

220 PORTAGE AVE

WINNIPEG, MB

<https://ax-un.com/220portage>

FOR LEASE: OFFICE

2023
BROKER INCENTIVE
Double commission
for a minimum
5-year deal!

STARTING FROM:
\$18.00 PER SF

Re-imagined Downtown Office Space

PROPERTY HIGHLIGHTS

- 17-storey office tower that is home to the Royal Bank of Canada's Manitoba regional offices
- Situated at Portage Avenue and Fort Street, its attractive international style architecture lends a distinguished presence to the Artis office at Portage and Main
- With its prime location, tenants are able to enjoy the Shops of Winnipeg Square and take advantage of the vast Winnipeg Square heated, underground parkade
- 954 heated parking stalls in the security-monitored underground parkade and a full-service carwash. Monthly and hourly parking available
- Onsite professional property management, security and janitorial services
- 59 transit routes
- 25 buildings connected by indoor walkway
- LEED Platinum Certification

CHRIS VODREY

Director—Leasing—Central Region

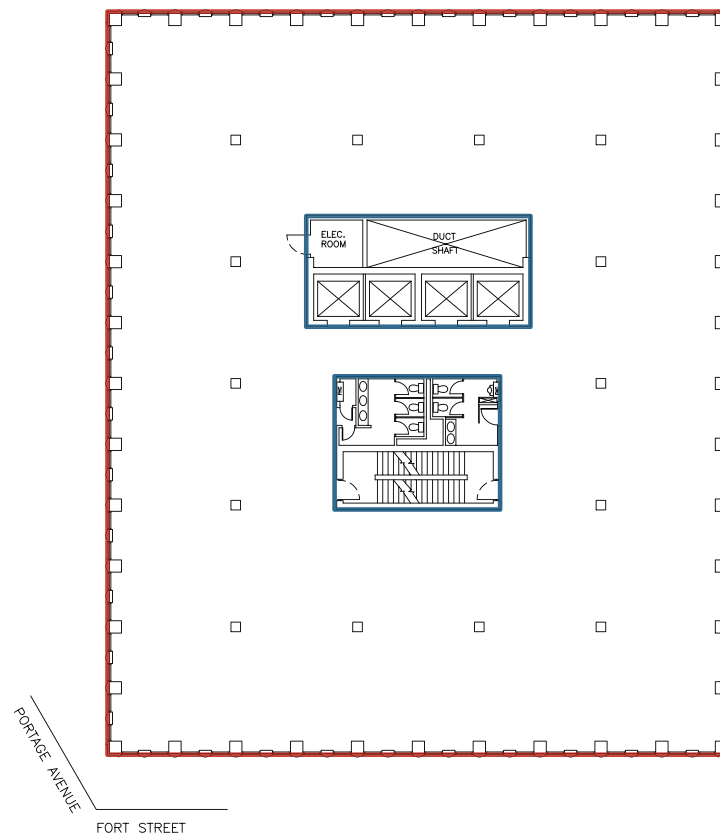
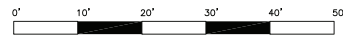
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TYPICAL FLOOR PLATE



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PROPERTY DETAILS

Asking Net Rent	\$18.00/SF
Additional Rent (2023 Estimate)	Operating Expense: \$13.45/SF + Taxes: \$3.97/SF + 5% Management Fee Gross Rent
GLA	169,738
Site Area	0.41 acres
Floors	17
Parking	Monthly rate for non-reserved: \$320.00 Monthly rate for reserved: \$395.00 Hourly parking available
Zoning	M—Multi Use Sector
Year Constructed	1966
Full Renovations	2017

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AMENITIES

- Superior access to most major City of Winnipeg bus routes
- Heated underground parking & bike storage + rental for staff and clients at the Winnipeg Square parkade
- Climate controlled access to retail shopping, banking, restaurants, Canada Life Centre, The SHED district and major office towers
- Modern destination dispatch passenger elevators
- On-site cafe
- Access the amenities at 360 Main including a state-of-the-art conference centre

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AVAILABLE IMMEDIATELY

Suite #	Size	Comments
400	3,203 SF	Base building shell, LED lighting
1000	10,322 SF	Full floor, base building shell, LED lighting
1100	2,366 SF	Base building shell, LED lighting
1130	1,844 SF	Existing build out with perimeter offices
1220	1,617 SF	Base building shell, LED lighting
1310	1,475 SF	Base building shell, LED lighting
1410	1,191 SF	Fully built out unit, open space with large private boardroom. Double glass door entry directly off floor lobby. North side of building. Available May 1, 2023

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2017 UPGRADES

- LED Base Building Lighting System
- HVAC is Zoned for the Ultimate in Tenant Comfort
- CO₂ Monitoring for an Improved Fresh Air Experience
- Windows and Window Coverings with Subtle Sun Shading
- Full Height Glass Suite Entrance Doors, Tenant Signage and Proximity Card Access to Suites
- Elevator Modernization with Destination Dispatching
- Washroom Modernizations
- The Living Wall
- LEED Platinum EB Certification
- Exterior LED Lighting
- Ceiling Systems

