
330

PORTAGE AVENUE

PREMIER DOWNTOWN
OFFICE SPACE FOR LEASE

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330 Portage Avenue offers firms an opportunity to rethink their workplace.

This 18-storey tower is in the heart of the vibrant Sports, Hospitality and Entertainment District. Flanked by the Canada Life Centre Arena, it is one of the most photographed buildings in Winnipeg, and garners international TV exposure with over 40 Winnipeg Jets televised home games per year.

Located in the middle of the 2km Skywalk system, 330 Portage Avenue serves to connect the Manitoba Hydro Headquarters, Portage Place Mall and the Investors Group Head Office to the Canada Life Centre Arena, True North Square, Cityplace, the Millennium Library, Winnipeg Police HQ and Portage & Main.

KingSett Capital and Corpfina Capital completed a \$10-million reinvestment program on a multitude of building upgrades to provide tenants with best-in-class amenities. The office improvements have resulted in the building becoming BOMA Best Certified Silver.



“The pandemic and aftershock have escalated the importance of connectivity to amenity-rich spaces”

A convenient, prominent address of distinction is important. Creating a hub to foster productivity, engagement and collaboration has never been more critical. The #1 priority for organizations will be to create a workplace environment that employees will embrace and inspire them to come together to work. Connectivity is about so much more than the four walls surrounding the office: it's about integration with other firms, surrounding amenities, and the greater community. 330 Portage Avenue has become one of the most sought-after locations for office tenants seeking space for lease in Winnipeg's vibrant and evolving SHED district.

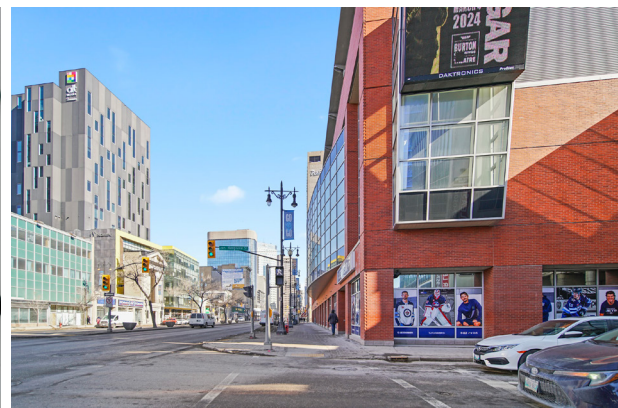


BUILDING SPECIFICATIONS

AREAS AVAILABLE	<div>Suite 1800: 6,605 SF</div> <div>Suite 1808: 2,264 SF</div> <div>Total: 8,939 SF</div> <div>Suite 1710: 2,785 SF</div> <div>Suite 1720: 2,539 SF</div> <div>Suite 1500: 8,939 SF</div> <div>Suite 410: 2,694 SF</div> <div>Penthouse suite</div> <div>Move-in ready NEW</div> <div>Full floor opportunity NEW</div> <div>Move-in ready</div> <div>Move-in ready (Jan 1, 2025) NEW</div> <div>Full floor opportunity</div> <div>Some improvements in place</div>
NET RENTAL RATE	\$17.50 per square foot per annum
CAM & TAXES (2024)	<div>+CAM: \$14.90 per square foot per annum</div> <div>Taxes: \$2.94 per square foot per annum</div> <div>\$17.84 per square foot per annum</div> <div>Utilities and janitorial included.</div>
MANAGEMENT FEE	5% of the aggregate of Net Rent plus Operating Costs
BOMA CERTIFICATION	BOMA BEST Certified Silver
CONNECTIVITY	Located in the middle of the weather-controlled downtown Winnipeg skywalk system. Situated adjacent to Canada Life Centre on the south side of the most prominent street in Winnipeg, Portage Avenue.
WALK SCORE	<div>99 walk score: Daily errands do not require a car</div> <div>92 Transit score: world class public transportation</div>
PARKING	35+ heated underground stalls available at Portage Place Parkade, and thousands of surface and parkade options available within 5 minutes of the property

