

FULLY DEVELOPED DOWNTOWN OFFICE SPACE FOR LEASE



Powerhouse Building

345 GRAHAM AVENUE, WINNIPEG, MB



PROPERTY OVERVIEW

SITE DETAILS

AREA AVAILABLE (+/-)	Suite 400: 9,054 sq. ft.
NET RENTAL RATE	\$17.00 per sq. ft.
ADDITIONAL RENT	\$16.75 per sq. ft. (est. 2026) plus mgmt. fee
AVAILABILITY	Immediately

BUILDING DETAILS

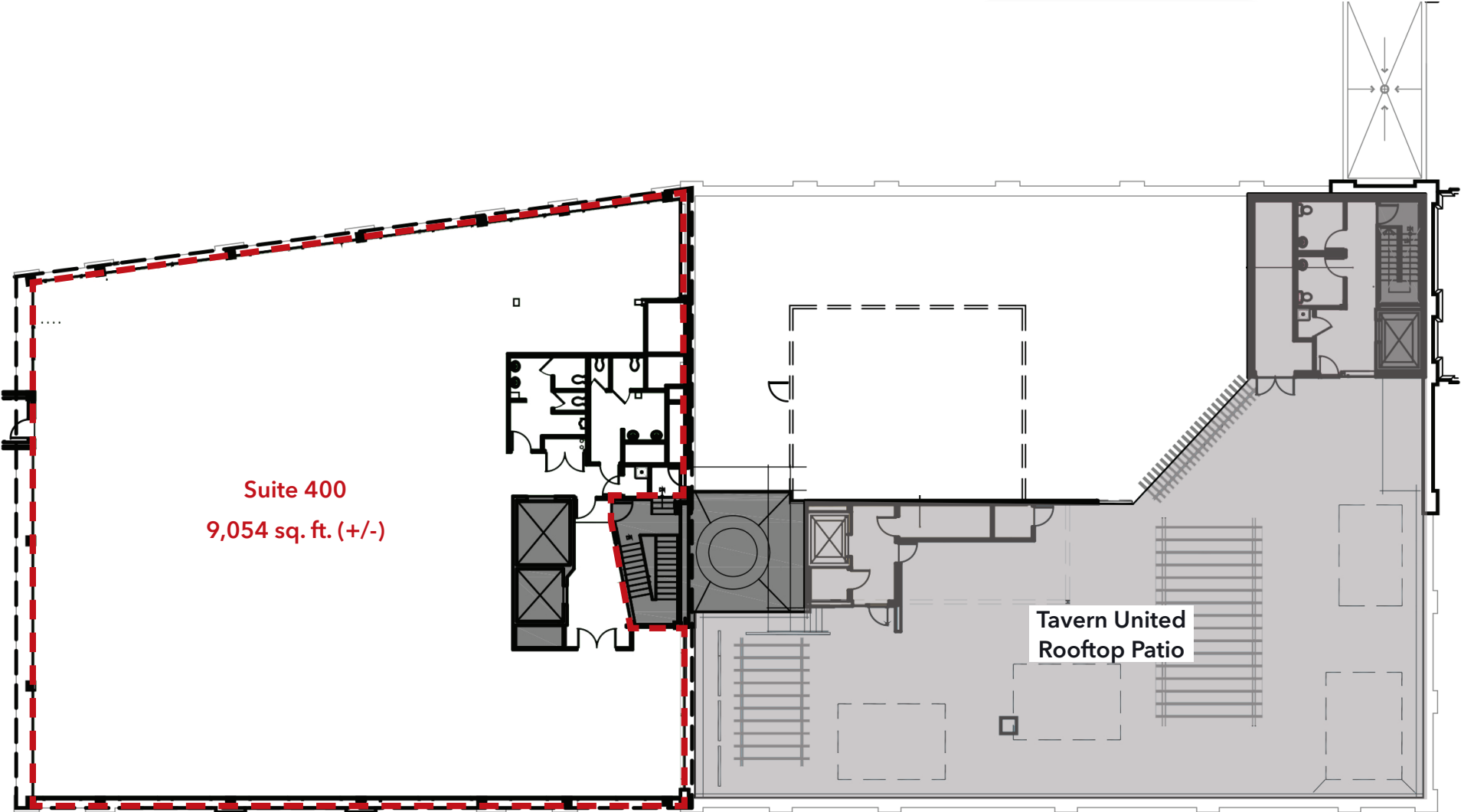
LOCATION	NE Corner of Graham Avenue and Hargrave Street
YEAR BUILT	2005
FLOORS	4
BUILDING AREA (+/-)	68,791 sq. ft.
ELEVATORS	1 service elevator 1 freight elevator
PARKING	Three (3) on-site parking stalls at \$275/stall/month plus GST. See page 10 for additional nearby parking options
PROPERTY MANAGEMENT	Professionally managed by Longboat
DATA SERVICES	Bell MTS & Shaw available with fibre optic connection
SECURITY	Patrolled security Video surveillance system
MECHANICAL	Air handling unit and condensing unit located on the rooftop for cooling service to the tenant space and common areas. Heat is provided via the boiler system for perimeter heat with additional heating coils in the rooftop air handlers

