



201 | make a
statement.

make a statement.

At 201 Portage, we are more than just floor plates and square footage. We are your business partner - an office space partner that is equally invested in growing your business as you are.

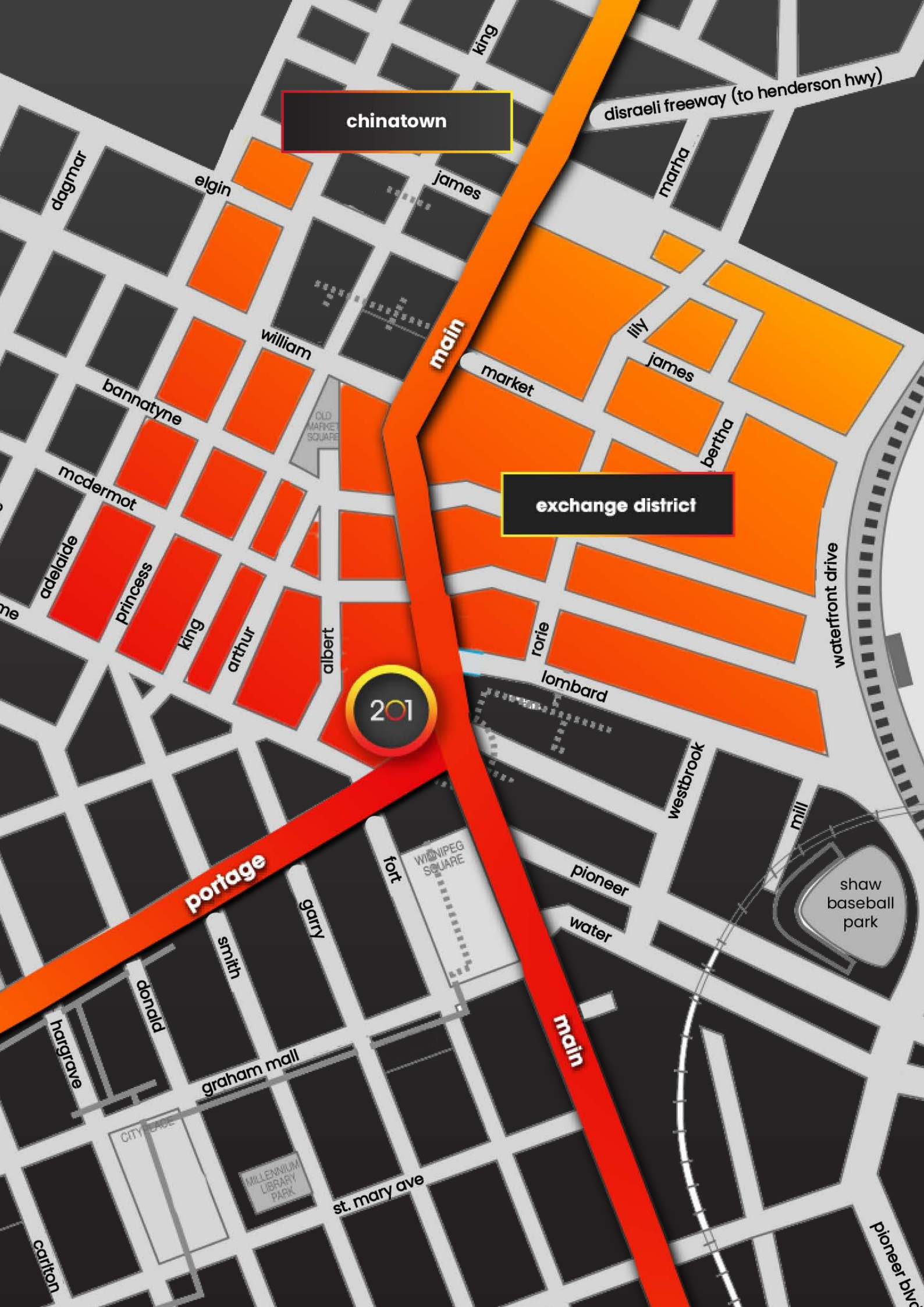
We've established 201 Portage as Winnipeg's #1 business address by doing things no other office tower does. By offering state of the art amenities, engaging year-round programming and connecting you to other prominent businesses, 201 Portage will transform your 9-5 grind into a lifestyle you love.

