



COMMERCIAL REAL ESTATE
SERVICES INC.

FOR LEASE
HIGH-QUALITY OFFICE SPACE

AIR CANADA BUILDING

355 PORTAGE AVENUE, WINNIPEG, MB

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*Services provided by Brett Chartier
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Property Highlights



9-STOREY DOWNTOWN OFFICE
TOWER CONSTRUCTED IN 1985



PROFESSIONAL ON-SITE PROPERTY
MANAGEMENT



88 SURFACE PARKING STALLS
ON-SITE



24/7 ON-SITE BUILDING SECURITY
AND CARD ACCESS



BUILDING HOURS:
MONDAY-FRIDAY 6:00-18:00



BUILDING IS WELL-SERVICED BY
PUBLIC TRANSPORTATION



2 DOCK LEVEL LOADING DOORS
ACCESSIBLE FROM HARGRAVE
STREET



Air Canada Park Refurbishment

The City of Winnipeg announced \$2.5M to be spent on the complete revitalization of Air Canada Window Park as a public space project with completion expected by November 2025.



*Artist's rendering of the proposed conceptual design for the park. Please note the perspectives capture some site features that are not included in the 2024 construction budget.

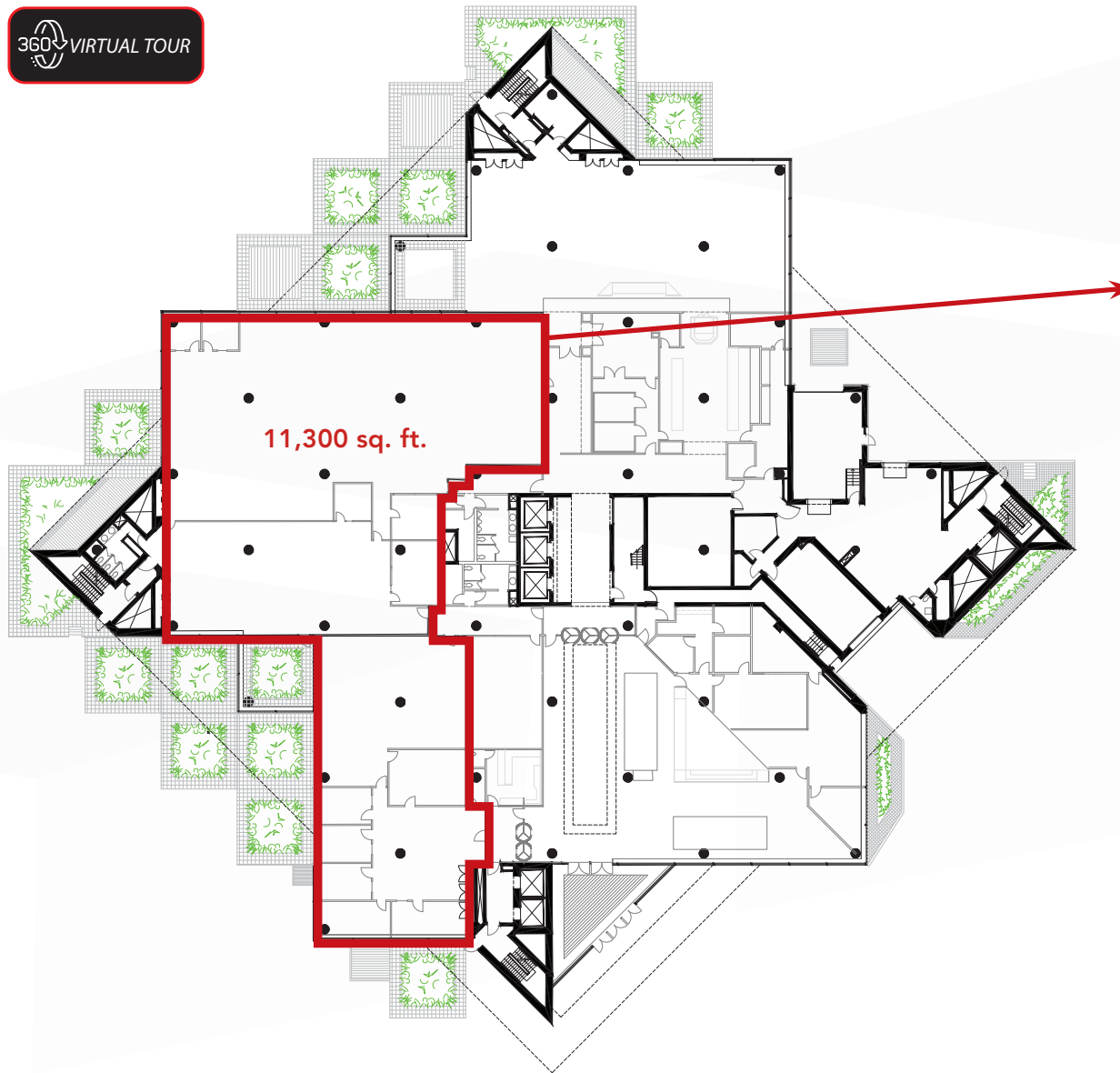
Property Highlights

LANDLORD	Air Canada	
PROPERTY MANAGER	Black & MacDonald (on-site property management)	
BUILDING AREA (+/-)	400,000 sq. ft.	
TYPICAL FLOOR PLATE (+/-)	Floors 1-5: 37,500 sq. ft. Floors 7-9: 39,500 sq. ft. (6th floor is mechanical & storage)	
AVAILABLE SPACES (+/-)	Main Floor	11,300 sq. ft. (can be demised to 3,500, 6,250, or 7,800 sq. ft.)
	3rd Floor	32,042 sq. ft.
	4th Floor	32,440 sq. ft.
	7th Floor	15,282 sq. ft.
ASKING NET RENT	\$15.00 per sq. ft.	
ADDITIONAL RENT	\$16.55 per sq. ft. (est. 2024)	
EXISTING BUILD-OUT	• Developed Office Space • Open concept • Former Call Centre Space	
ELEVATORS	• 3 Elevators servicing Basement - 5th Floor • 2 Elevators servicing Main - 9th Floor • 1 Freight Elevator servicing Basement to Penthouse	
TELECOMMUNICATIONS	Telus, Rogers/Shaw, Bell MTS, Manitoba Hydro	

