

175-185 Carlton Street

Street Front Retail Opportunity



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ALSTON
PROPERTIES

Details

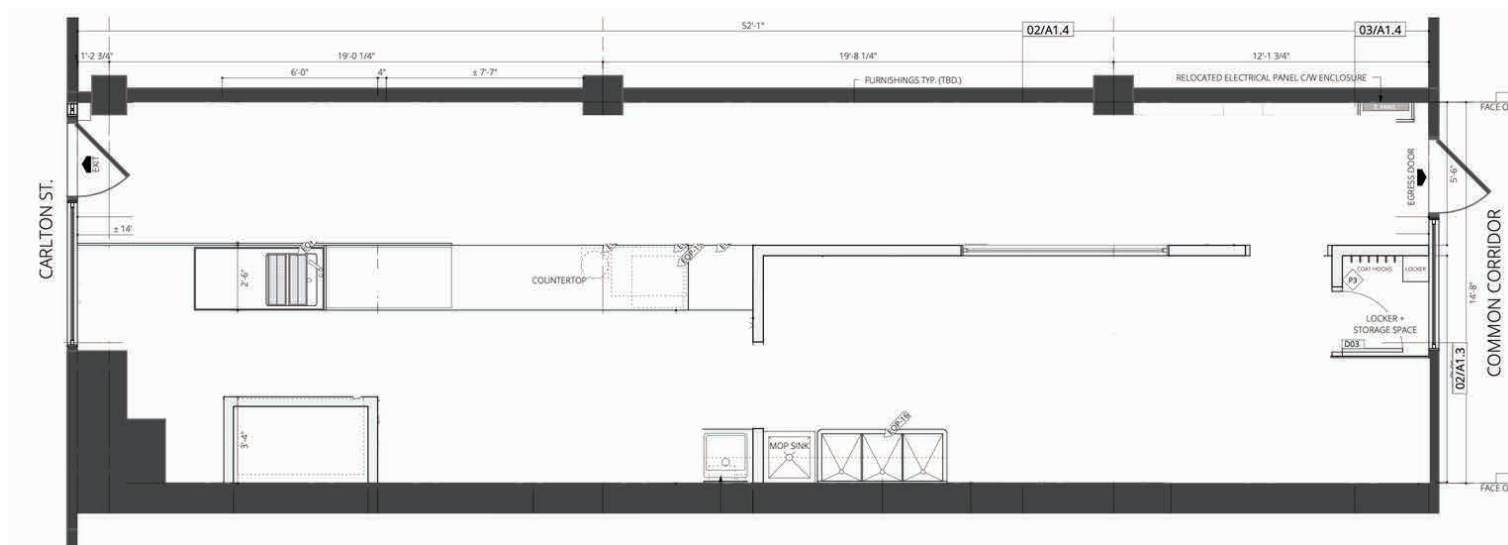
BUILDING INFORMATION

BUILDING AREA	84,105 sq. ft.
RESIDENTIAL UNITS	35 occupied
AREA AVAILABLE	Unit 103: 828 sq. ft.
GROSS RENTAL RATE	\$2,500/month <i>(plus 5% management fee) (inclusive of utilities)</i>
WINDOWS	Aluminum Dual-Pane Windows
HVAC	Boiler Heat and Tower Cooling (2014-2015)
ELECTRICAL SERVICE	225A, 120/208V-3PH-4W
INTERNET	High-speed internet access included in rent
BUILDING SECURITY	7am-12:00am Weekdays; 9am-12:00am Weekends
JANITORIAL SERVICE	Common Areas Daily
CERTIFICATION	BOMA Best Silver

UNIT HIGHLIGHTS

- Office space in the building is 100% occupied
- High-profile main floor retail opportunity steps from the RBC Convention Centre, the Delta Hotel, Royal Winnipeg Ballet, and True North Square
- Underground direct access to 155 Carlton, a 201,000 sq. ft. commercial building with 86% occupancy
- Well-suited for traditional retail or restaurant uses
- Opportunity to be a part of a newly redeveloped office and residential tower

UNIT 103 FLOORPLAN



Property Highlights



Available Immediately



828 sq. ft. of available



70 Heated Underground Parking Stalls
(1 Stall/1,201 sq. ft.)



35 new residential suites (Office to Residential redevelopment completed in 2023)