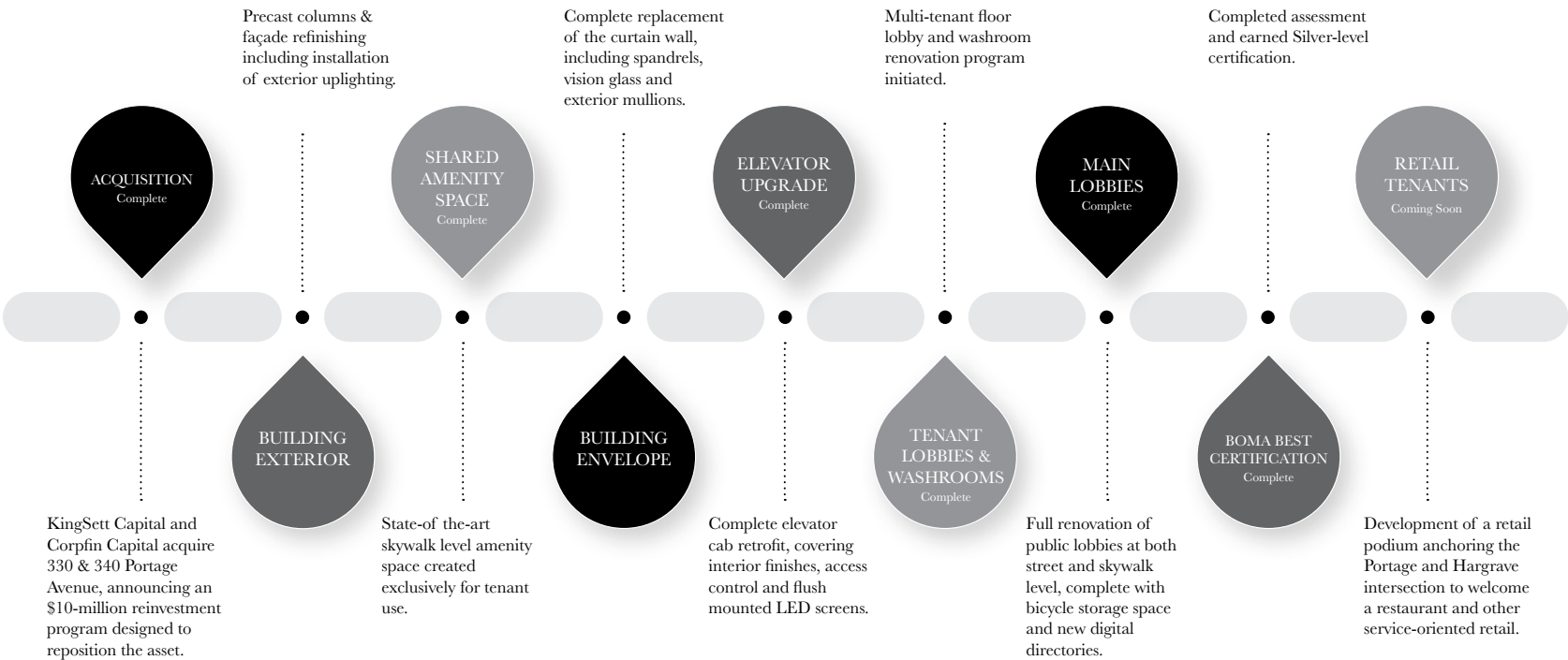
* The Landlord is committed to providing attractive leasing incentives including free base rent, tenant improvements allowances, and turnkey solutions.