Overlooking Winnipeg's iconic intersection of Portage + Main, your employees and clients are exposed to countless perks that come with being at the centre of the centre. On-site parking, transit stations, premium hotels and restaurants, as well as Winnipeg's best attractions within walking distance including The Forks, Canadian Museum for Human Rights and the Canada Life Centre are just a few bonuses that come with growing your business at 201 Portage.

201 Portage is also proud to be the gateway to the Exchange District, a National Historic Site that is home to North America's largest collection of heritage buildings and several of Winnipeg's best restaurants, museums and festivals.

In a world full of noise and empty promises, this is your opportunity to draw a line in the sand and have actions speak louder than words. To set your business apart from the crowd, stand tall and make a statement.

THIS IS 201 PORTAGE.



chinatown

disraeli freeway (to henderson hwy)

exchange district

201

portage

main

shaw baseball park

about 201



201 Portage has remained one of the tallest business landmarks between Toronto and Calgary since its construction in 1990. With detailed architecture and impressive height, 201 Portage has become the staple of the Winnipeg skyline and an icon of the city's image.

The building is managed and operated by Harvard Developments who take extreme pride in the buildings they operate and 201 Portage is certainly no exception.

ADDRESS

201 Portage Avenue (Portage and Main)
Winnipeg, MB R3B 3K6

PROPERTY MANAGER

Harvard Developments Corporation

SIZE

506,413 sq.ft. (47,000 sq.m)

HEIGHT

33 storeys / 420 feet

CONSTRUCTION

- Reinforced concrete core
- Structured frame with poured concrete decks
- Granite and marble finishes
- Construction completed June 14, 1990

PARKING

- 812 stalls in total
- Three levels of heated underground parking
- Seven levels of open-deck parking
- Secured bike rack

TRANSIT ROUTES

Eastbound - 11, 15, 21, 22, 24, 28, 41, 67

Westbound - 11, 15, 16, 18, 20, 21, 22, 24, 28, 29,
31, 32, 33, 35, 41, 42, 45, 46, 47, 48, 58, 67

The Western Canadian prairie is the heart and soul of Manitoba. The land and the environment are the foundation of daily life and 201 Portage is deeply rooted in this commitment to sustainability.



The tower is BOMA BEST Certified Gold, a national program that measures and tracks realistic standards for energy and environmental performance. The certification is a testament to 201 Portage's operational efficiency and efforts to minimize its carbon footprint.



201 Portage is a proud participant and ambassador with 'Manitoba Race to Reduce' - a unique energy reduction challenge that involves collaboration between commercial building landlords and tenants to encourage smart energy use. Over the past two years, 201 Portage has reduced greenhouse emissions to the equivalent of removing 42 cars off the road for one year, not burning 83,801 L of gasoline or saving 21,544 trees.



201 PORTAGE IS MAKING A BOLD STATEMENT.

Over the course of 2021/2022, 201 Portage completed the project titled **'Transform 201'**. This major transformation saw dramatic enhancements to the tower's main entrance and lobby, courtyard, elevators, as well as the creation of BMO Bank of Montreal's new main-floor branch.



transform

201



world-class amenities.

state of the art **conference centre.**

The 201 Portage Conference Centre is Winnipeg's newest vibrant gathering space. Conveniently located on the concourse level of 201 Portage, this state-of-the-art meeting space accommodates over 70 people and may be divided into two separate rooms to suit groups of various sizes. The 1,600 sq.ft. innovative space features video/audio conferencing functionality, smart boards and free Wi-Fi, and is also available rent-free to tenants of 201 Portage.

modern **food market.**

Introducing 201 Portage's new concept food market. Refuel in the modern 2,000+ sq.ft. seating area or relax in the adjacent lounge area. The freshest market style restaurant, Mercatino Fresh Food Co. anchors the market in 2,500 sq.ft. of dedicated space. Mercatino prepares selections of the freshest local foods daily and provides catering services to your office, meeting or event. Other premier dining options include Bon Sushi, ensuring a variety of food choices to satisfy every taste.