PROPERTY HIGHLIGHTS

- Professional turnkey move-in ready downtown office space
- Exterior building signage available
- Card access after hours & weekends
- Directly connected to Canada Life Centre for skywalk access
- Amenities: Canad Inns Tavern United (rooftop patio)
- Other tenants include: CTV, Longboat, Downtown Community Safety Partnership, BELL, & Tavern United



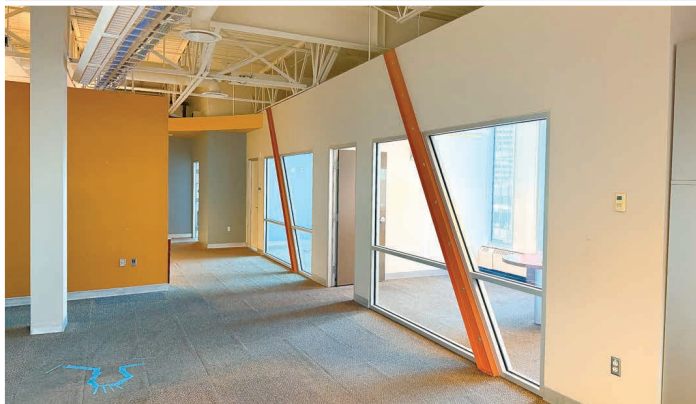
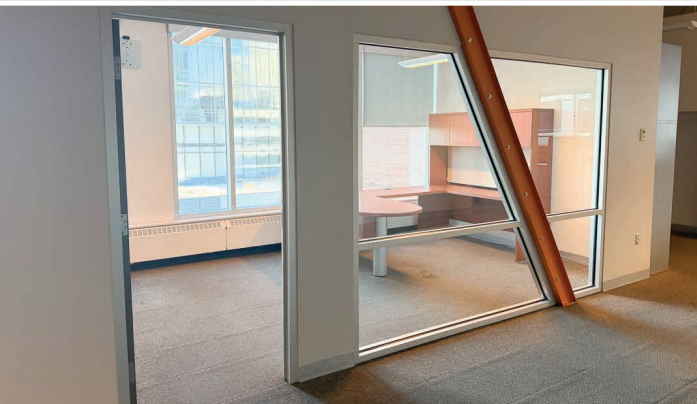
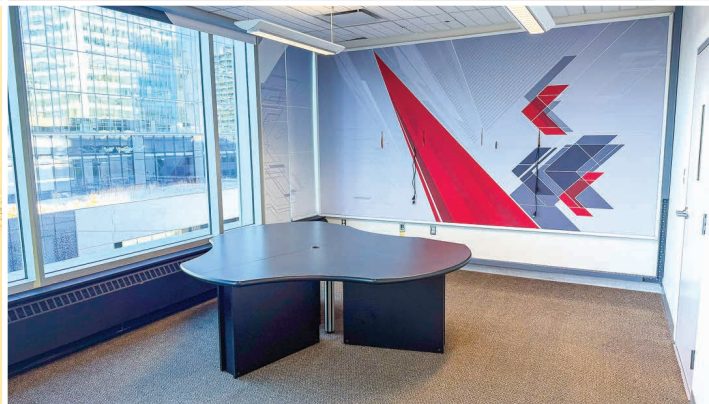
FOURTH FLOOR PLAN