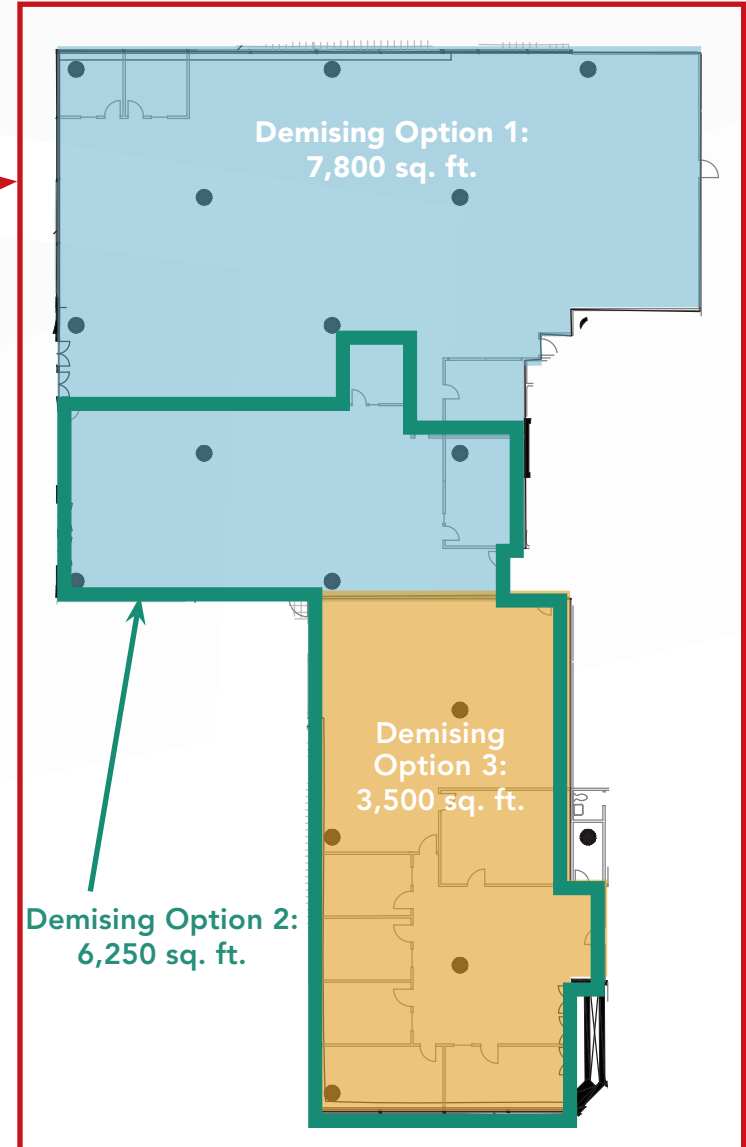


Floor Plan

MAIN FLOOR - 11,300 SQ. FT.



MAIN FLOOR DEMISING OPTIONS