Professionally managed by Capital Property Management



Connection to downtown Skywalk system and various amenities



2 Passenger Elevators to Tower +
One Elevator to Parkade, Main & 2nd Levels



Attached to the downtown Skywalk system

Premium Location

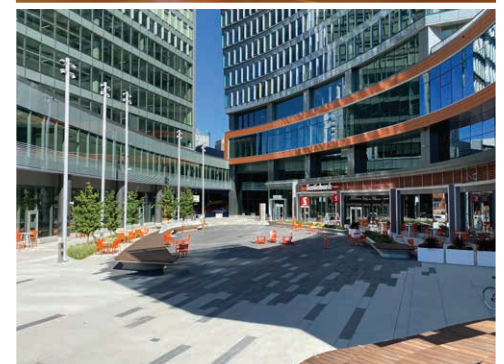
185
Carlton



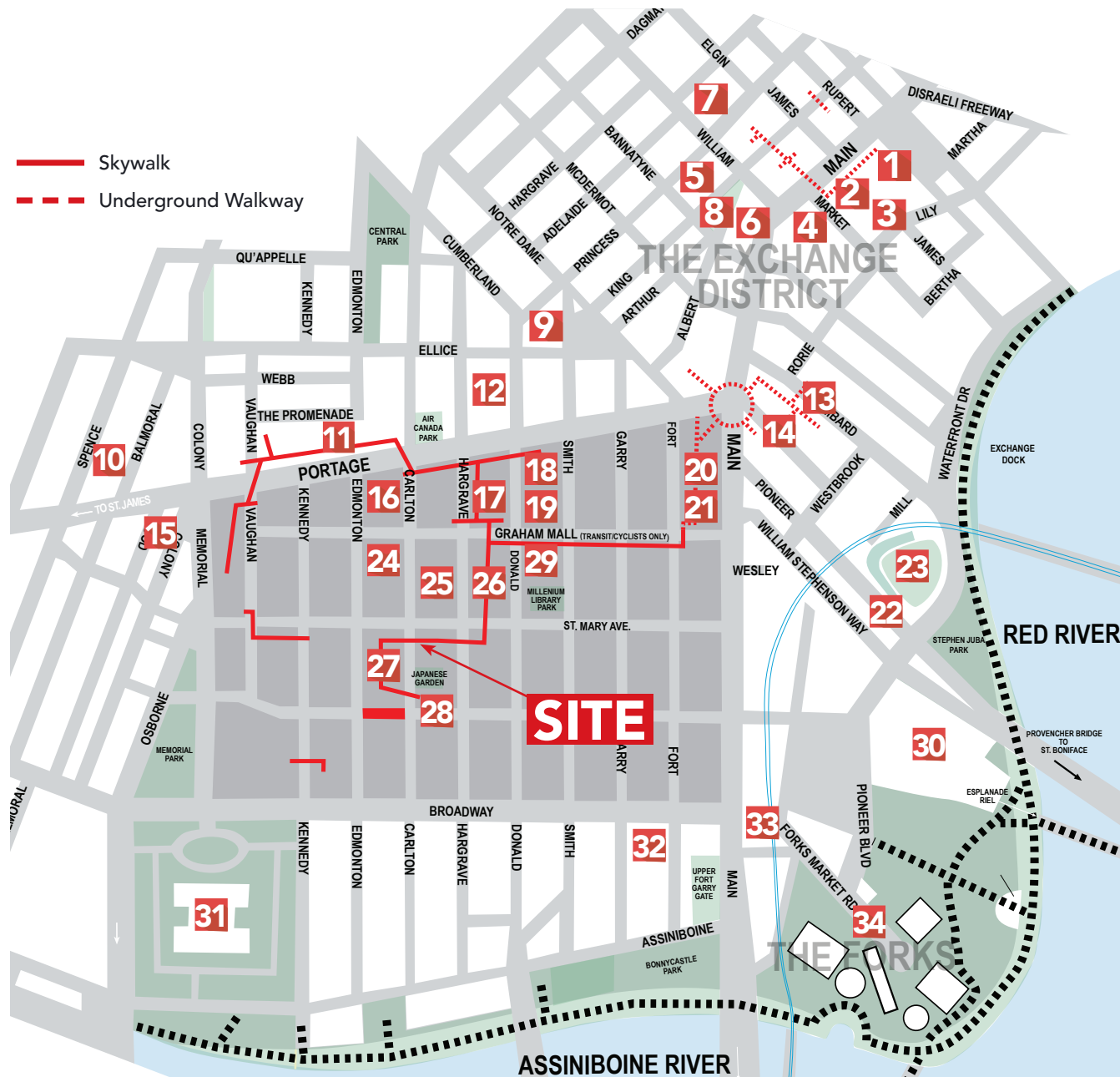
- Strategically located in the heart of Downtown Winnipeg's SHED
- Direct connection to the downtown's climate-controlled skywalk and concourse systems
- Indoor connection to key area highlights including RBC Convention Centre, Delta Winnipeg, True North Square and City Place
- Located close to most of the development activity in downtown Winnipeg
- Generous underground and surface parking in the immediate area
- Located on major traffic arteries
- Well-served by Winnipeg Transit