330 PORTAGE AVENUE



THE BUILDING - 330 PORTAGE AVENUE

\$10 MILLION UPGRADE



Brand new main lobby



Upgraded tenant lobbies with illuminated wayfinding signage



Complete elevator cab retrofit with flush mounted LED screens

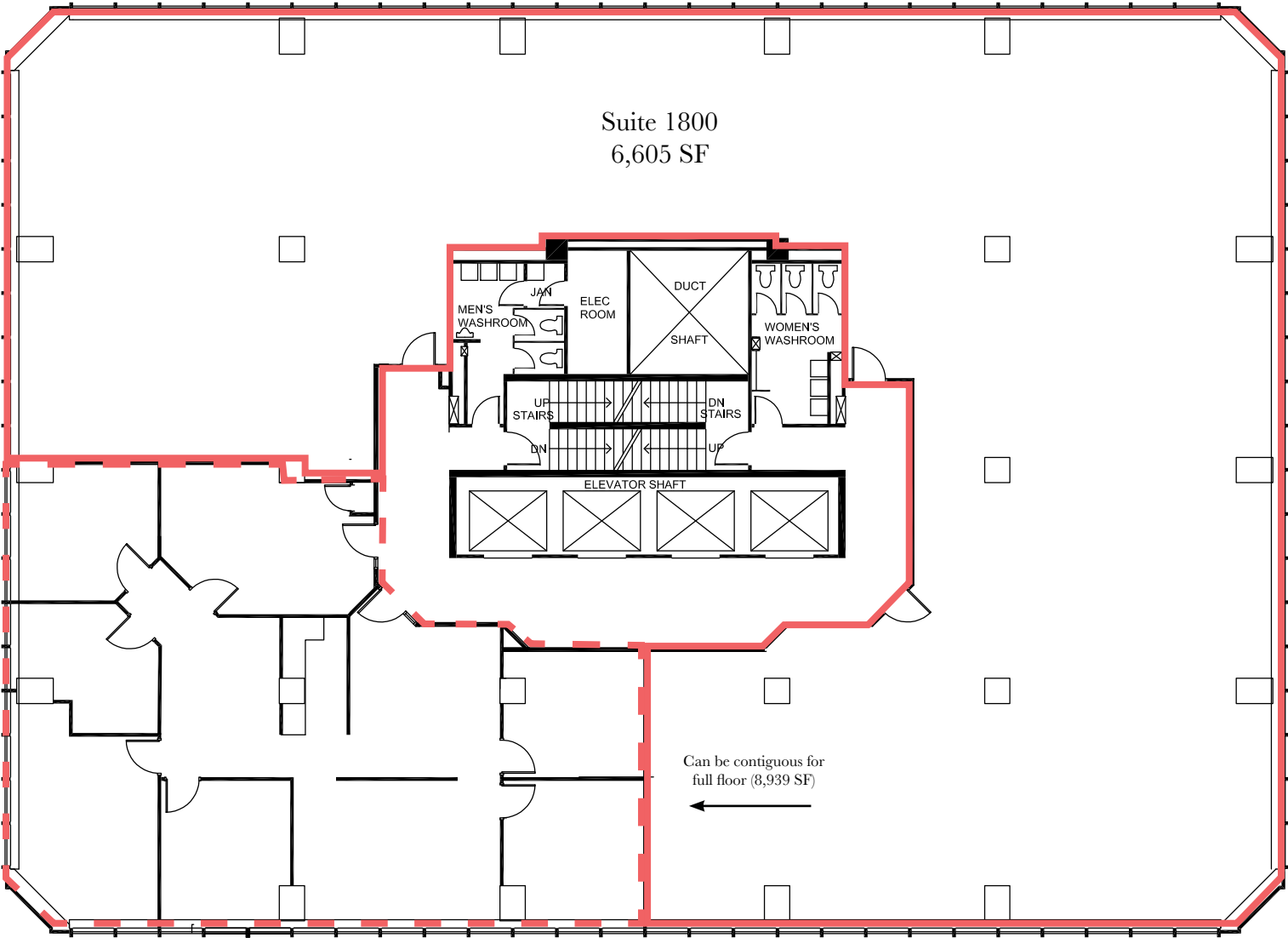
FLOOR PLAN - 8,939 SF

18TH FLOOR

Suite 1800 - 6,605 SF

- Penthouse Suite
- Flexible design
- Spectacular views of downtown Winnipeg

- Upgraded lobby and washrooms
- Perfect for law firms, professional services and medical uses
- Full floor opportunity