Interior Photos

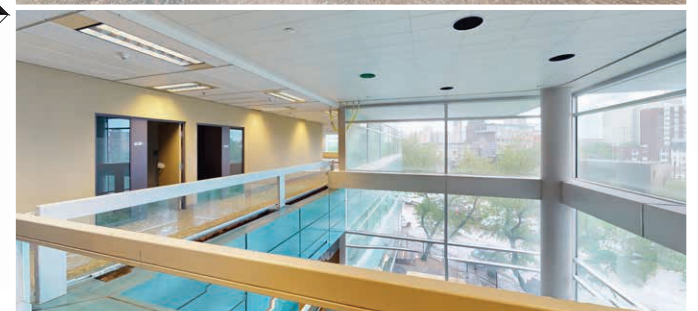
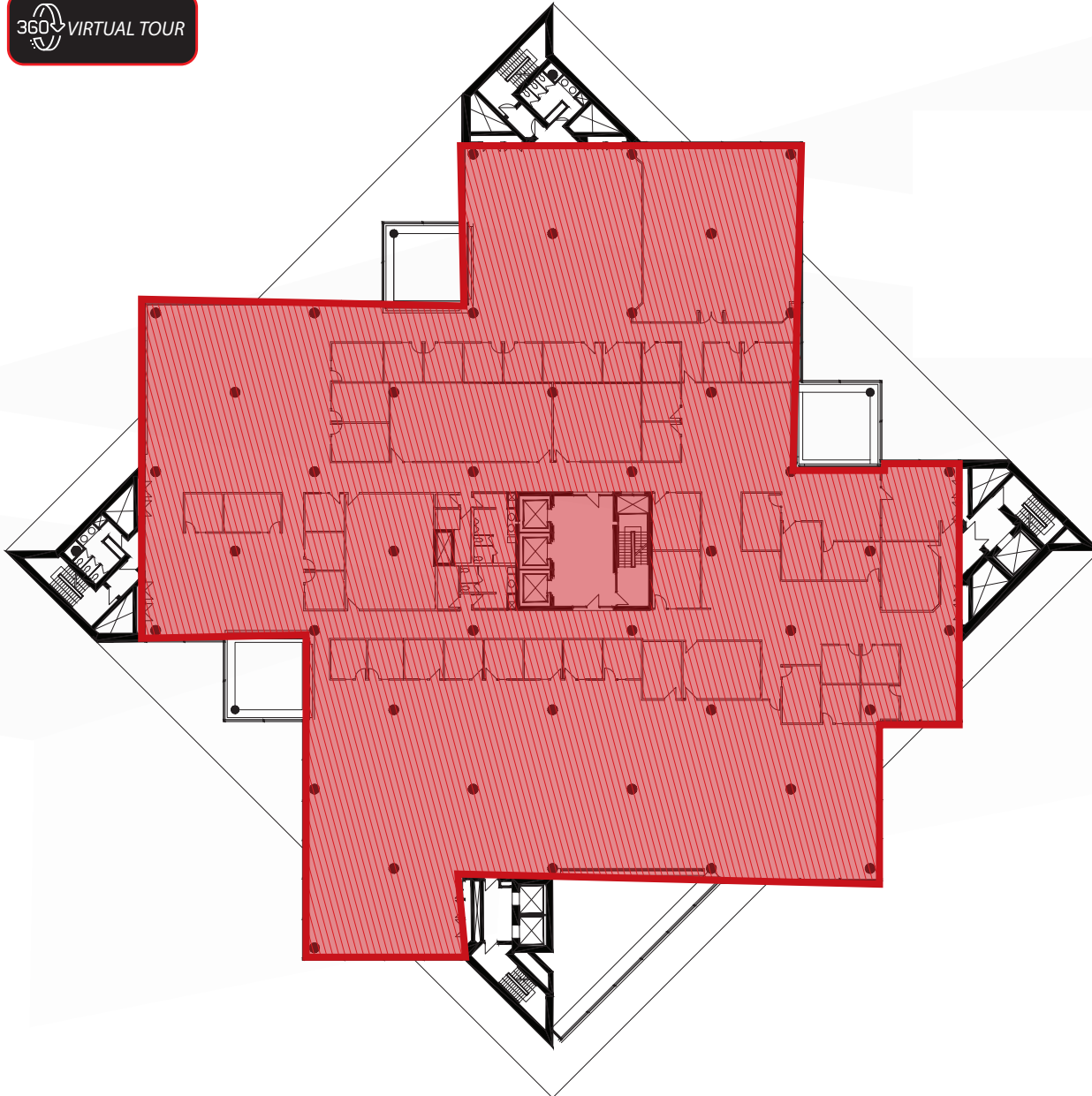
MAIN FLOOR



