



Colliers

175 Hargrave Street, Winnipeg MB

Skywalk connected office **for lease**

175 Hargrave Street is a high quality office building located on the designated skywalk system in Winnipeg's Central Business District. The building is in close proximity to Portage and Main, the MTS Centre, the SHED (Sports, Hospitality, and Entertainment District) and all central business district amenities.

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Property Overview

175 Hargrave Street is a quality office building located in Downtown Winnipeg. Featuring a largely glazed ground storey with the upper floors clad in a grid of precast concrete panels housing deeply set square windows.

Suite	Size	Rate	Additional (2025 est.)
600	*5,457 SF	\$15.00/SF	\$17.11/SF
620	*3,036 SF	\$15.00/SF	\$17.11/SF

*Contiguous:
8,493 SF

Key Highlights

- Excellent downtown location walking distance to countless amenities including BellMTS Place, Cityplace, Millennium Library, True North Square, Broadway corridor, The Forks, Portage and Main, The Exchange District, etc.
- On-site above ground and heated underground parking
- Easy access and egress of downtown

Key Highlights



Excellent access to transit



Numerous restaurants in area



On-site parking available



Bike storage available



Skywalk connected



On-site security





Exterior



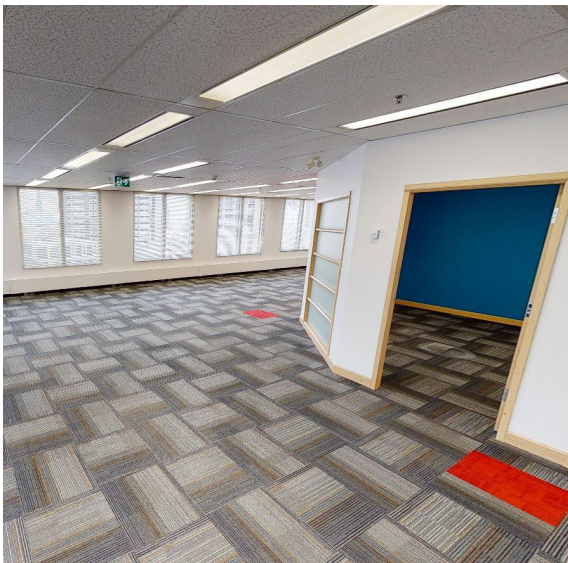
Entrance from Hargrave



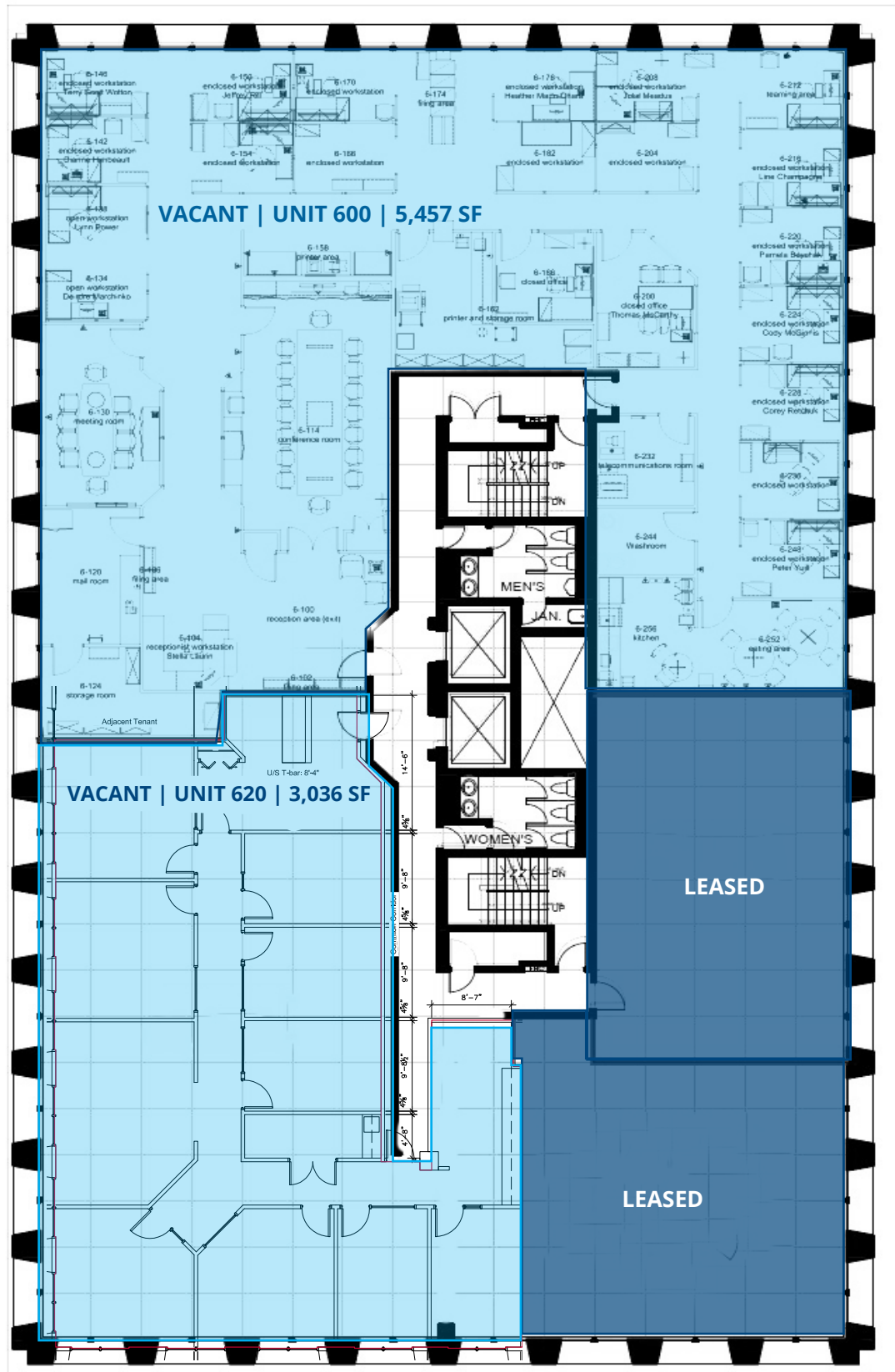
Suite 600



Lobby

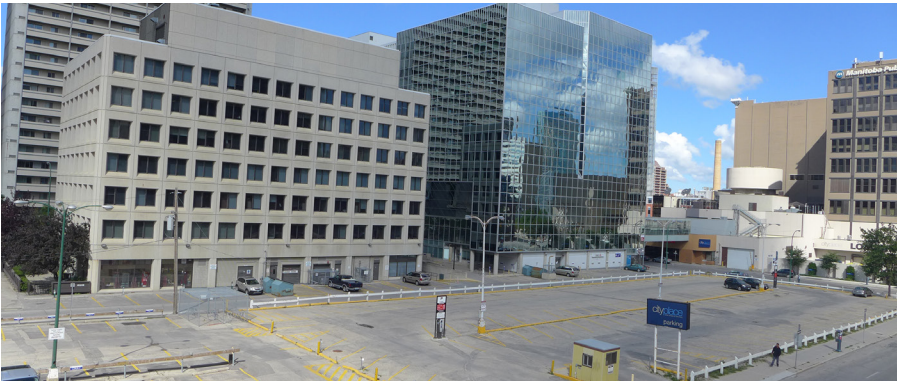


600/620:
Contiguous
8,493 SF



Building Details

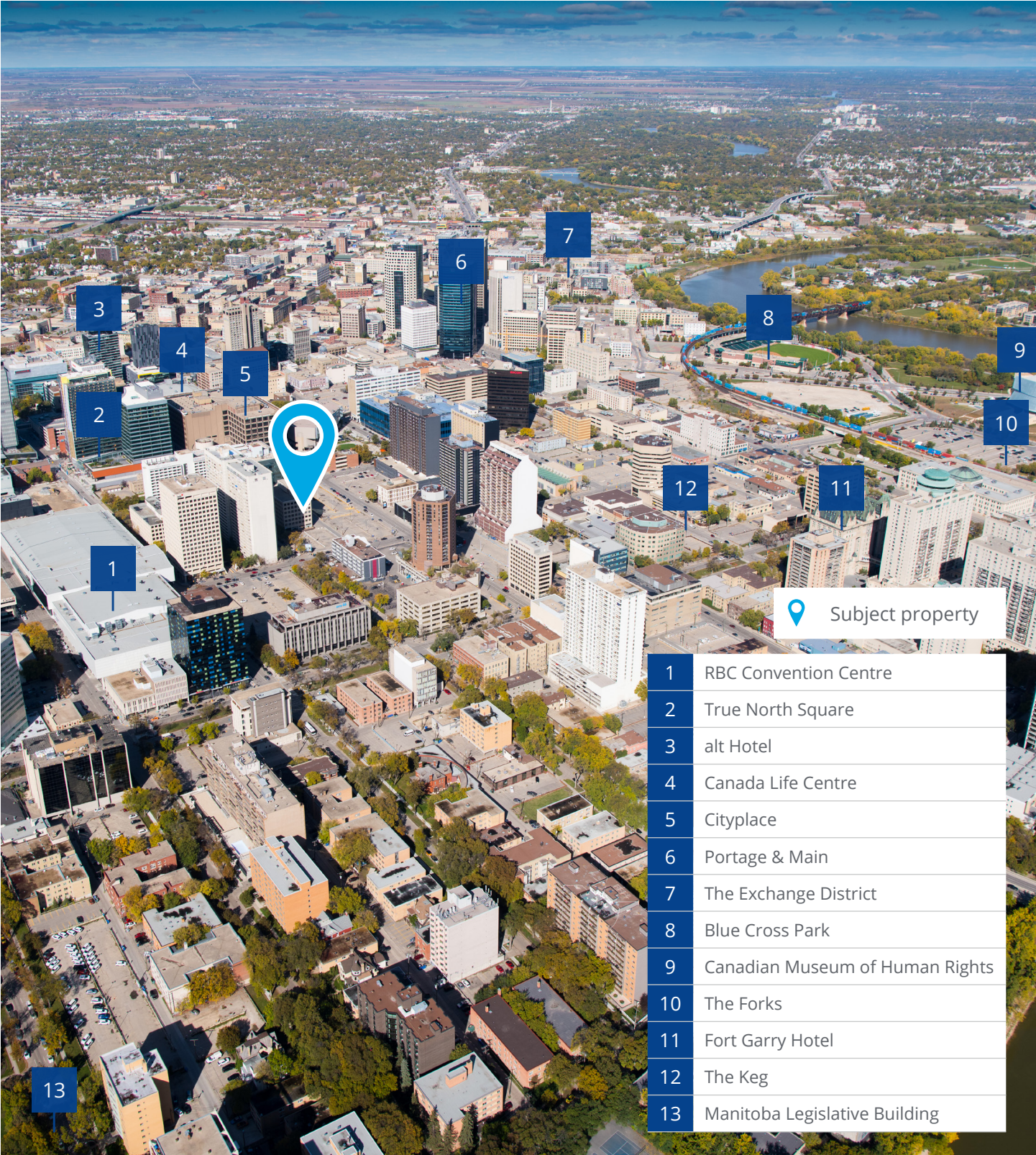
	Heat for the building is provided by two 50 H.P. natural gas fired hot water boilers while one standard water chiller (300 tons) provides cooling.
HVAC	The perimeter zones along the exterior wall of the building are served by hot water radiation and interior spaces are served by low pressure air distribution through air diffusers. The entire building is equipped with a DDC energy management system which controls most of the mechanical systems.
Maintenance & Security	The building features on-site maintenance. Manned security (stationed at 330 St. Mary Avenue) 6:30am – 2:30pm, 3:00pm – 12:00am Monday to Friday; 8:00am – 12:00am Saturday and Sunday; 8:00am – 8:00pm Statutory Holidays. Electronic card access for after hours.
Service Providers	At the current time, the building is serviced by both MTS and Shaw Communications.
Parking	Shared parking with 330 St. Mary Avenue, 175 Hargrave Street has a parking ratio of approximately 1:1,300 SF
BOMA Certification	175 Hargrave Street won the BOMA National Outstanding Building of the Year (TOBY) Award (Office under 100,000 SF). The TOBY is the most prestigious award of its kind in the real estate industry, recognizing excellence in commercial real estate building management.



Tenant Roster

Main	Oscar's Deli WBM Technologies
2nd	Legal Aid Manitoba
2nd	Insurance Institute
2nd/3rd	Value Partners
4th	Public Service Alliance of Canada
5th	Province of Manitoba - Labour Board
6th	Canadian Federation of Independent Business
7th	Province of Manitoba

Surrounding Amenities



 Subject property

- | | |
|----|---------------------------------|
| 1 | RBC Convention Centre |
| 2 | True North Square |
| 3 | alt Hotel |
| 4 | Canada Life Centre |
| 5 | Cityplace |
| 6 | Portage & Main |
| 7 | The Exchange District |
| 8 | Blue Cross Park |
| 9 | Canadian Museum of Human Rights |
| 10 | The Forks |
| 11 | Fort Garry Hotel |
| 12 | The Keg |
| 13 | Manitoba Legislative Building |



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