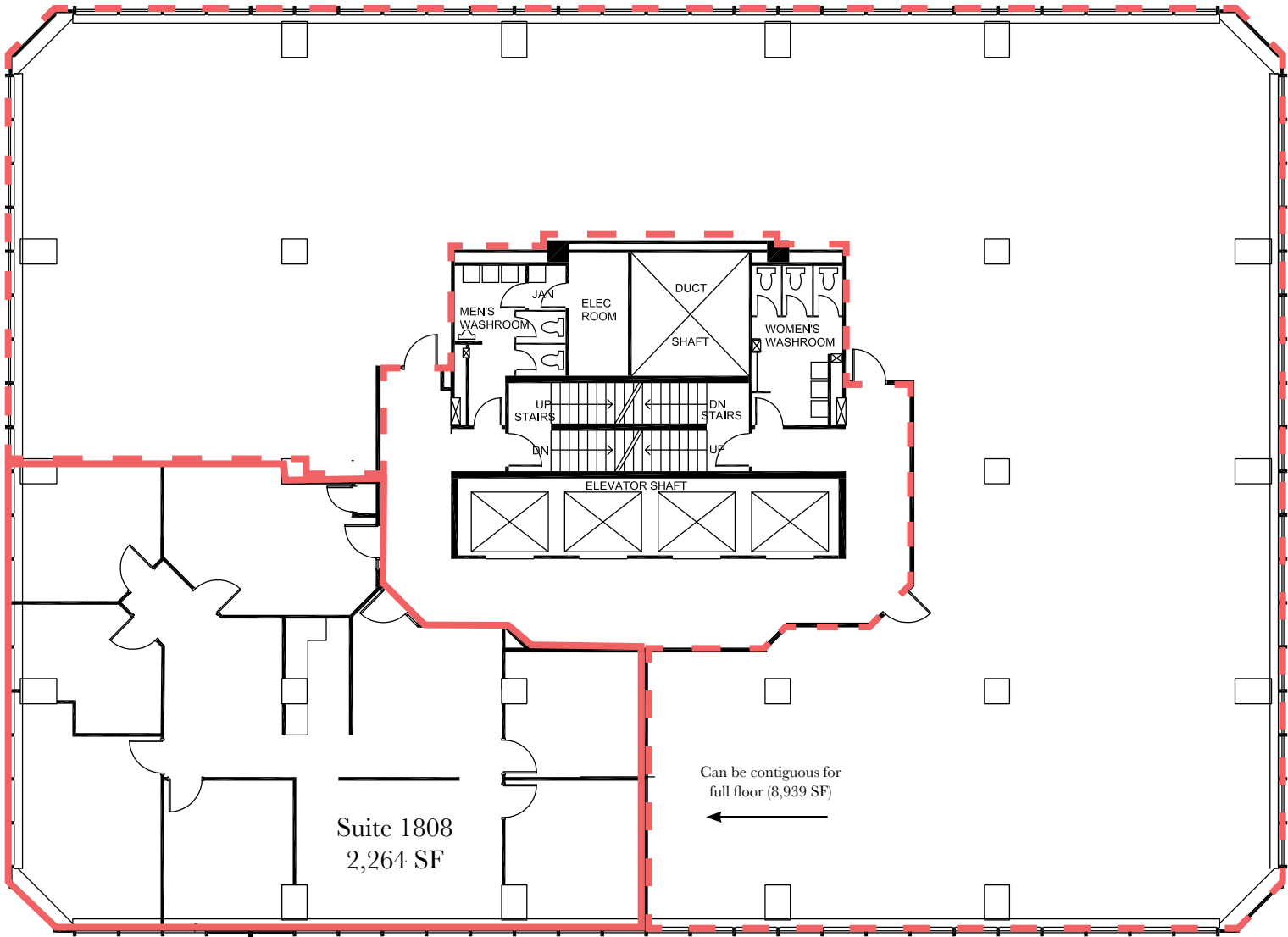


FLOOR PLAN - 8,939 SF

18TH FLOOR

Suite 1808 - 2,264 SF

- Penthouse Suite
- Built-out office space
- Ready to move-in
- Spectacular views of downtown Winnipeg
- Upgraded lobby and washrooms
- Perfect for law firms, professional services and medical uses