Floor Plan

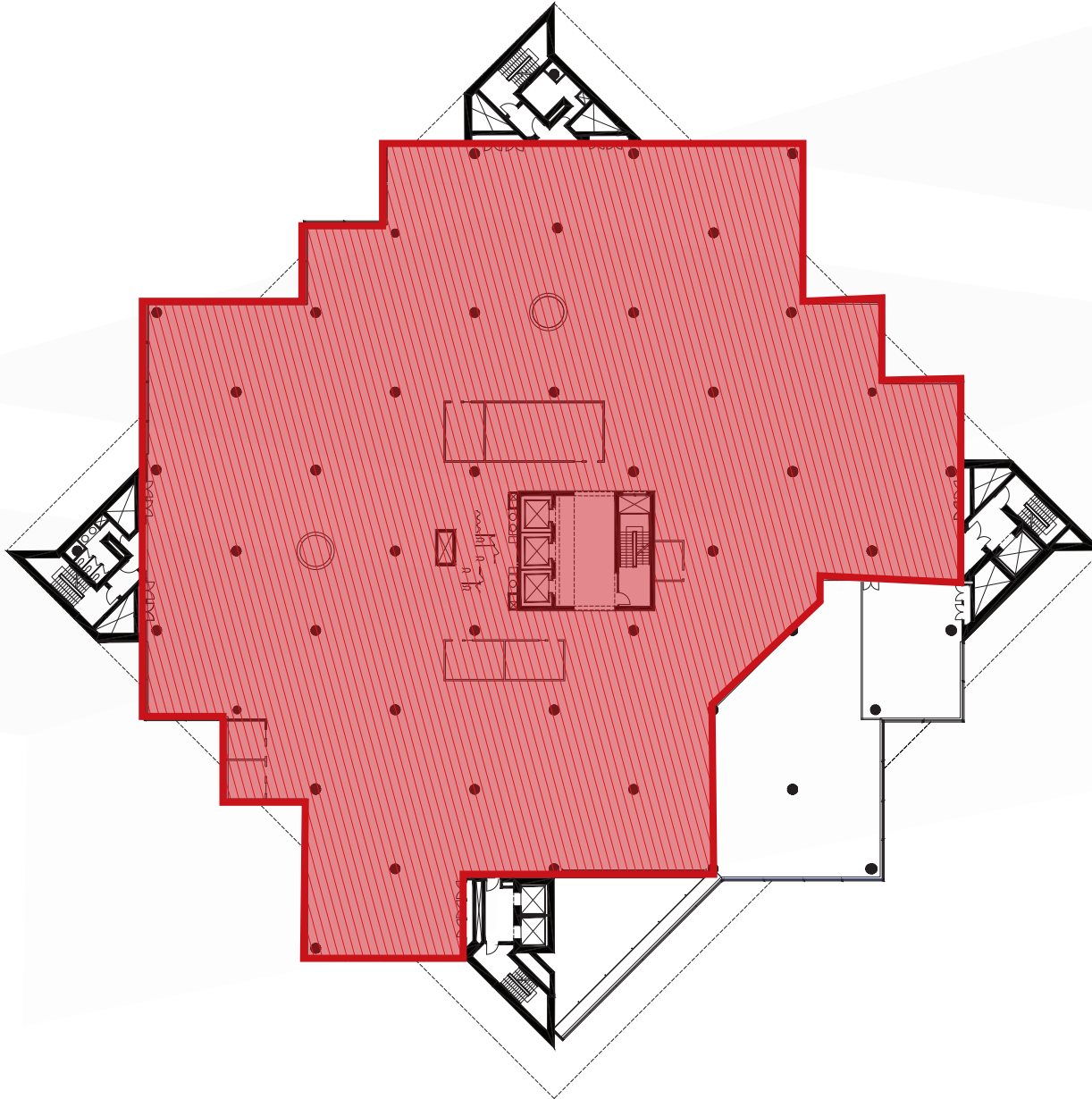
3RD FLOOR - 32,042 SQ. FT.

