



201 PORTAGE

ELEVATE
YOUR SPACE

(204) 988.1060 | 201PORTAGE.COM | LEASING@HARVARD.CA

An aerial photograph of downtown Winnipeg, Canada, showing a dense urban landscape with various buildings and greenery. The 201 Portage building, a tall, modern skyscraper, is the central focus of the image. A dark blue banner is overlaid on the left side of the image, containing text. A yellow speech bubble is positioned at the top of the banner, containing the main headline. The background image shows the city's skyline, including other high-rise buildings and a baseball stadium in the lower right corner.

EXCLUSIVE OFFICE SPACE IN THE HEART OF DOWNTOWN WINNIPEG

TENANTS & GUESTS OF 201 PORTAGE ENJOY UNPRECEDENTED COMFORT, STYLE, AND ELEGANCE IN THE HEART OF WINNIPEG'S CENTRAL BUSINESS DISTRICT.

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

The building is managed and leased by Harvard Developments Inc., and operated by its wholly owned subsidiary, Harvard Property Management Inc. Specializing in commercial, retail, and industrial property management throughout Western Canada, Harvard is known for their level of expertise and customer service in the real estate industry. With a staff that boasts over 60 years of experience, 201 Portage offers its tenants the absolute best in service, delivery and professionalism.

Harvard takes pride in the buildings they operate and 201 Portage is certainly no exception. This dedication to excellence has led to 201 Portage becoming certified as BOMA BEST Level 3. BOMA BEST (Building Environmental Standards) is a national program that addresses an industry need for realistic standards for energy and environmental performance.

201 Portage was also the winner of the 2015 Office Building of The Year (TOBY) Award. This award recognizes efforts and attention to detail in tenant relations, energy conservation, emergency preparedness, and sustainable management. The TOBY Award is presented to office buildings that have focused on addressing environmental issues.



