



333 St Mary Avenue

Cityplace

Downtown Retail Space For Lease

RE/MAX **RE/MAX**
PERFORMANCE COMMERCIAL

Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

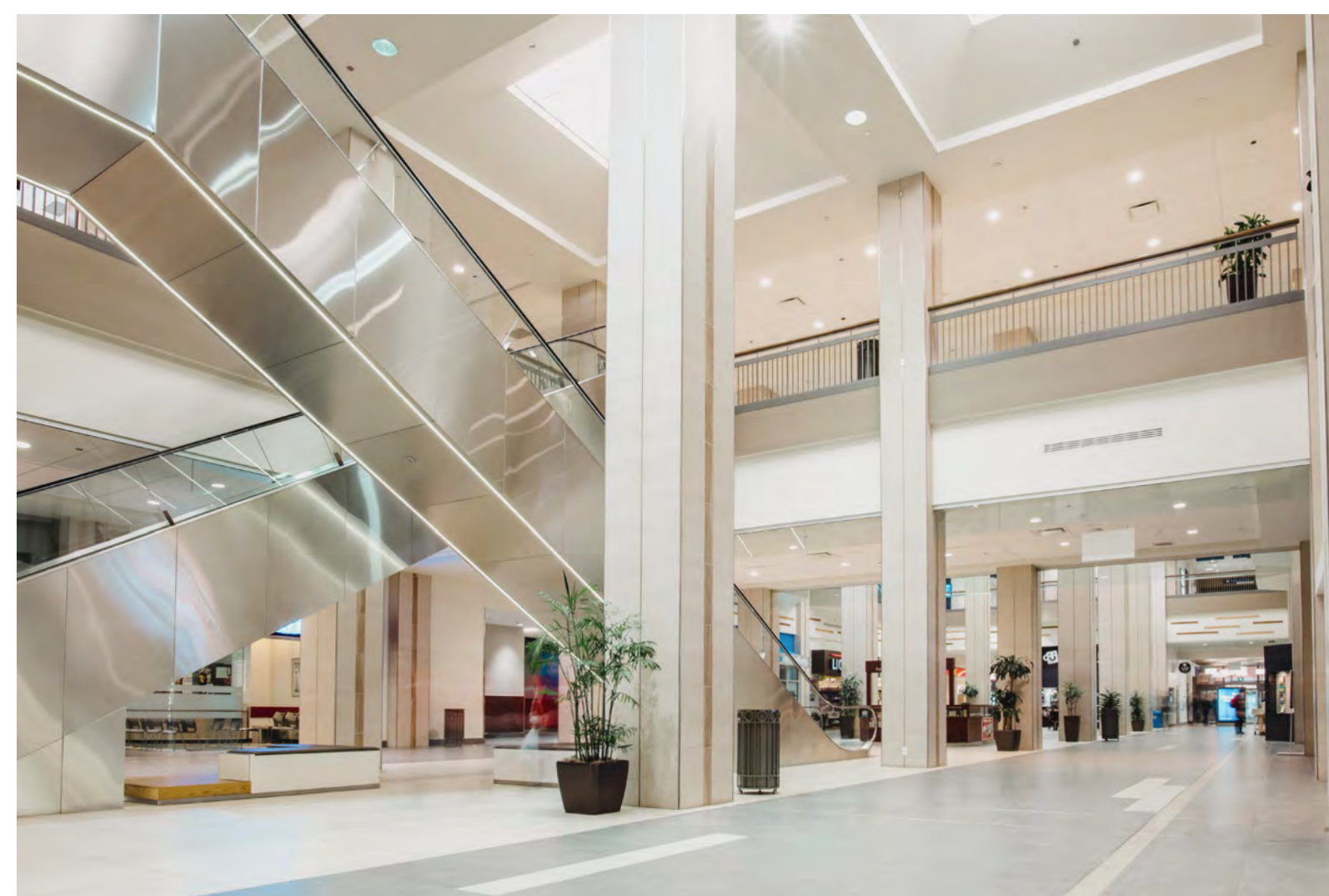
Cityplace

333 St Mary Avenue, Winnipeg Manitoba

The “Centre Ice” of Downtown Retail & Service

Cityplace represents the definitive “Centre Ice” of downtown Winnipeg, strategically positioned at the absolute heart of the Sports, Hospitality, and Entertainment District (SHED). Cityplace is directly adjacent to Canada Life Centre, home of the Winnipeg Jets and the city’s premier venue for major concerts and sporting events.

- **Exceptional Exposure:** 15,000+ event-goers nightly provide access to a diverse and high-volume customer base.
- **Built-In Customer Traffic:** 113,000 SF of retail and service space is complemented by a fully leased 340,000 SF office tower, generating consistent daytime foot traffic.
- **High-Visibility Leasing Opportunities:** Available retail and service units include frontage along the Graham Avenue Walking Street transit corridor.
- **Food Court Opportunities:** Second-floor food court space and seasonal rooftop terrace serves office workers, downtown visitors, and event attendees.
- **Prime Downtown Connectivity:** Connected to Winnipeg’s climate-controlled skywalk system and strategically positioned near the \$650 million Portage Place redevelopment.
- **Parking & Security:** More than 900 parking stalls, 24/7 security, and upgraded surveillance systems provide a convenient and secure environment.
- **Property Enhancements:** Plans are in place for future investment in the property, including exterior façade improvements and a revitalization of the food court.
- **Proactive Management:** Active ownership and management focused on strengthening the tenant mix and enhancing the customer experience.