360° VIRTUAL TOUR



Floor Plan

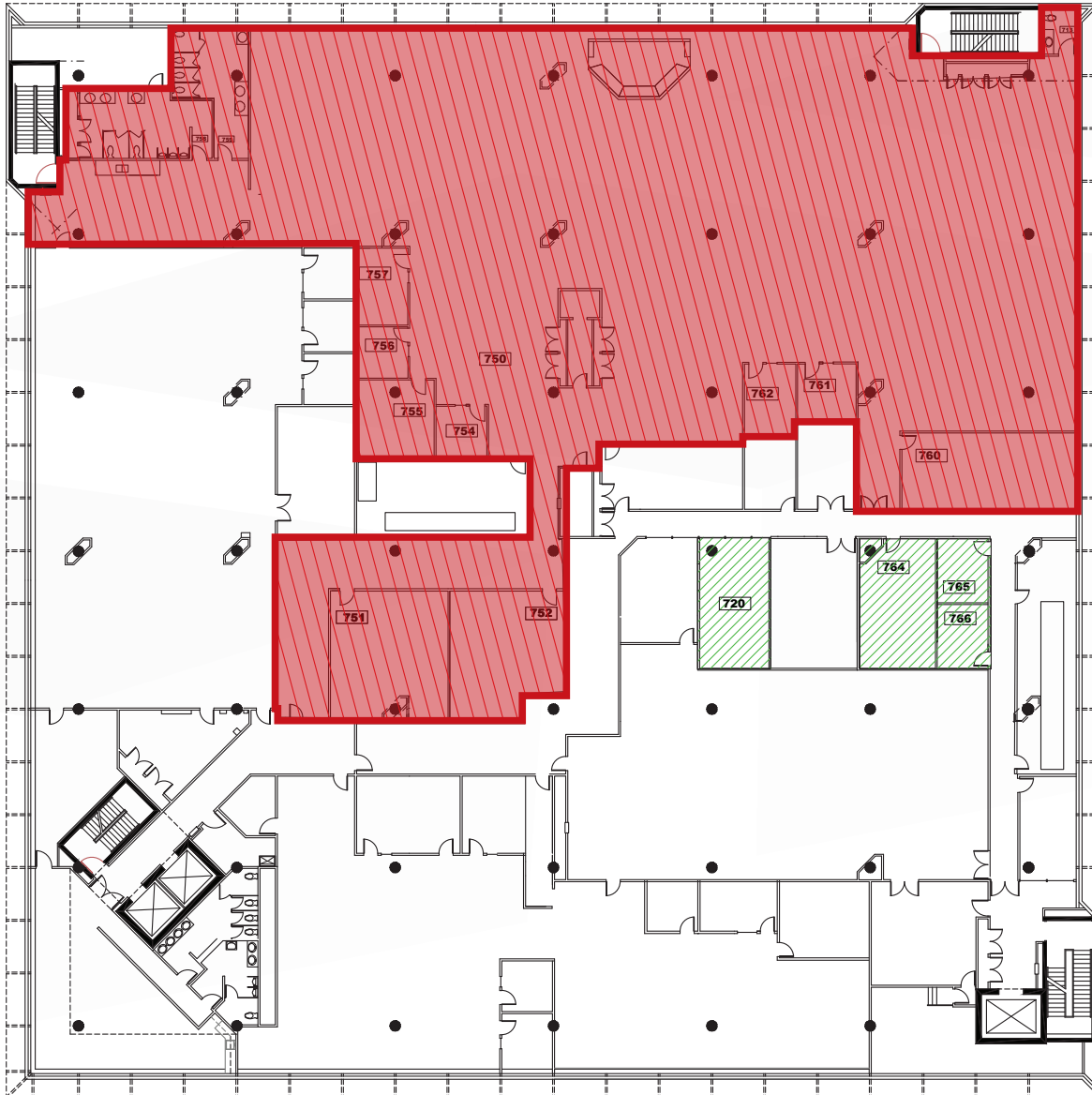
4TH FLOOR - 32,400 SQ. FT.