- Full floor opportunity

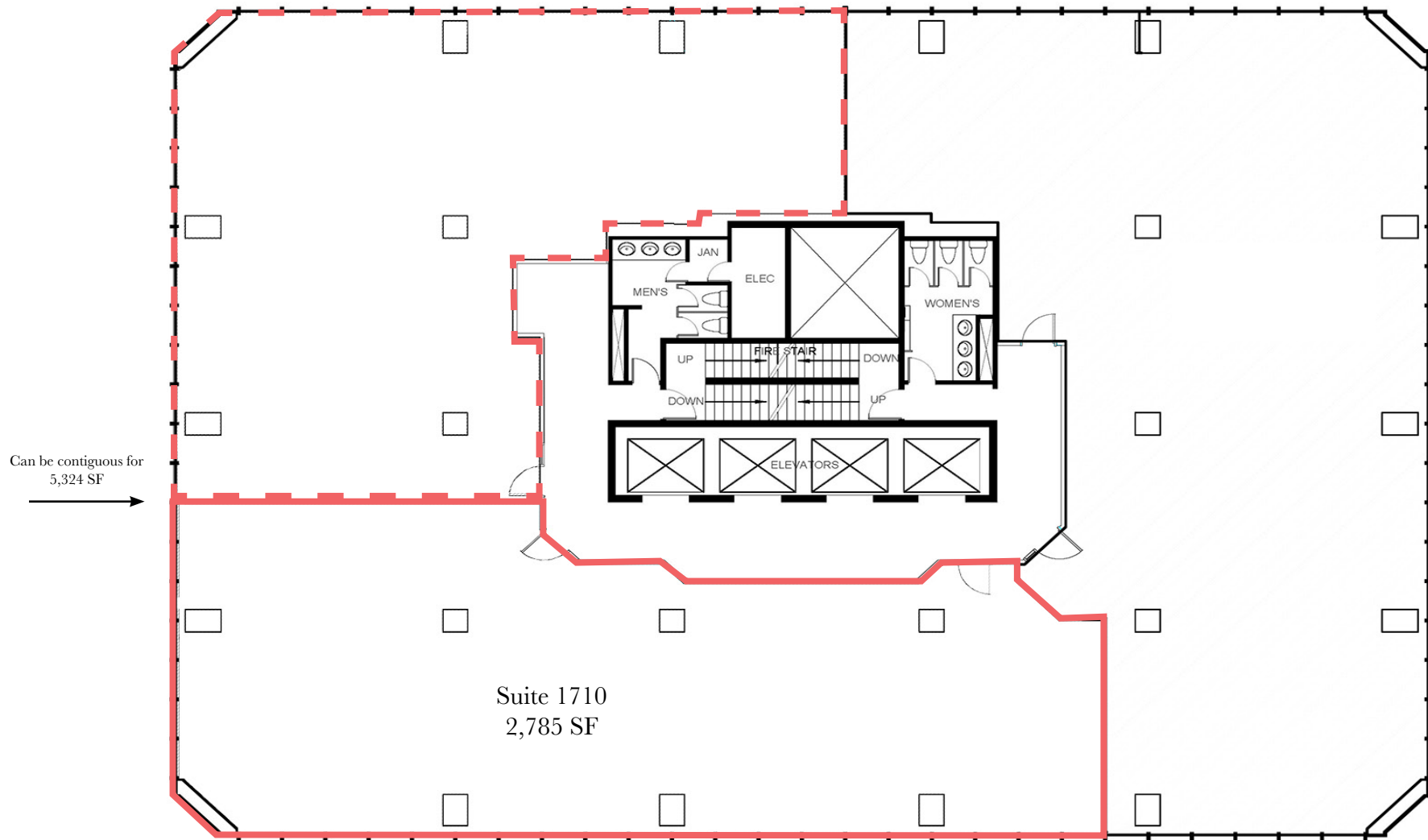


FLOOR PLAN - 5,324 SF

17TH FLOOR

Suite 1710 - 2,785 SF

- Fully built-out office space with eight private offices, boardroom, kitchenette, server room, and reception
- Gorgeous south-facing windows overlooking True North Square