**MERCATINO
FRESH FOOD CO.**

Bon Sushi



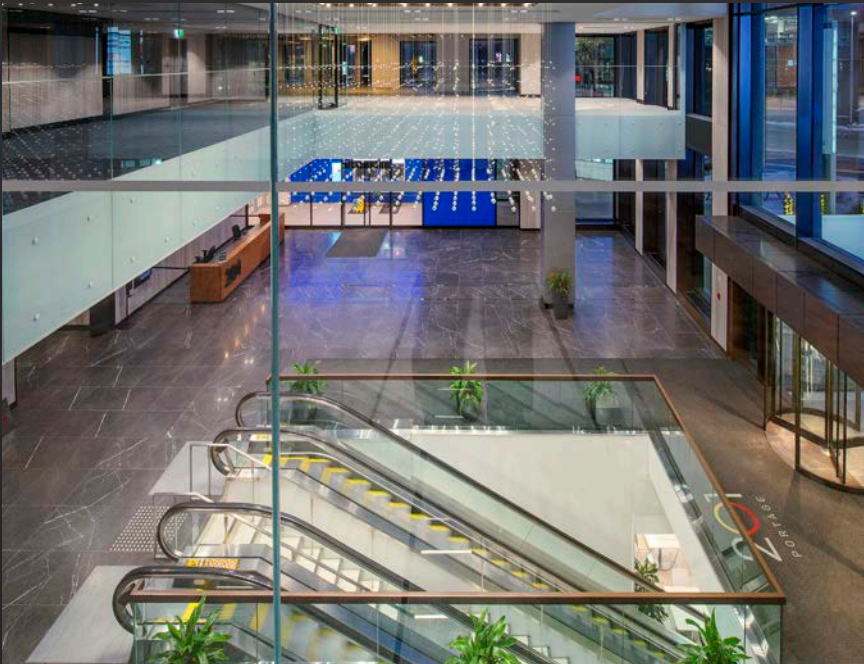
grain is our business,
and we're **growing
strong** at 201 portage.

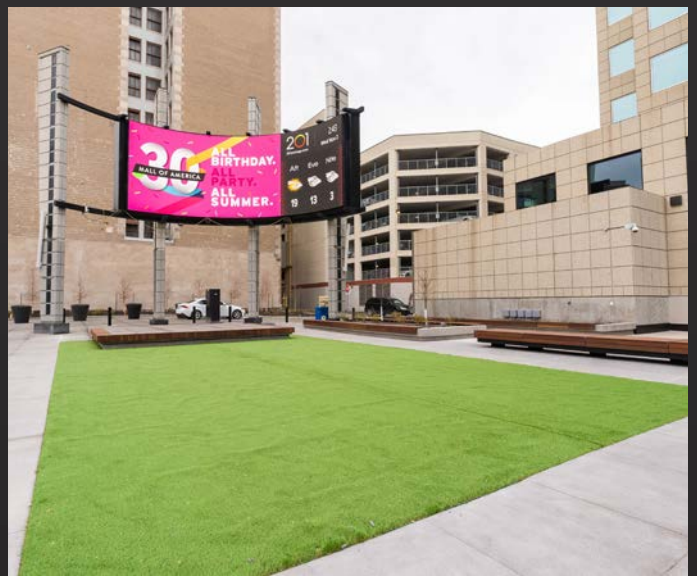
john heimbecker
PARRISH & HEIMBECKER LTD.