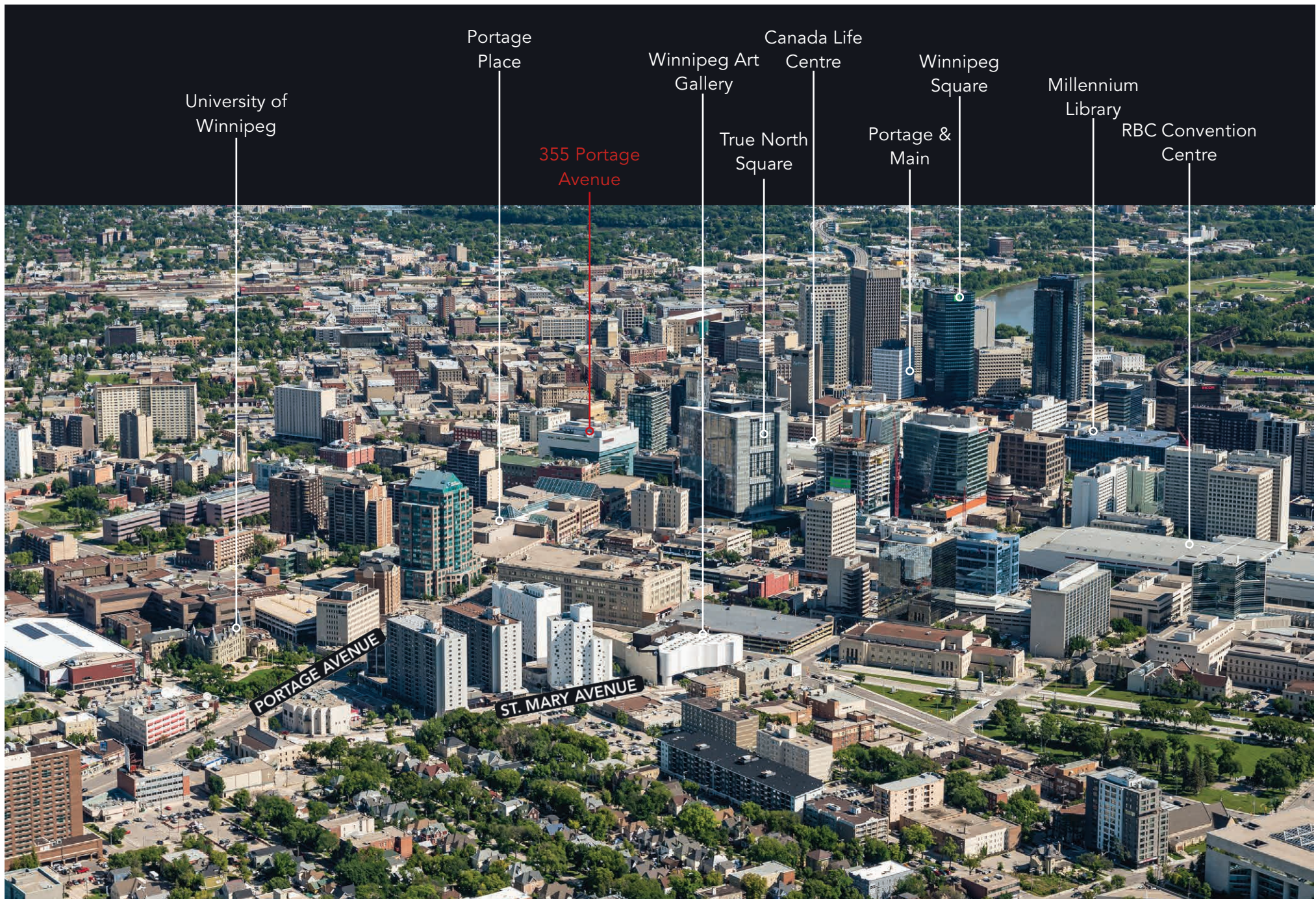
Floor Plan

7TH FLOOR - 15,282 SQ. FT.