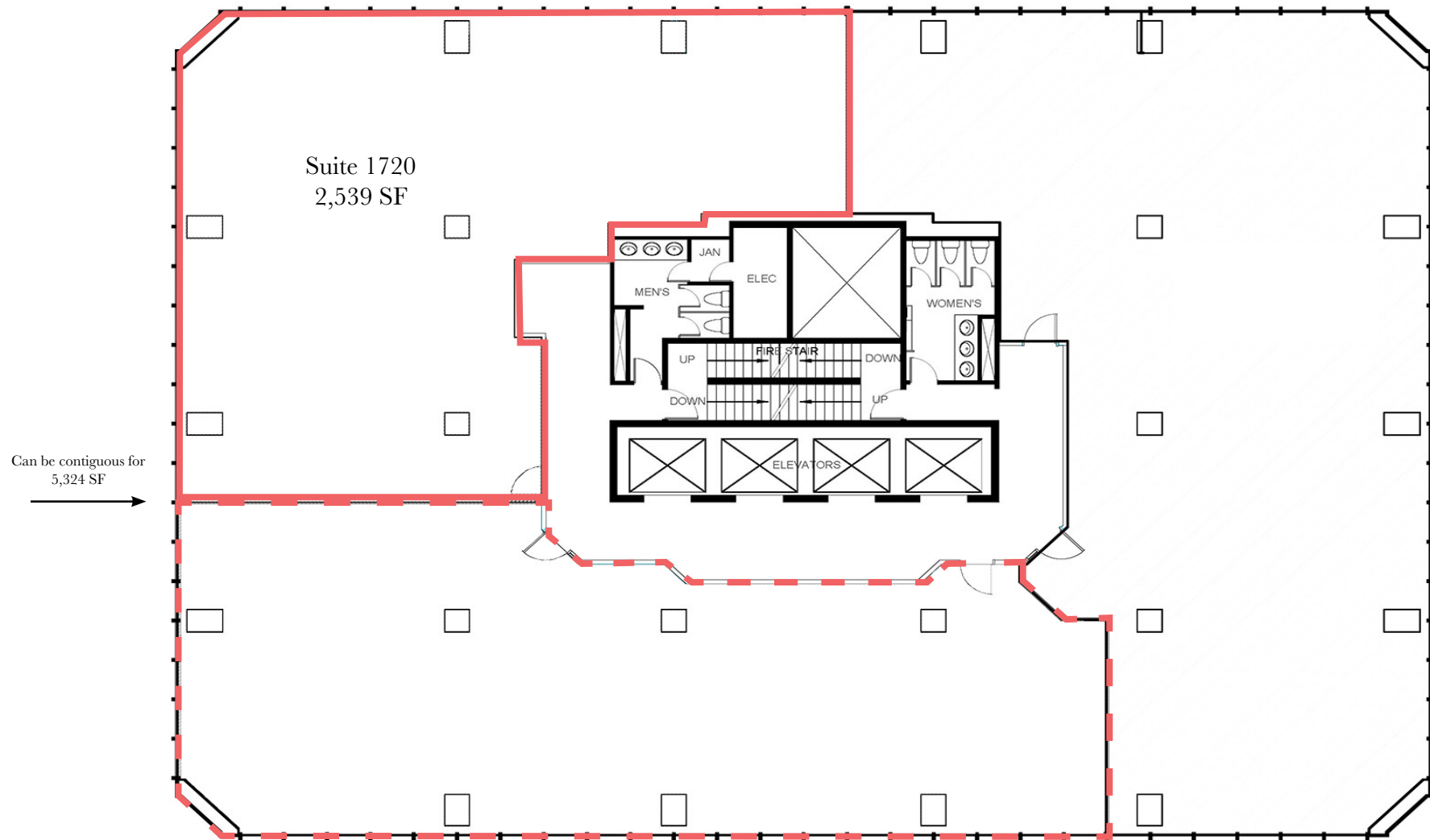


FLOOR PLAN - 5,324 SF

17TH FLOOR

Suite 1720 - 2,539 SF

- Three private offices, reception and open work area

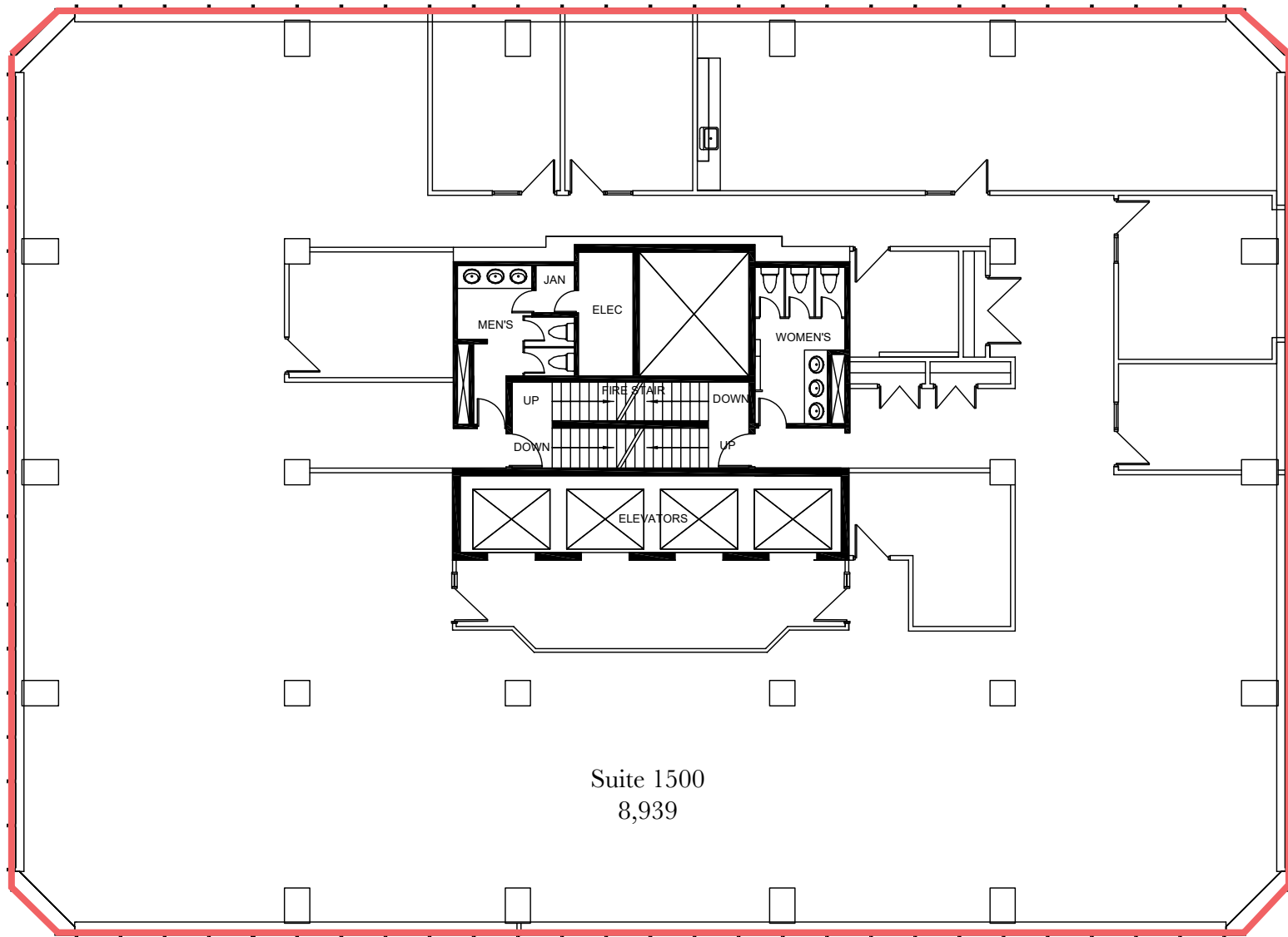


FLOOR PLAN - 8,939 SF

15TH FLOOR

1500 - 8,939 SF

- Full floor suite with breathtaking panoramic views with opportunity to personalize entire floor to suit your business, employees, and clients
- Flexible design
- Signage and entrance immediately off elevator bank
- Additional signage opportunities

