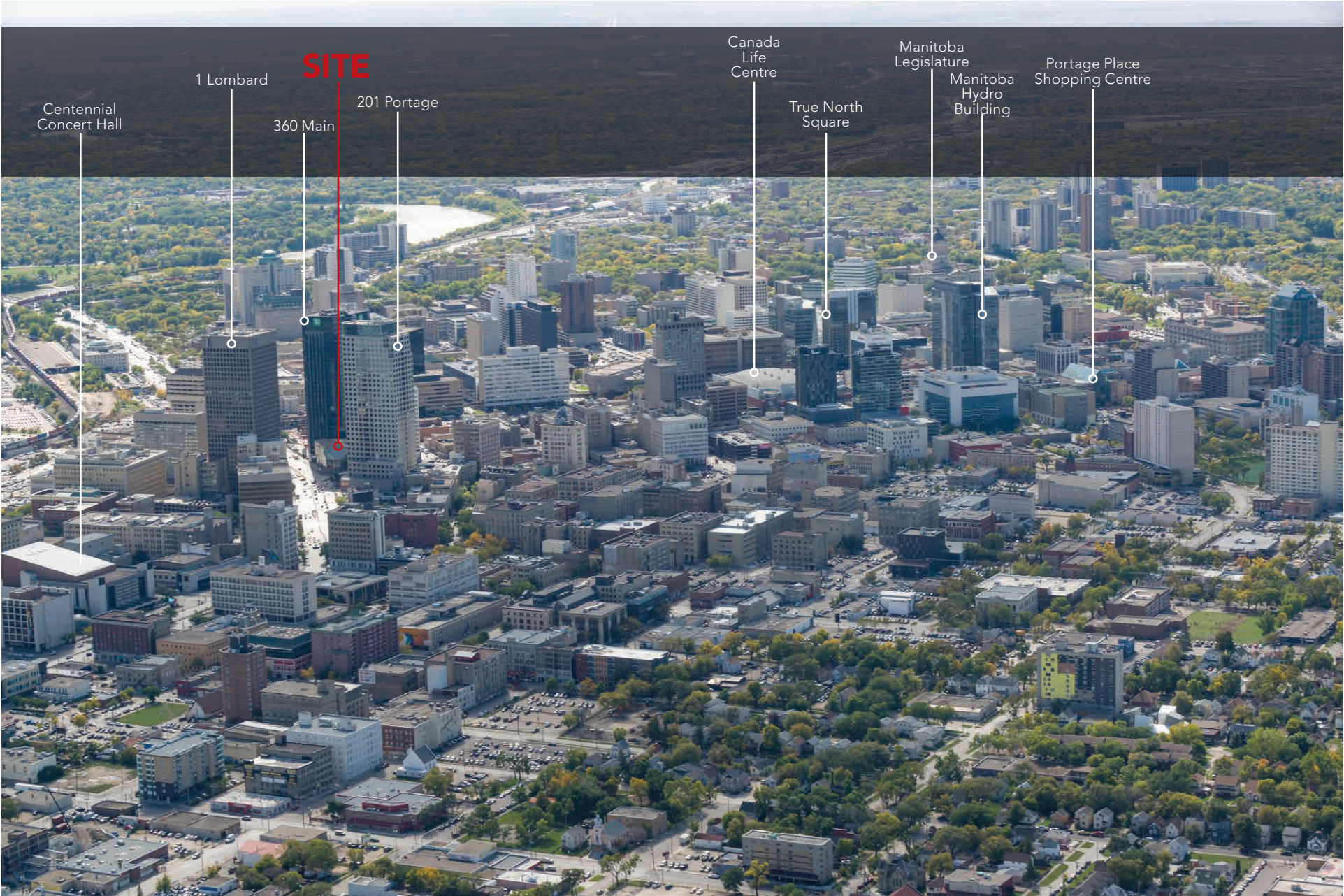


BICYCLE STORAGE
AVAILABLE TO
TENANTS



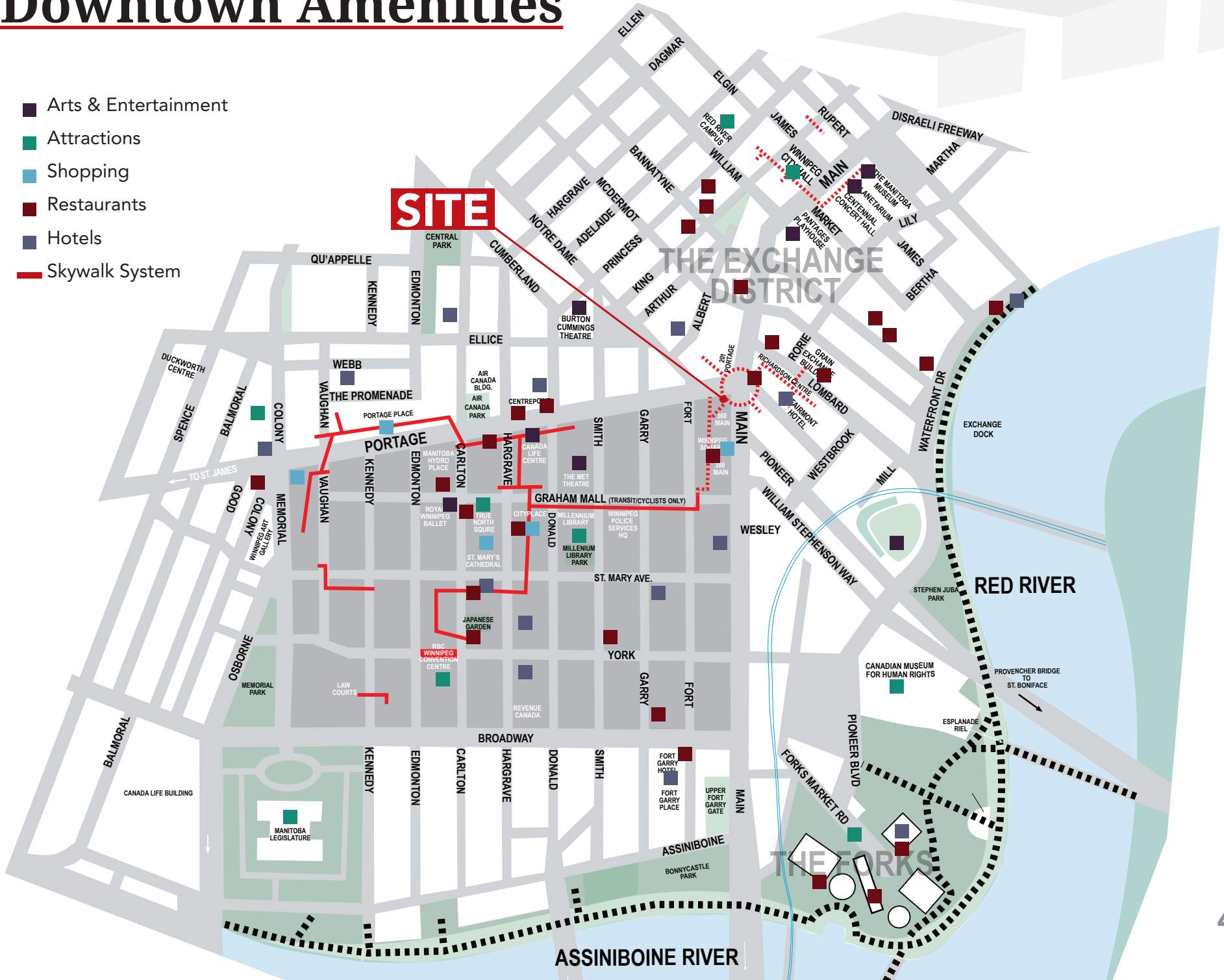
FLOOR TO
CEILING
WINDOWS

Location Overview



Downtown Amenities

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



Building Details



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

NET RENT \$20.00 per sq. ft.

ADDITIONAL RENT \$14.75 per sq. ft.

GROSS RENT \$34.75 per sq. ft.