201 portage is
our **easy button.**

charlie spiring
WELLINGTON ALTUS
WEALTH MANAGEMENT





world-class **amenities.**

spacious **courtyard.**

Landscaped to perfection, the courtyard at 201 Portage attracts both our tenants and visitors as many enjoy a breath of fresh-air or the local outdoor entertainment. The recent beautification of the courtyard has been instrumental in the revitalization of downtown Winnipeg. The crown jewel of the courtyard is the cutting-edge media panel, which is the largest high-resolution media panel outside of Toronto. The media panel has created a world-class gathering point for events and provides a highly engaging advertising opportunity for both tenants and third party advertisers.

engaging **events.**

201 Portage is proud to offer year-round events and programming, designed to improve the lives of our tenants as well as foster and facilitate the growth of the business community at 201. These engaging and highly interactive talks, seminars and networking events are a unique opportunity to connect with others, learn something new, and stay engaged with the latest trends in the business community.

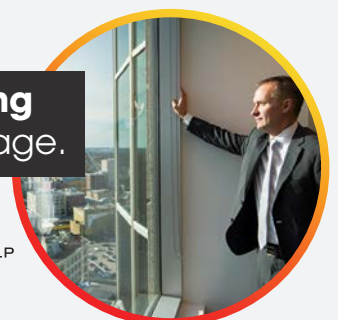


it's more than space,
it's our **connection**
to the **community.**

gail asper
THE ASPER FOUNDATION

we are **raising**
the bar at 201 portage.

norm snyder
TAYLOR MCCAFFREY LLP



space availability.

Floor	Suite	Sq.Ft.	Comments
Main	P-1	2,000	Has street level entrance off Albert St. May be subdivided into smaller units. Great retail space.
02	200	10,679	Incredible opportunity for exposure and views into newly renovated Main Floor Lobby and Portage & Main.
04	400	10,574	Fully built out office space offering several offices, ample work station areas, board room, meeting rooms, kitchen area and file room storage. Space can also be provided in base shell condition. Excellent views of famous Portage & Main intersection and the 201 Portage Avenue Courtyard.
06	660	6,400	Space available in base building condition. Potential for lobby exposure.
07	700	8,271	Large open floor plan delivered in base building shell condition. Incredible views at Portage & Main. Entire floor can be made available for a total of 15,515 sq. ft.
08	830	806	Nicely developed office space on the 8th floor. Bright, open office, meeting room and kitchen. Furnishings can be available.
08	870	1,700	Available December. Fully built out office. Includes meeting room, open office and kitchenette.
09	950	7,031	Excellent lobby space. Potential for retail space.

LEASED

LEASED

LEASED

Floor	Suite	Sq.Ft.	Comments
10	1020	1,424	Includes 4 offices, 1 meeting room, reception, 1 open work station and small kitchen area. Available November 1, 2022.
10	1060	1,339	Large open, carpeted space with bow windows facing East. Great view overlooking the famous Portage & Main intersection.
10	1070	2,371	Secure reception area, 2 private offices, large open area for work stations, board room and kitchen area. Great views of Portage and Fort Street. Can be combined with Suite 1060 for total of 3,710 sq.ft.
11	1180	1,586	Large open space, 1 office, kitchen and file storage area.
12	1200	15,535	Full floor plan consists of 7 offices, 2 board rooms, open area for work stations, kitchen/staff room and storage area. Beautiful panoramic views of the city.
19	1930	2,392	Great opportunity on 19th floor. Recently set up as 3 large client meeting areas, 2 private offices and breakout area. Potential for incredible views and excellent lobby exposure.
19	1940	1,665	1,665 sq.ft. of wide open space delivered in base building shell condition with elevator lobby exposure and spectacular views.
21	2140	1,586	1,586 sq.ft. of wide open space delivered in base building shell condition with elevator lobby exposure and spectacular views.
Concourse	C001	5,205	Available space is estimated at approx. 5,205 sq. ft., large wide open space with retail, large exposure to all floors and underground walkway.

leasing contact.