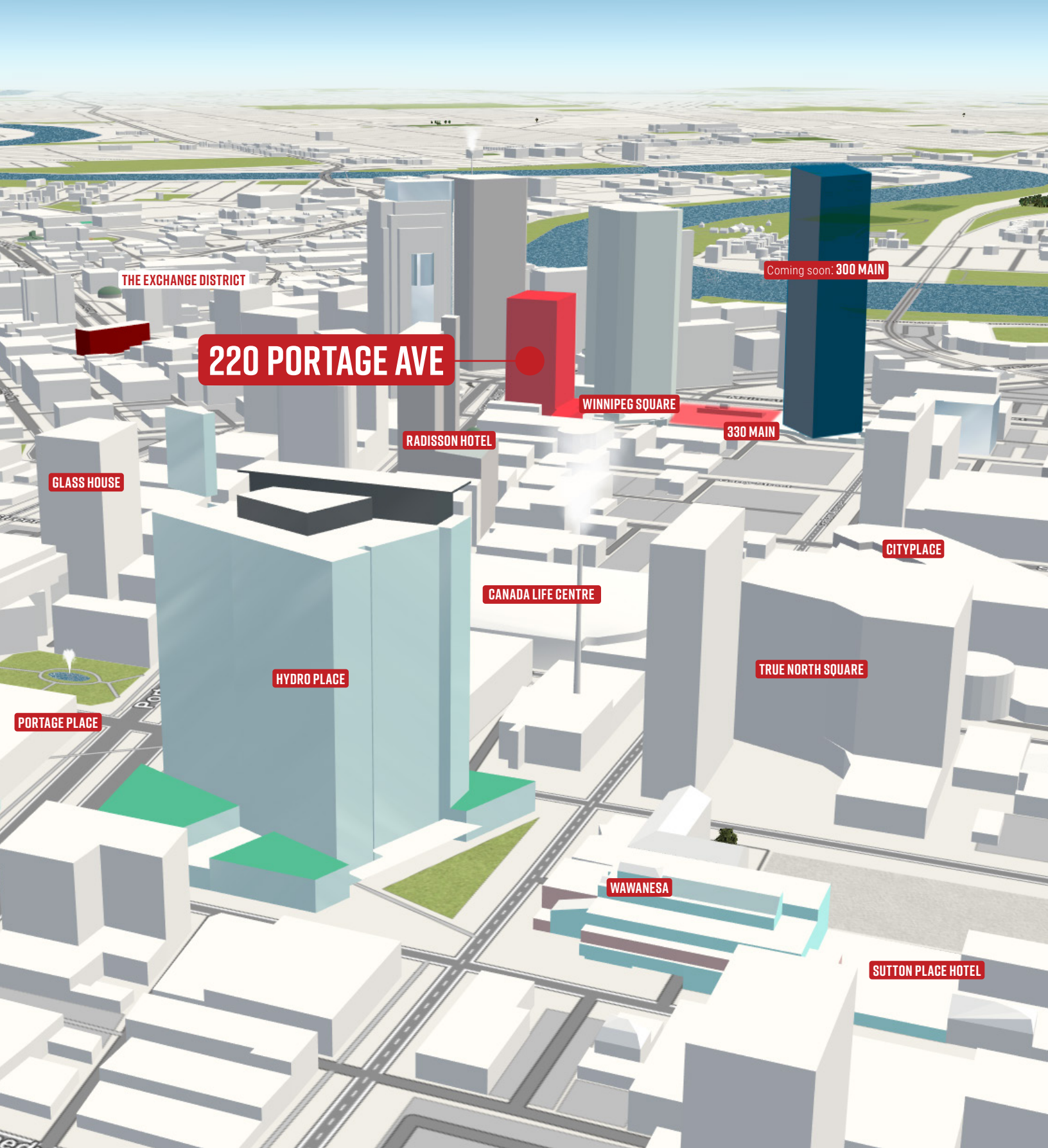
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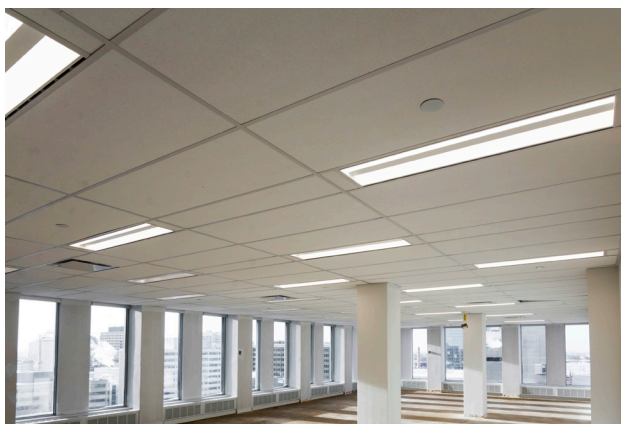
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ARTIS
REIT