FLOOR PLAN

SUITE 400 - AS BUILT FLOOR PLAN





LOCATION ANALYSIS



POPULATION
15 Minute Walk Time
28,175



WALK SCORE
Walker's Paradise
100



POPULATION
Projected (2030)
30,875



BIKE SCORE
Biker's Paradise
90



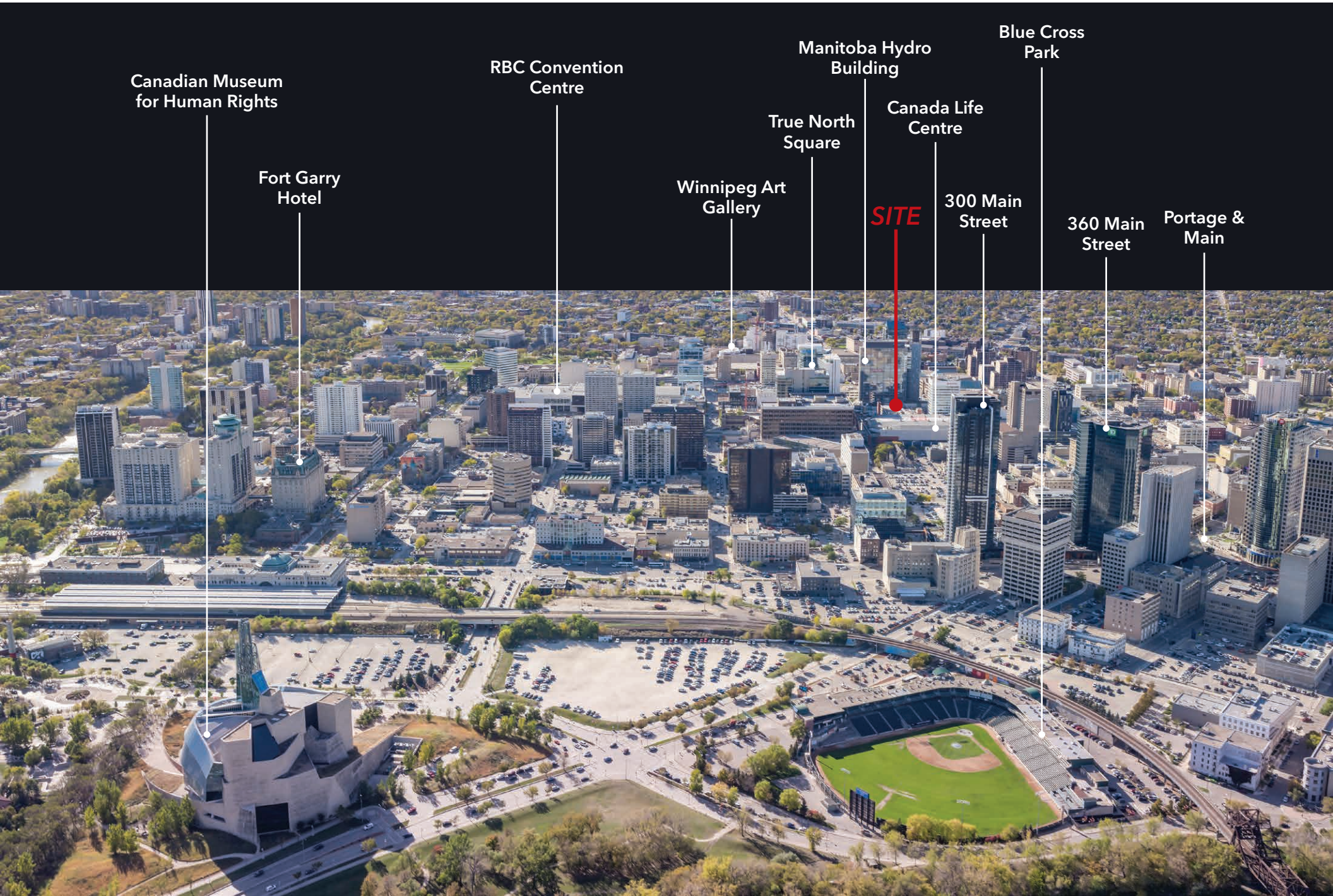
MEDIAN AGE
15 Minute Walk Time
34.7



TRANSIT SCORE
Excellent Transit
79



LOCATION AERIAL