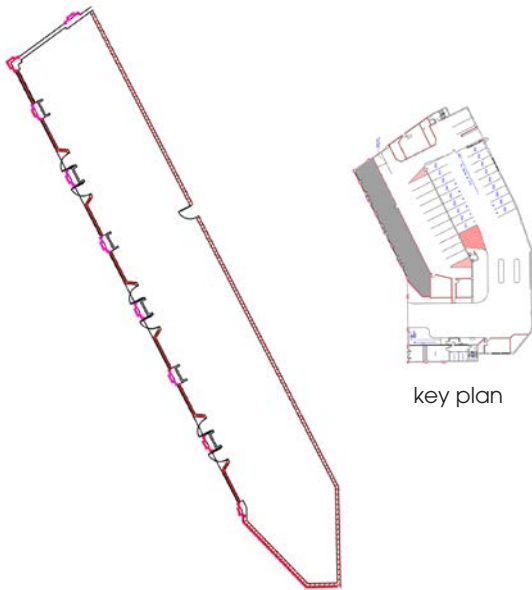
Gail Auriti

Leasing Manager, Harvard Developments

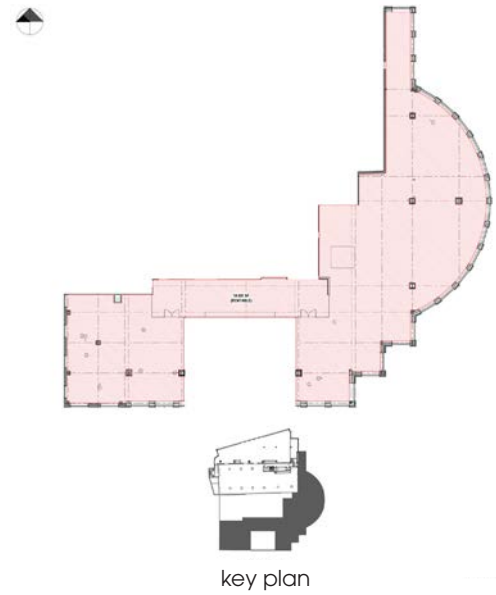
T | (204) 988.1069 E | gauriti@harvard.ca

floor plans.

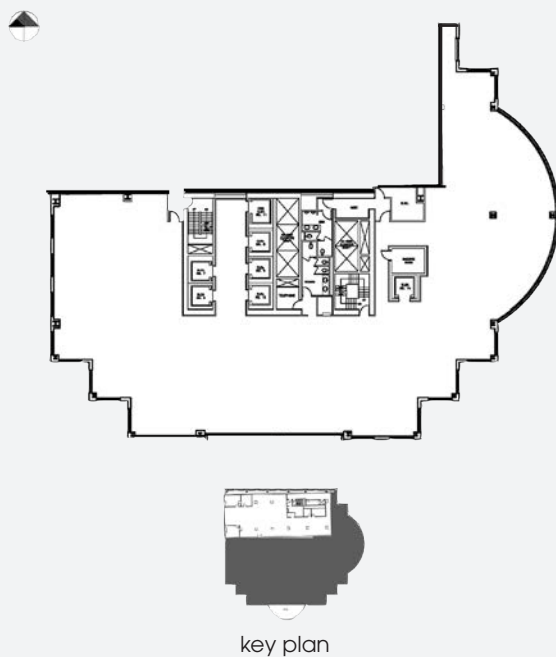
suite **p-1** | **2,000** sq.ft.



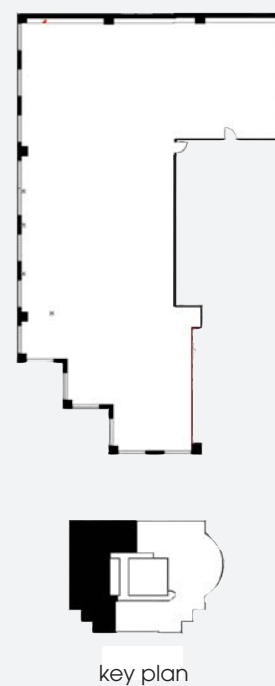
suite **200** | **10,679** sq.ft.