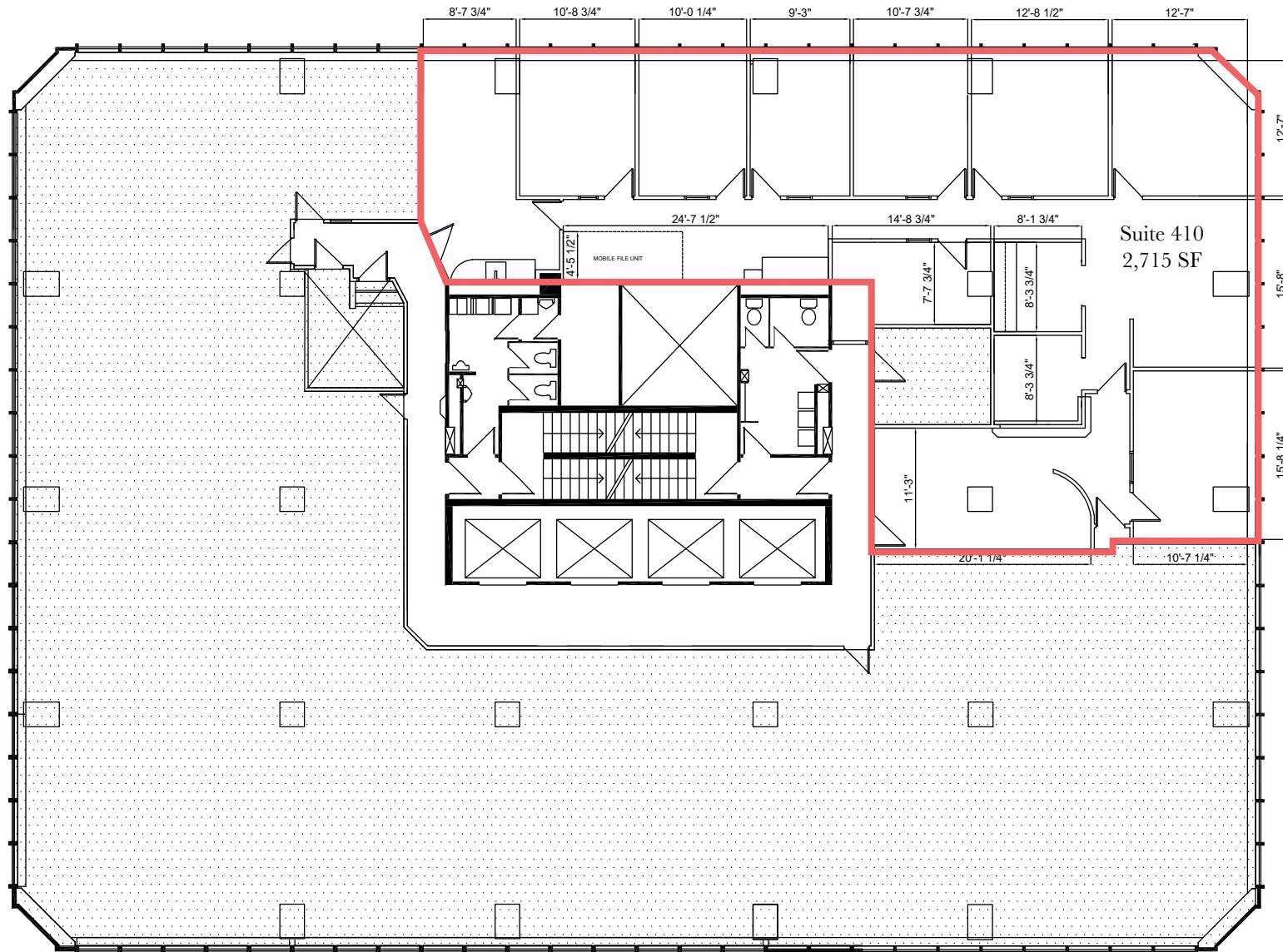


FLOOR PLAN - 2,715 SF

4TH FLOOR

Suite 410 - 2,715 SF

- Can be demised to smaller units
- Some improvements in place
- North and northeast facing windows



THE NEIGHBOURHOOD

1. CANADA LIFE CENTRE

Marquee \$135-million hockey arena that is the premier sports, music, and entertainment complex. It is home to the Winnipeg Jets and the Manitoba Moose, and hosts 140 events per year.

2. TRUE NORTH SQUARE

\$500+ Million 5-tower best in class mixed use development that spans over 1.5M square feet of office, residential, retail, hotel, and public space.

3. CENTREPOINT

\$130-million mixed-use complex comprising 100,000 sq. ft. of Class A office space, main floor retail amenities, Glasshouse Condos with 197 residential units, the 154-room Alt Hotel, and a 450-stall parkade.

4. THE SUTTON PLACE HOTEL & RESIDENCES

Brand new 18-storey luxury hotel with 288 rooms as part of the SHED defining True North Square. Attached to a 4-storey podium with restaurant anchor and public plaza.

5. CITYPLACE

A 337,000 sq. ft. complex which includes two levels of retail and food court space as well as seven levels of office space, surrounded by several surface lots and parkades.

6. MANITOBA HYDRO PLACE

LEED Platinum certified \$283-million headquarters for Manitoba Hydro, the electrical and natural gas utility provider for the province.

7. RADISSON HOTEL WINNIPEG

Renovated 263-room hotel located in the heart of downtown Winnipeg. Located one block from skywalk access and surrounded by the amenities of the SHED and Portage and Main.

8. PORTAGE & MAIN

Heart of central business district with seven major office towers, Fairmont Hotel, and variety of retail and food services in underground pedestrian concourse.