Strategically Located in the SHED

Winnipeg's eleven block Sports, Hospitality and Entertainment District has been under continuous development since 2004 when Canada Life Place was completed. The SHED is now a focal point for the City's core and has created a prime commercial, social and cultural hub for downtown Winnipeg. It is strategically located directly between Canada Life Place and the RBC Convention Centre and is immediately adjacent to Winnipeg's rapid transit mall and at the crossroads of Winnipeg's weather protected Skywalk system which connects to Delta Winnipeg Hotel to other entertainment venues, restaurants and hotels throughout downtown Winnipeg.



Area Amenities

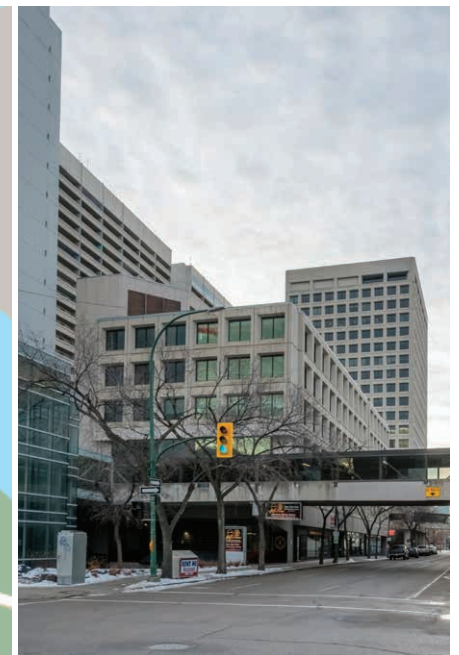


1. The Manitoba Museum
2. Centennial Concert Hall
3. Royal Manitoba Theatre
4. Pantages Playhouse Theatre
5. Exchange Event Centre
6. Winnipeg City Hall
7. Red River College Polytechnic
8. Old Market Square
9. Burton Cummings Theatre
10. University of Winnipeg
11. Portage Place
12. Alt Hotel
13. Richardson Centre
14. The Fairmont Hotel
15. Winnipeg Art Gallery
16. Manitoba Hydro Place
17. Canada Life Centre
18. Radisson Hotel
19. The Met Theatre
20. Winnipeg Square
21. 300 Main
22. Clay Oven
23. Shaw Park
24. Royal Winnipeg Ballet
25. True North Square
26. Cityplace
27. RBC Convention Centre
28. East India Company Pub & Eatery
29. Millennium Library
30. Canadian Museum for Human Rights
31. Manitoba Legislative Building
32. Fort Garry Hotel
33. Union Station
34. The Forks

The Winnipeg Skywalk

The Winnipeg Walkway system, also known as the Winnipeg Skywalk, is a system of elevated and underground pedestrian walkways that connect the majority of downtown Winnipeg. Composed of 14 skywalks and 7 tunnels, the Winnipeg Walkway connects a total of 38 buildings throughout downtown Winnipeg allowing for roughly two kilometres of protected walking space. The system provides year-round climate-controlled access to over 170,000 sq. m. of space, 10 office towers, and more than 200 shops and businesses. Outdoor entrances to the Winnipeg Walkway can be found at various points along the walkways route.

This system allows pedestrians coming from 185 Carlton to access most key elements of Downtown including Portage & Main, Canada Life Centre, and True North Square without ever having to go outside.



Accessibility & Transportation

175-185 Carlton's location offers high accessibility to all areas of the city via public transit and the Graham Avenue Transit Mall as well as its accessibility to other major thoroughfares.

The Graham Avenue Transit Mall is a 9-block transit mall located in downtown Winnipeg that is mostly reserved for Winnipeg Transit buses, cyclists, and pedestrians. The Graham Mall was completed in 1995 and connects many major downtown businesses and amenities including The Properties, Canada Life Centre, True North Square, Winnipeg Square, Manitoba Hydro, Cityplace, Winnipeg Police Headquarters and the Royal Winnipeg Ballet. The transit mall is serviced by 19 bus routes and features highway-grade concrete roads and cobblestone break at all intersections. About 1,700 buses operate on the Graham Mall each weekday. Since completion of the project, passengers have benefited from dramatic improvements in schedule reliability, faster bus running times as the higher transit speeds.