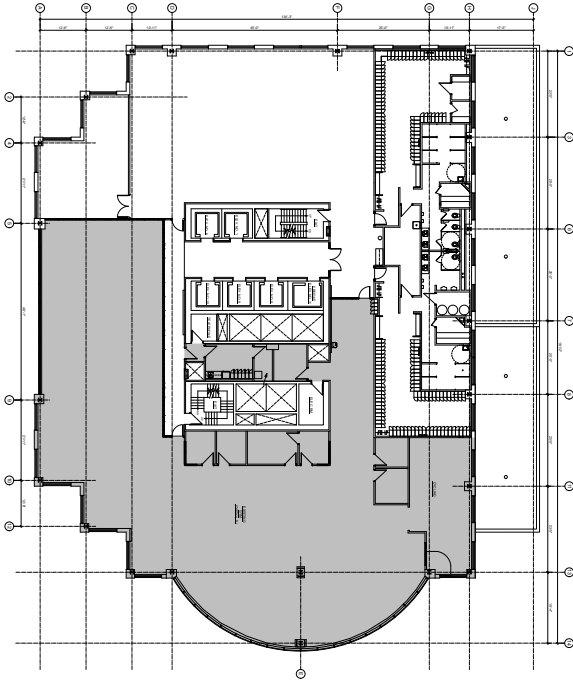
suite **400** | **10,574** sq.ft.



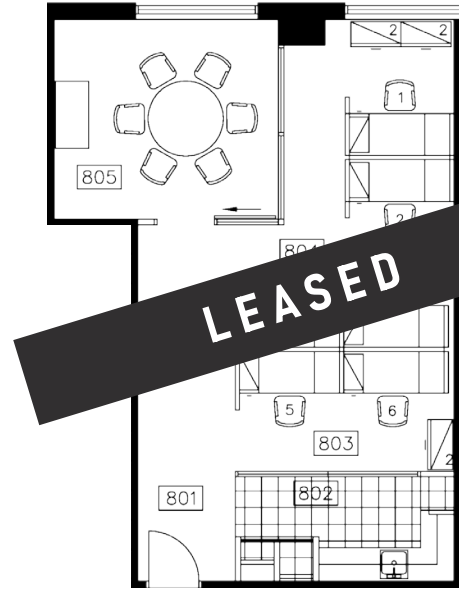
suite **660** | **6,400** sq.ft.



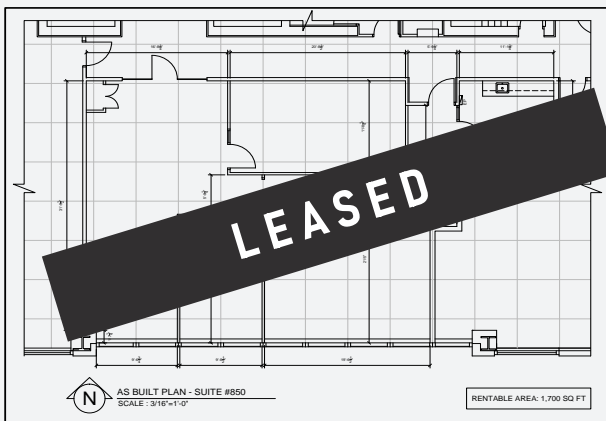
suite **700** | **8,271** sq.ft.



suite **830** | **806** sq.ft.



suite **870** | **1,700** sq.ft.

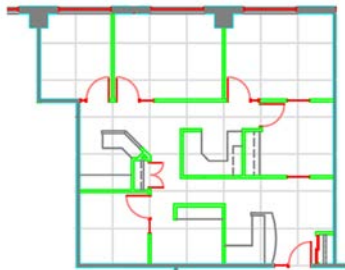


suite **950** | **7,031** sq.ft.

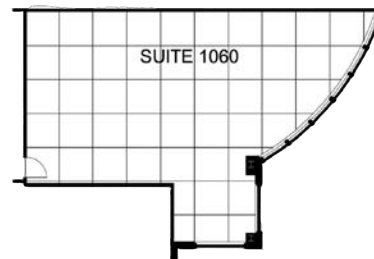


key plan

suite **1020** | **1,424** sq.ft.



