

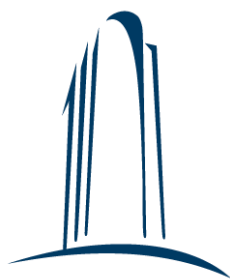
201 PORTAGE

*“Exclusive Office
Space in the Heart
of Downtown
Winnipeg”*



FLOOR	SUITE	AREA	AVAILABILITY	FLOOR PLAN	SUITE DESCRIPTION
Concourse	C001	5,125	Immediately	TBA	Prime retail opportunity in newly developed concourse area. Over 85,000 pedestrians per week. Steady foot traffic connecting to surrounding walkways to downtown buildings.
Concourse	R5	328	Immediately	Download	328 square feet of retail space located in the newly developed concourse area of 201 Portage. Incredible exposure in an extremely active food court with access to the City of Winnipeg indoor walkway system.
2	210	2,017	January 2020	Download	Incredible opportunity for exposure from newly renovated Main Floor Lobby. Views overlooking the courtyard at Portage & Notre Dame.
2	220	6,347	January 2020	Download	Incredible opportunity for exposure and views into newly renovated Main Floor Lobby and Portage & Main. Can also be combined with floors 3 and 4 for total contiguous space of up to +/-23,186 square feet.
5	550	2,067	Immediately	LEASED	Space consists of 5 offices, open reception area with built in millwork, small kitchen and storage/server room.
6	660	6,400	Immediately	Download	Space available in base building condition. Potential for lobby exposure.
9	940	5,392	April 2019	LEASED	Large open space with bow windows, 5 offices, meeting rooms and lunchroom.





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FLOOR	SUITE	AREA	AVAILABILITY	FLOOR PLAN	SUITE DESCRIPTION
9	950	7,067	June 2019	Download	Up to 7,067 rentable square feet available. Potential to subdivide. Elevator lobby exposure. Large open space in base building standard condition.
10	1060	1,351	Immediately	Download	Large, open carpeted space with bow windows. Great view overlooking the famous Portage & Main intersection.
12	1200	15,717	Immediately	Download	Full floor consisting of 7 offices, 2 board rooms, large open area for work stations, kitchen/staff room and storage area. Beautiful panoramic views of the city!
15	1590	1,067	Immediately	Download	Consists of a large open area, 1 large office, and kitchen/storage room. Elevator lobby exposure. Beautiful views overlooking the Exchange District!
16	1610/ 1670	13,146	Immediately	Download Download	1610 (4,111 sf) consists of mostly open space. 1670 (9,035 sf) features excellent city views from all directions, elevator lobby exposure, beautifully built out offices, large open area for work stations, boardroom, meeting room, kitchen/staff room, large copy room with file storage and large server room. Both suites can be combined for a total of 13,146 sf of contiguous space.
17	1700/ 1750	15,728	Immediately	TBA Download	1700 (7,527 sf) consists of several built out offices, board rooms, meeting rooms, storage rooms and reception area. 1750 (8,201 sf) consists of beautiful wide open floor space. Great panoramic views with elevator lobby exposure. Both suites can be combined for a full floor opportunity of 15,728 rentable sf.
21	2130	4,760	Immediately	Download	4,760 sf of wide open space delivered in base building shell condition with elevator lobby exposure and spectacular views.