Canadian Museum
for Human Rights

Fort Garry
Hotel

RBC Convention
Centre

Winnipeg Art
Gallery

True North
Square

Manitoba Hydro
Building

SITE

Canada Life
Centre

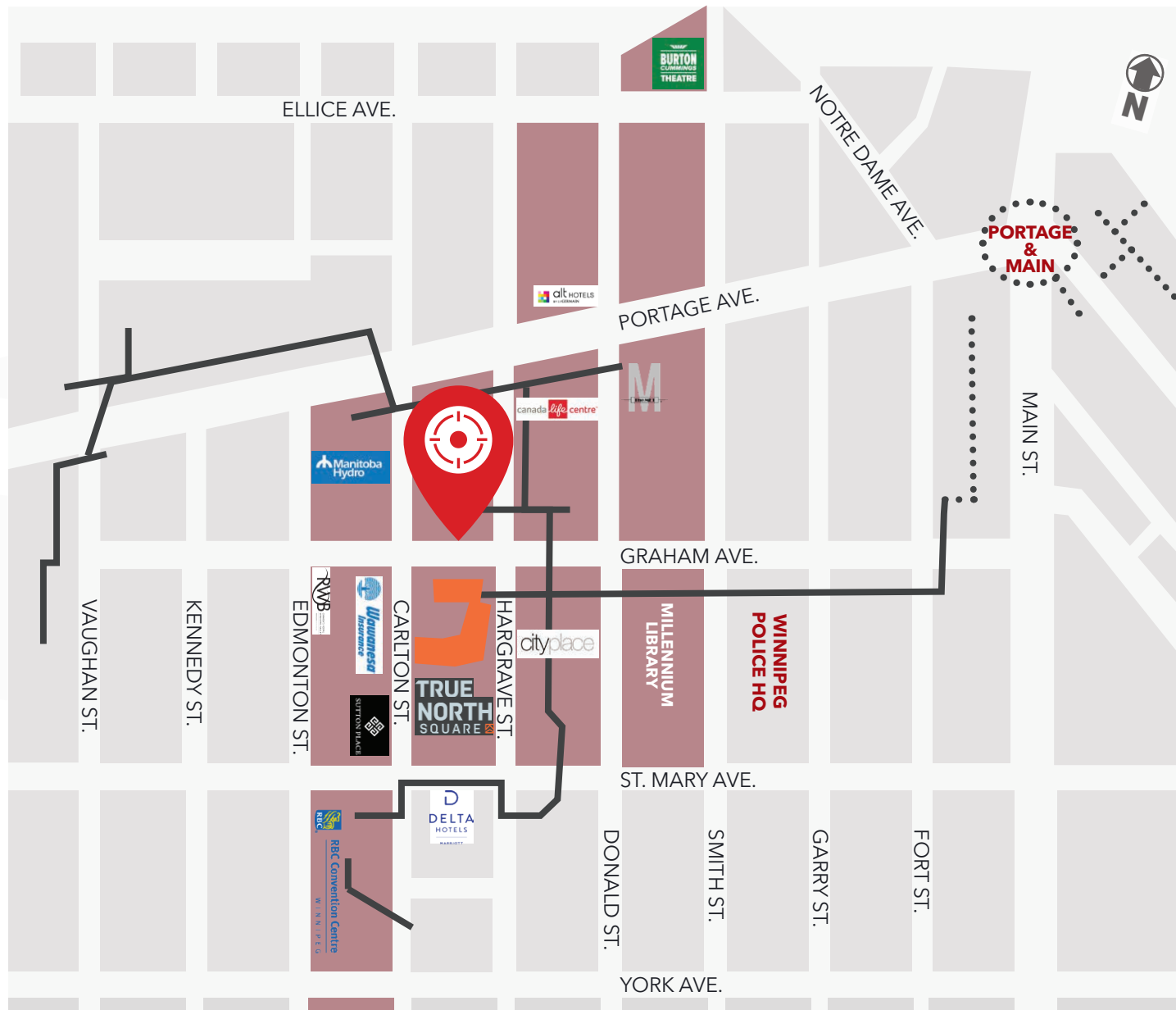
300 Main
Street

Blue Cross
Park

360 Main
Street

Portage &
Main

SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT (SHED)