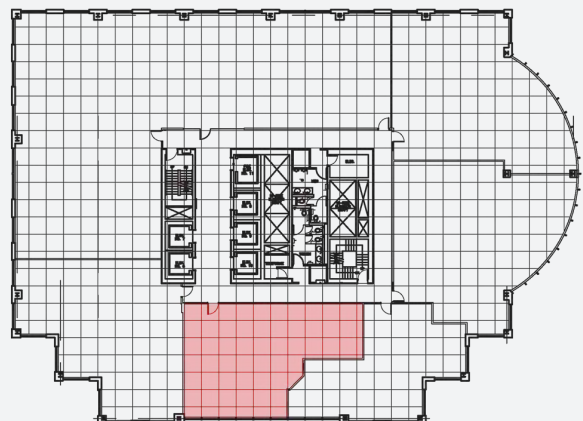
suite **1060** | **1,339** sq.ft.



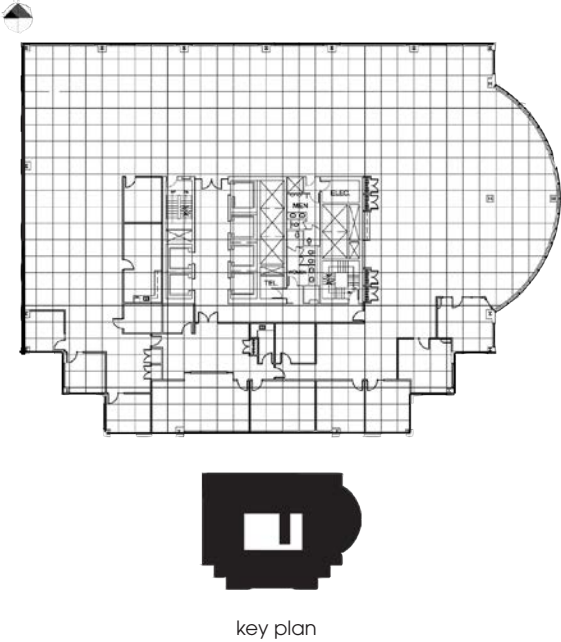
suite **1070** | **2,371** sq.ft.



suite **1180** | **1,586** sq.ft.



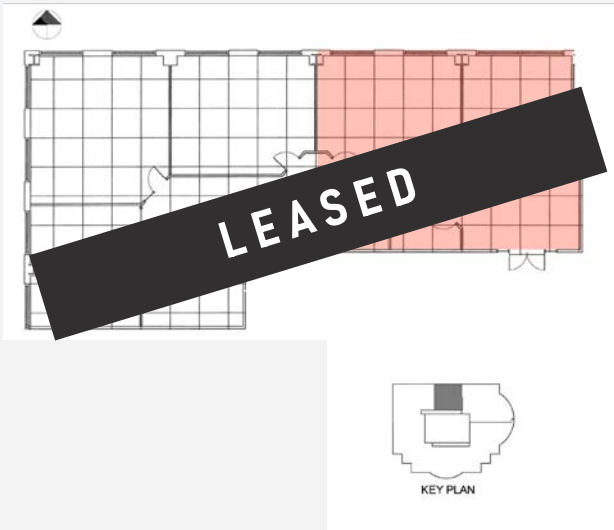
suite **1200** | **15,535** sq.ft.



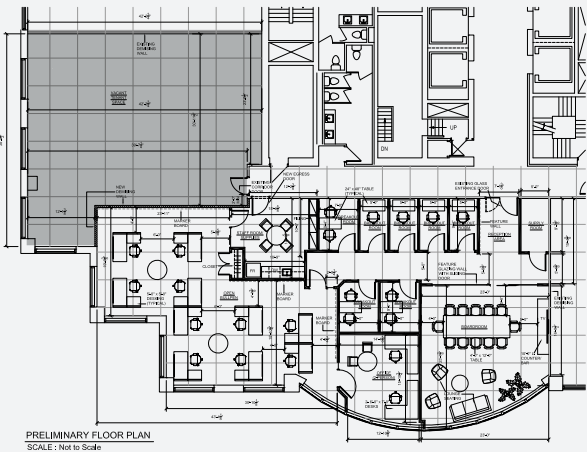
suite **1930** | **2,392** sq.ft.



suite **1940** | **1,665** sq.ft.



suite **2140** | **1,586** sq.ft.



201

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