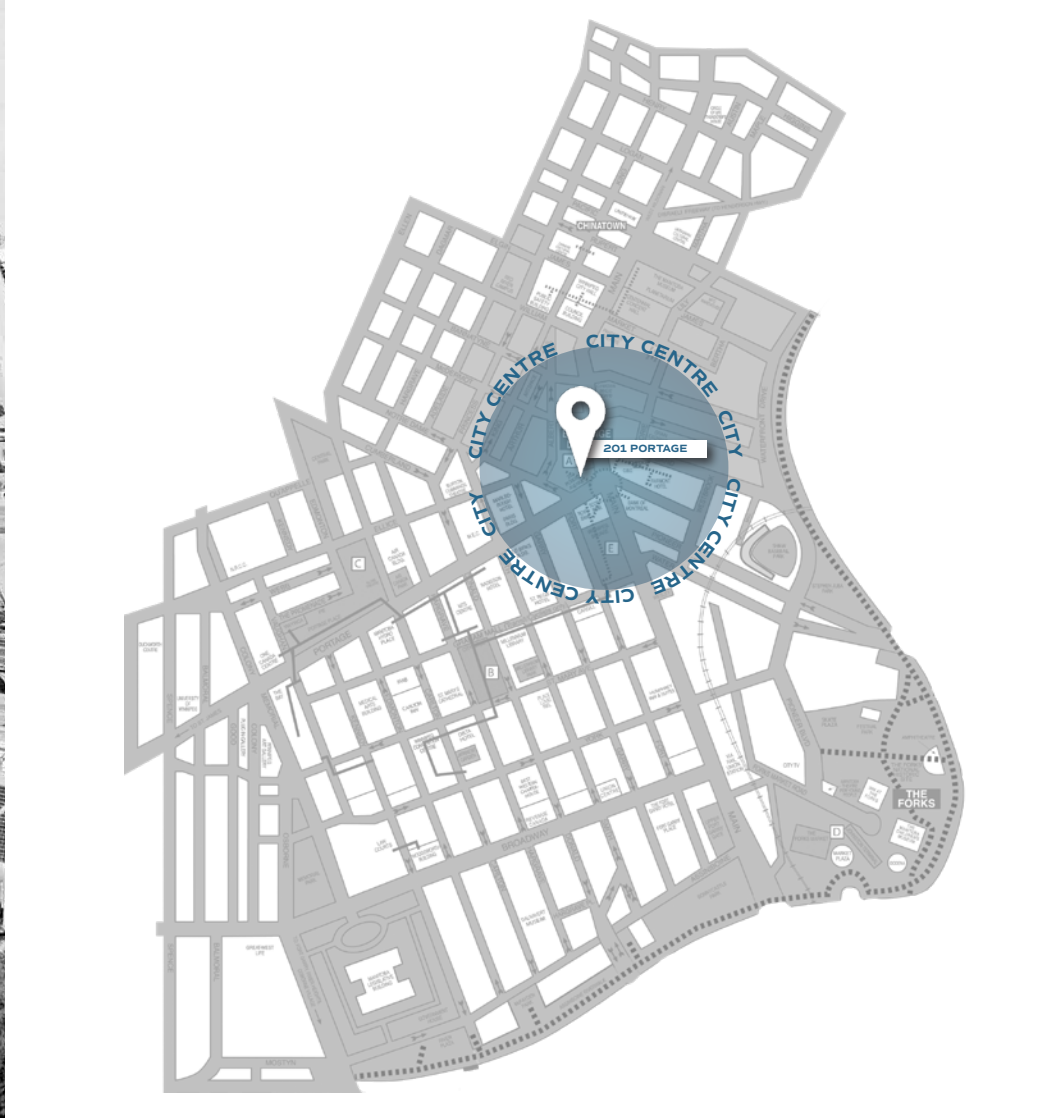
201 PORTAGE



HARVARD
Developments Inc.
— A HILL COMPANY —



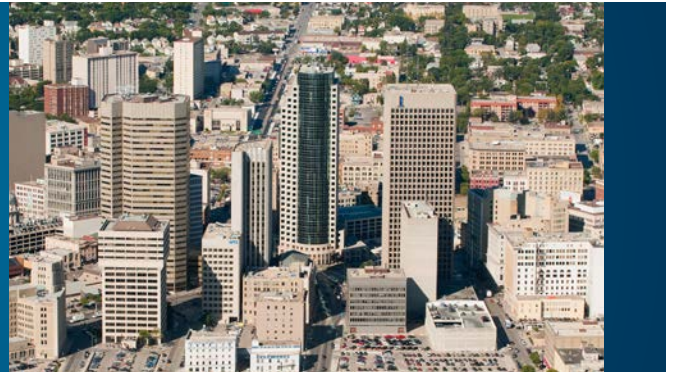
DOWNTOWN WINNIPEG



PROPERTY FEATURES

UNPARALLELED DESIGN & LOCATION

- Located on the iconic corner of Portage and Main
- Tallest tower between Toronto and Calgary
- Attached 812 stall parkade with secured parking
- 24/7 On-site security



BEAUTIFULLY LANDSCAPED COURTYARD

- Community, tenant and cultural events
- Screenings on large format media panel
- Relaxing outdoor space for tenant use

ON-SITE FITNESS FACILITY

- Goodlife fitness facility on 7th floor
- Personal training classes
- Group exercise classes



VIBRANT WORK ENVIRONMENT

- 100% outside air delivered to each floor
- Abundance of natural light
- Delicious food court dining options

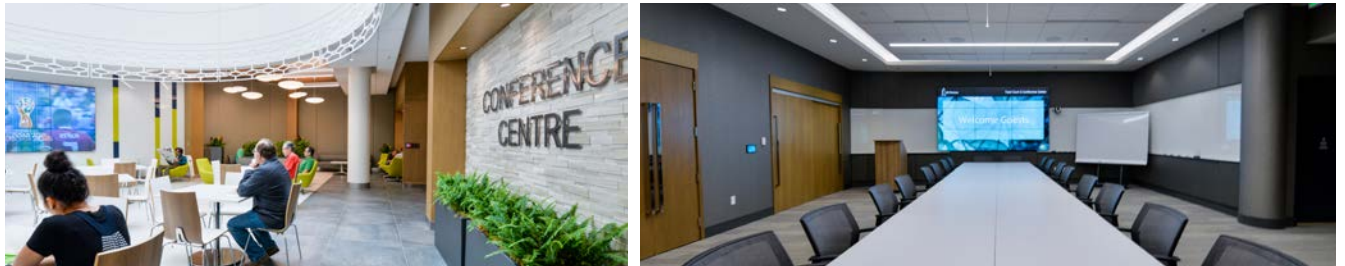
FOOD COURT & CONFERENCE CENTRE |

NEW
IN 2018

Introducing 201 Portage's new concept Food Court. Refuel in the modern 2,000+ square foot seating area or relax in the adjacent lounge area. The freshest market style restaurant, Mercatino Fresh Food Co. anchors the Food Court in 2,500 square feet 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 & retailers include Bon Sushi, Fast Fired by Carbone and INS Market, ensuring a variety of food choices to satisfy every taste.



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 WIFI, and is also available rent-free to tenants of 201 Portage.



BUILDING FACT SHEET

ADDRESS

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

ZONING

S4, PL, NRC/RC, BR-9, P/L 1 By Law 4800/88

PROPERTY MANAGER

Harvard Property Management Inc.

SIZE

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

HEIGHT

420 Feet / 32 storeys

CONSTRUCTION

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

AMENITIES

- Modern Food Court with range of dining options (Mercatino, Bon Sushi, Carbone, INS Market)
- State of the art Conference Centre
- Fitness Facility (7th Floor)
- Physiotherapist
- Beautifully landscaped courtyard and media screen

PARKING

- 812 stalls in total
- Three levels of heated underground parking
- Six 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





BUILDING FACT SHEET

ELEVATORS

- 5 Low rise - 750 fpm
- 5 High rise - 1000 fpm
- 2 Elevators in parkade
- 1 Concourse shuttle
- 1 Freight from concourse
- 2 Escalators from concourse to lobby

TYPICAL FLOOR

- 15,690 sq.ft. - 94% column free
- 40' core depth

CEILING

- 20" x 60" grid
- 8'6" height - slab to U/S of ceiling grid

HVAC SYSTEM

- Fan coil system for heating and air conditioning
- 100% Outside air make-up distributed to each floor
- Central heat pump system
- 1750 Tons of total cooling
- Full condensing high efficiency boilers
- After hours control of all individual floor zones

DATA SERVICE

- 2 cable providers
- 4 telephone/data providers
- Wireless fibre

SECURITY SYSTEM

- 24/7 On-site security
- 31 Recorded security cameras
- Card access system for building perimeter, elevators, offices entry and parkade

EXTERIOR FINISH

201 Portage is highly articulated, combining the elements of stepped, pre-cast, and curved curtainwall. The base of the building steps out from the main face of the tower with a curved wall of unevenly spaced columns and recessed windows. This creates a colonnade experience. The building is capped with a stepped massing treatment culminating in the reflective glazing element of the penthouse

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