11 city blocks

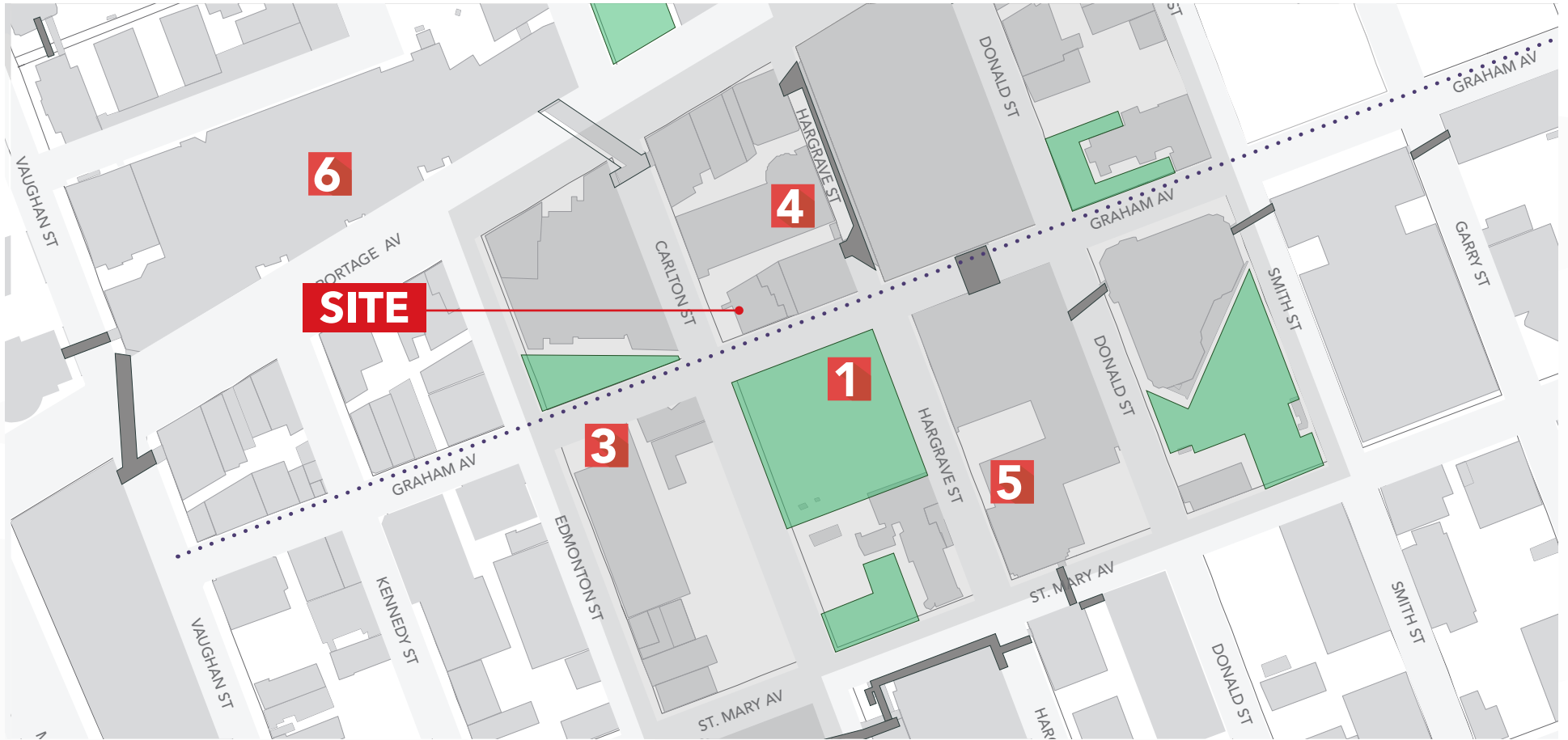
4 hotels including the new Alt Hotel and the 288-room Sutton Place Hotel now under construction

20+ restaurants including Browns Social House, Rudy's, Shark Club, Local Public Eatery, Hargrave Street Market, and more

6 entertainment & sports venues including the Royal Winnipeg Ballet, Canada Life Centre, and the MET

— Skywalk Underground Walkway ■ SHED

NEARBY PARKING OPPORTUNITIES



#	Parkade	Address	Total Stalls
1	True North Square	225 Carlton Street	238 stalls*
2	Millennium Library	251 Donald Street	50 stalls*
3	Royal Winnipeg Ballet Parkade	235 Edmonton Street	167 stalls*
4	Cityplace Lot 1 - 306	215 Hargrave Street	327 stalls*
5	Cityplace Lot 4 - 309	266 Hargrave Street	548 stalls*
6	Portage Place Parkade	393 Portage Avenue	1,000 stalls*

Direct interior access to 345 Graham

*Subject to availability



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