9. RBC CONVENTION CENTRE

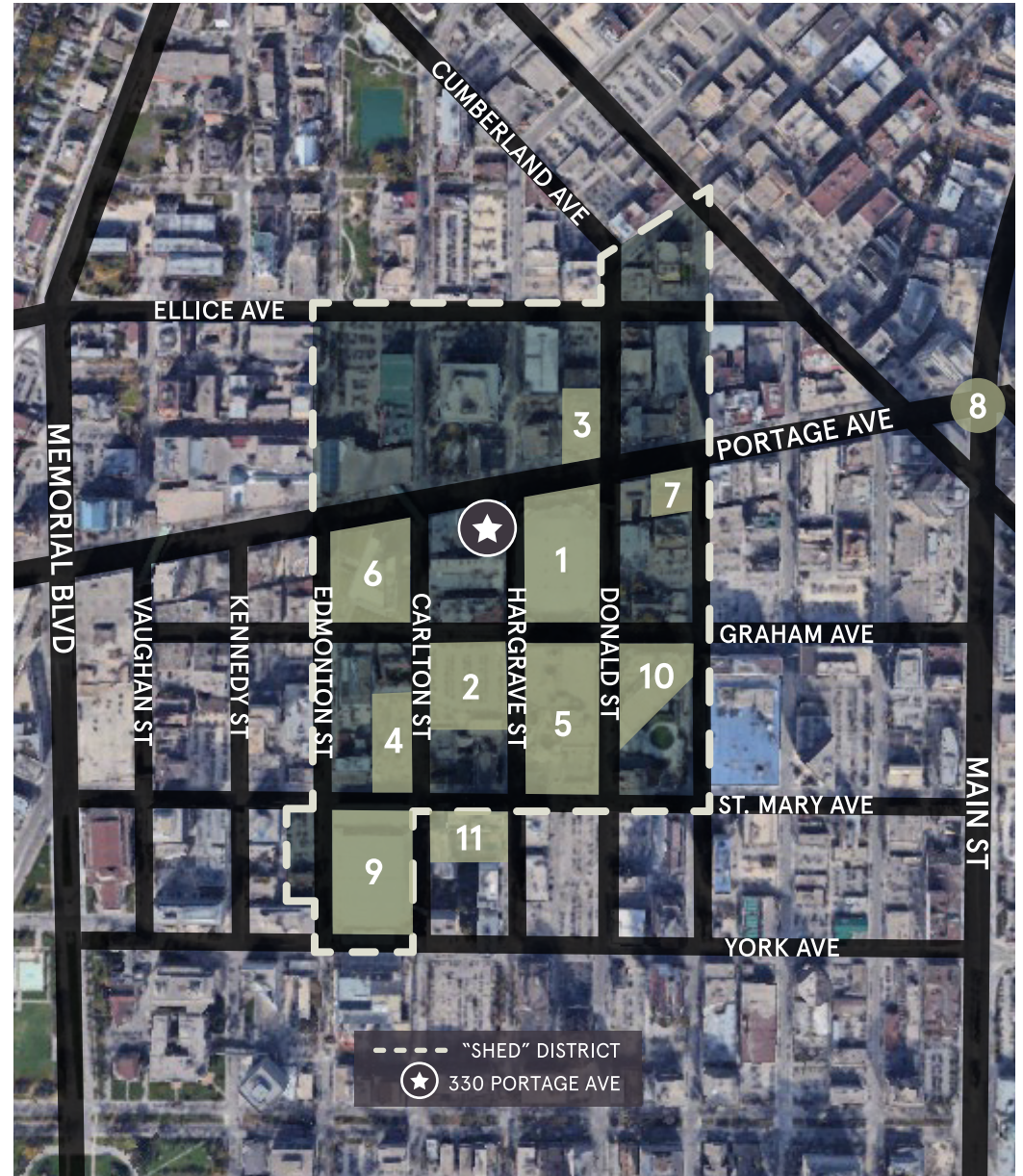
Recently completed \$180-million expansion in 2016 upgraded the convention centre to a LEED silver-certified five-storey facility with over 264,000 sq. ft. of meeting and trade show space and underground climate controlled parking.

10. MILLENIUM LIBRARY

4-storey 189,000 sq. ft. main branch of the Winnipeg Public Library connected to skywalk system and serves approximately 5,000 visitors daily.

11. DELTA HOTELS WINNIPEG

Winnipeg's largest hotel with premier accommodations with direct Skywalk access to surrounding amenities and \$20-million upgrades completed in 2015.



THE NEIGHBOURHOOD - 330 PORTAGE AVENUE

THE SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT

PHOTO CREDIT: HARGRAVE ST. MARKET



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PHOTO CREDIT: CANADA LIFE



PHOTO CREDIT: RBC CONVENTION CENTRE



WORKPLACE CONNECTIVITY

Connecting you to Winnipeg's downtown

The downtown Winnipeg Skywalk is a system of 14 skyways and 7 tunnels connecting 38 buildings and 11M+ square feet of office space and allowing for year-round climate-controlled access to over 200 shops and businesses, 10 office complexes, 80 restaurants and snack bars, over 1000 apartment units, 3 hotels soon to be 4 with the 4.5 Star Sutton Place Hotel under construction, 11 financial centres, the Winnipeg Millennium Library, the Winnipeg Police Headquarters and at the heart of it all the Canada Life Centre and 330 Portage Avenue. The typical downtown Winnipeg daytime population is 72,000+ people.



PARKING AND TRANSPORTATION

PARKING AND TRANSPORTATION AMENITIES

Canada Life Centre reports over 7,000 indoor and outdoor parking stalls located within a five-minute walk of the building, and over 4,000 stalls are located within two blocks of 330 Portage Avenue. With an incredible walk score of 99, tenants in the building can enjoy worldclass amenities without ever having to step foot in a vehicle.

Public transportation is hardly more readily available anywhere else in the city than in front of 330 Portage Avenue, with access to over 54 separate transit routes within a five-minute walk of the building.

“Steps from the Graham Avenue transit hub—Connecting

WINNIPEG TRANSIT ROUTES WITHIN A 5-MINUTE

10	17	22	31	40	45	50	57	65
11	18	24	33	41	46	53	58	66
14	19	25	35	42	47	54	59	67
15	20	28	38	43	48	55	60	68
16	21	30	39	44	49	56	64	99

WINNIPEG RAPID TRANSIT ROUTES WITHIN A

137	161	163	180	183
160	162	170	181	190



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