360° VIRTUAL TOUR

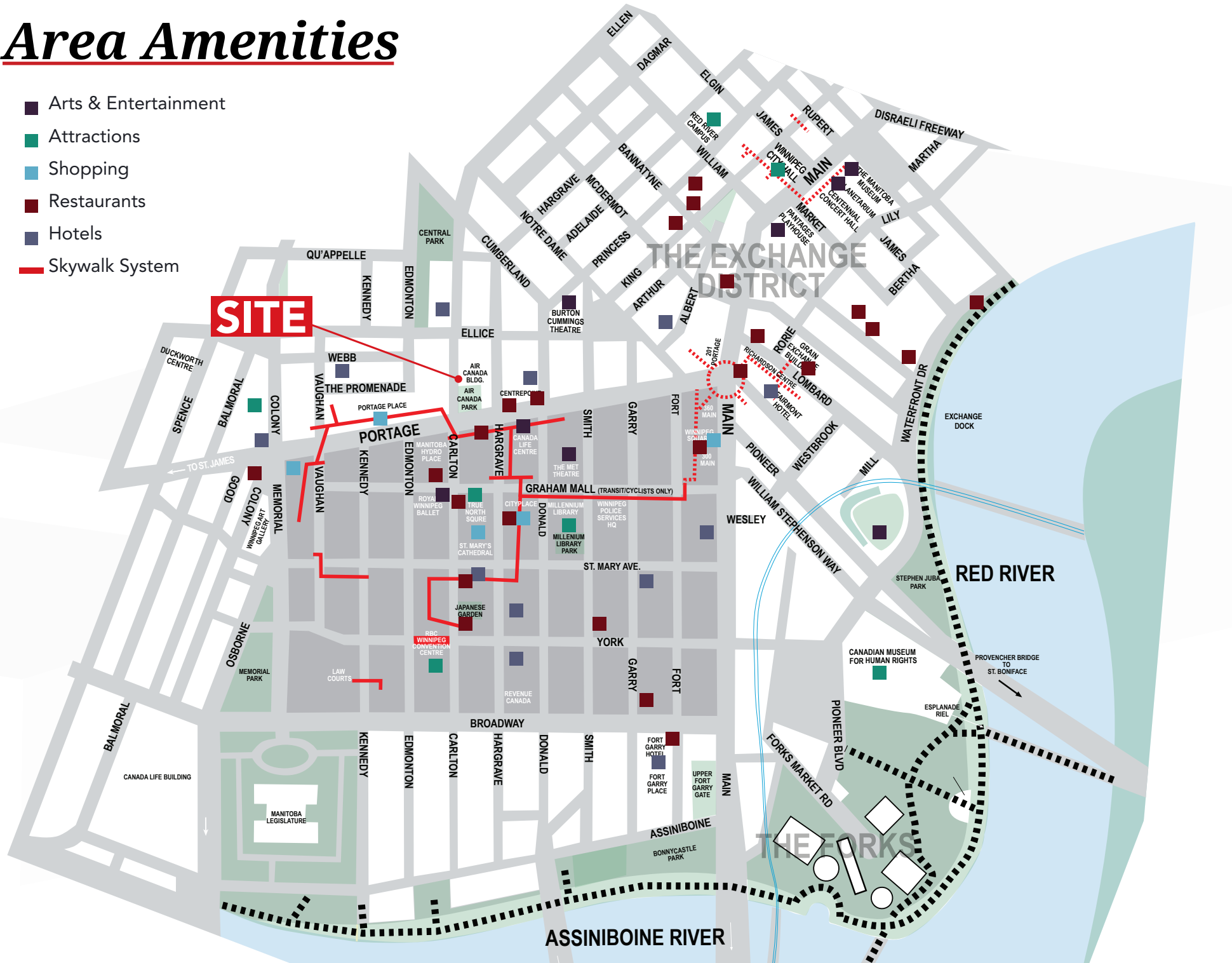


Location Overview



Area Amenities

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



Contact

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