**Demising options available to accommodate various sq. ft. requirements*

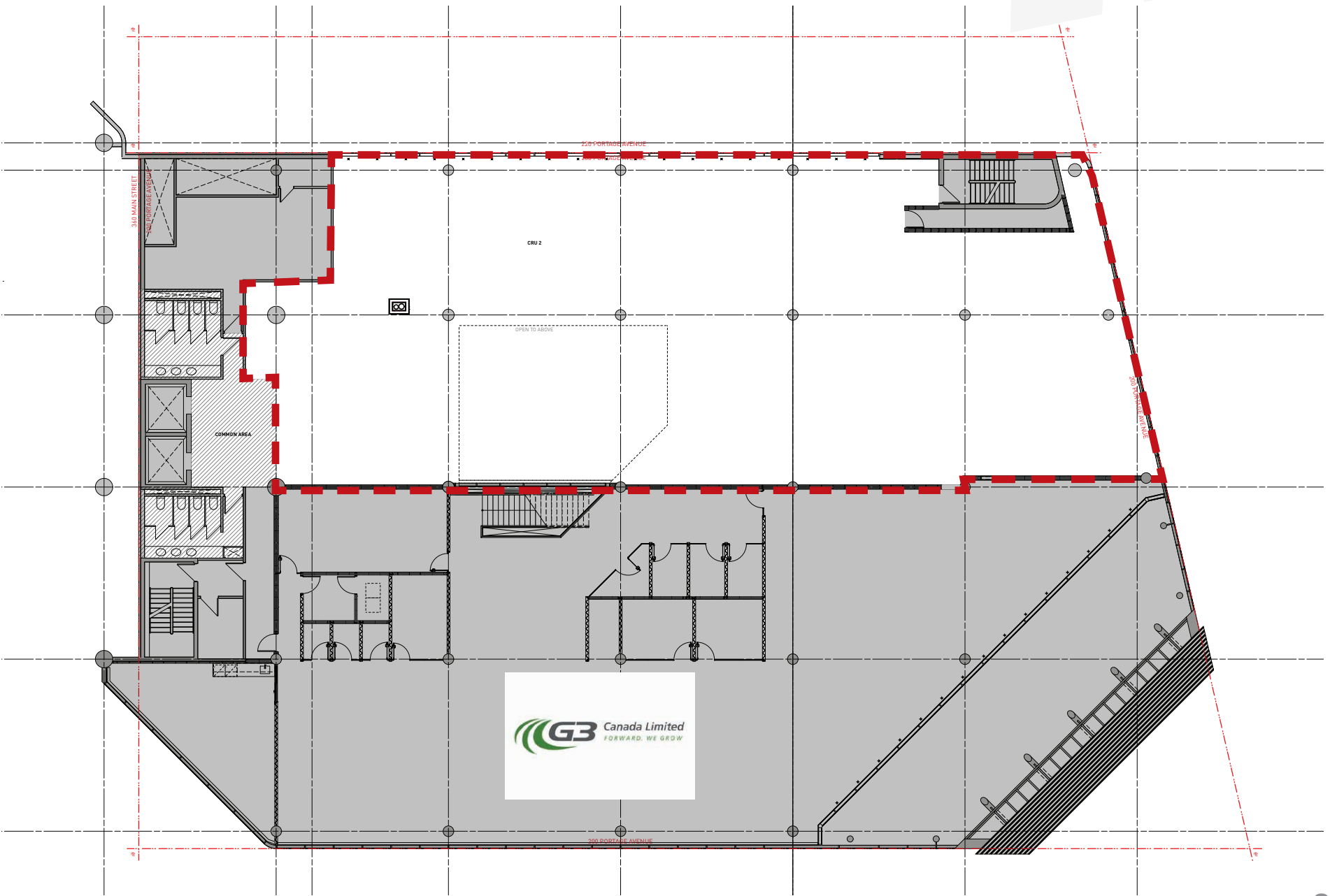
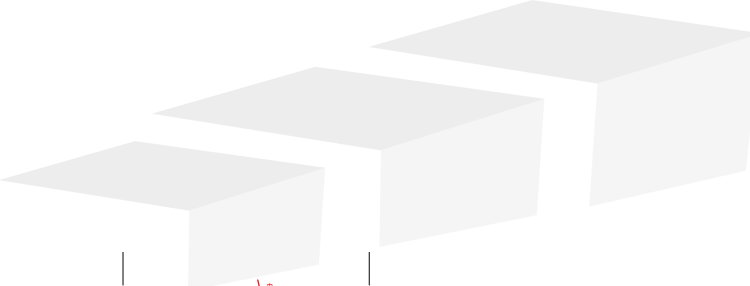
***Tenant Improvement Incentives Available*



Conceptual Renderings



Fourth Floor Plan



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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