The Properties are easily accessible to other major north-south thoroughfares, via route 62 and 42 including Osborne, Memorial and Donald Streets, major arterial routes connecting Winnipeg's south end to the north end of the City. In addition, the Properties benefit from their proximity to Portage Avenue (Winnipeg's route 85). Portage Avenue is a major arterial route in the City of Winnipeg and is one of the city's oldest and most important roads. This artery connects the city to both the Trans-Canada and Yellowhead Highways.



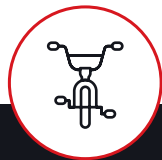
99

WALK SCORE



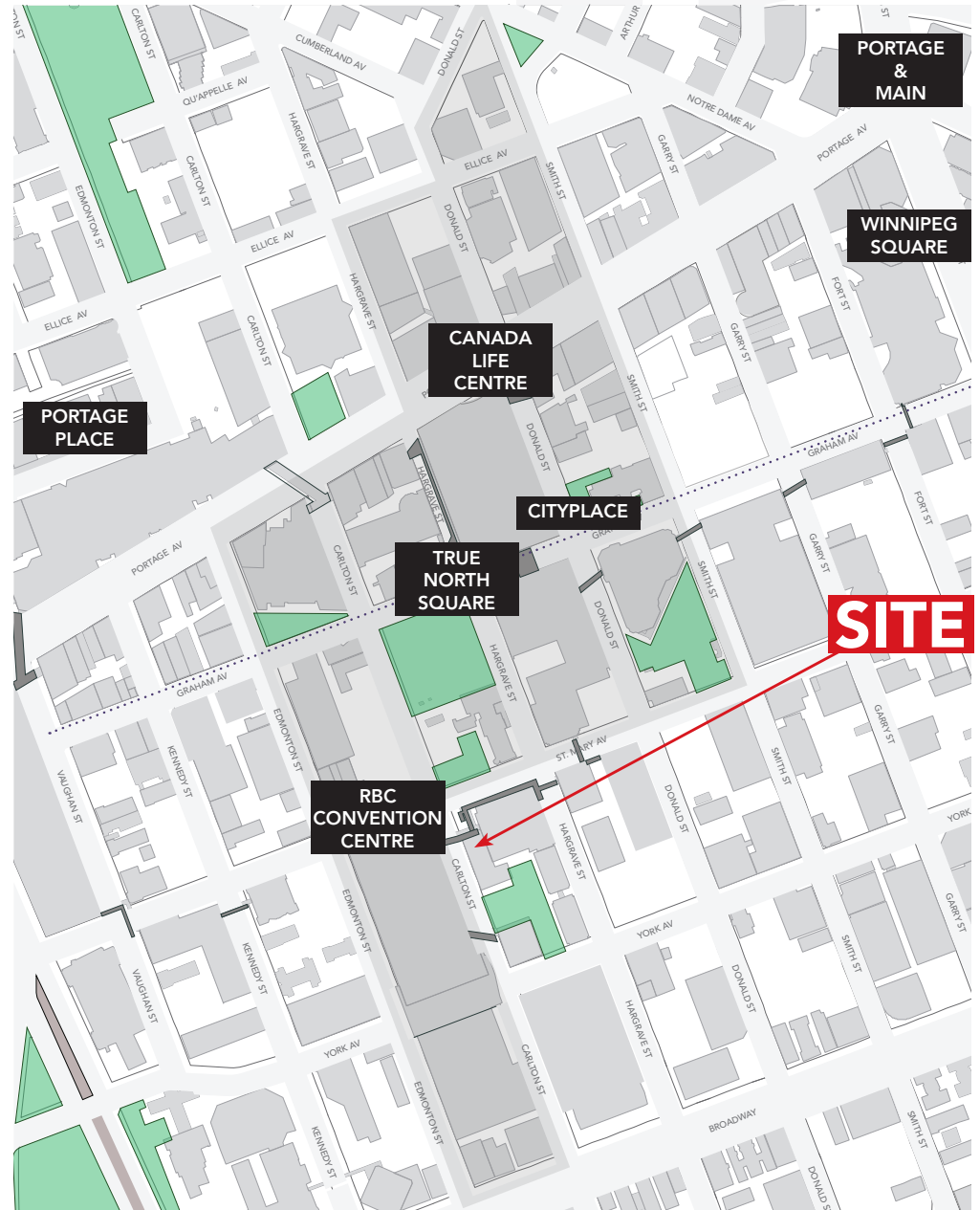
92

TRANSIT SCORE



90

BIKE SCORE





COMMERCIAL REAL ESTATE
SERVICES INC.

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

PRESLEY BORDIAN

Senior Advisor, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

DAWSON GROENING

Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.