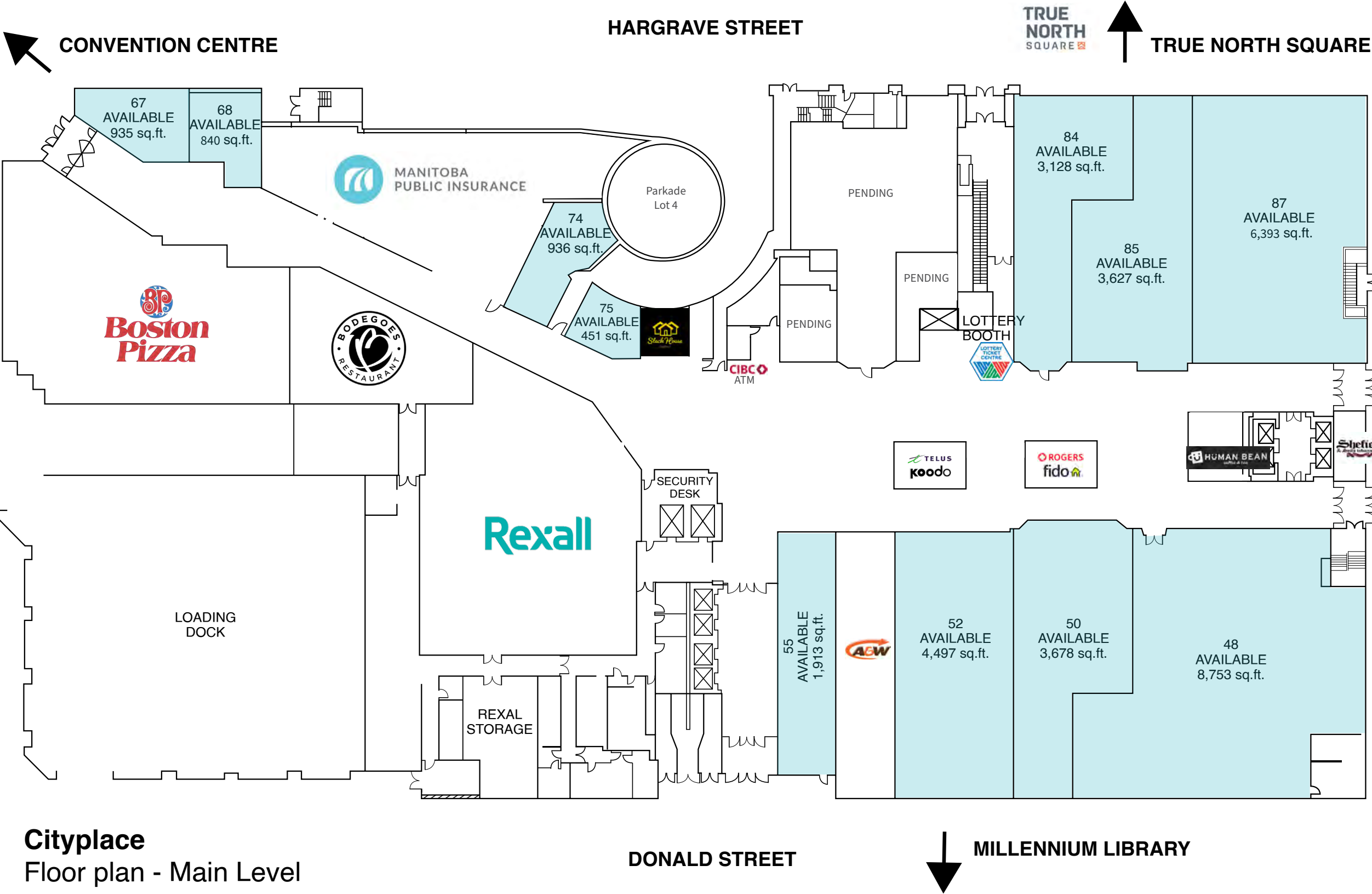


Availability

Civic Address	333 St Mary Avenue, Winnipeg Manitoba		
Units Available	Main Level Retail	Area (SF)	Availability
	Unit 48	8,753	Immediately
	Unit 50	3,678	Immediately
	Unit 52	4,497	Immediately
	Unit 55	1,913	Immediately
	Unit 67	935	Immediately
	Unit 68	840	Immediately
	Unit 74	936	Immediately
	Unit 75	451	Immediately
	Unit 84	3,128	Immediately
	Unit 85	3,627	Immediately
	Unit 87	6,393	Immediately
	Second Level Retail		
	Unit 105	802	Immediately
	Skywalk Unit	400	Immediately (On Skywalk to True North Square)
	Food Court		
	Unit 102A	453	Immediately
	Unit 102I	350	Immediately
Net Rental Rate	Retail: \$32.00 per square foot per annum Food Court: \$120.00 per square foot per annum		
Additional Rent (2026) (Includes 5% Management Fee)	Retail: \$26.93 per square foot per annum Food Court: \$90.77 per square foot per annum		
Utilities	Utilities are separately billed to the Tenant based on estimated usage, with annual reconciliation to actual consumption. Tenant pays only for its proportionate utility costs.		
Transit	Located in the heart of Downtown Winnipeg, Cityplace is highly accessible by public transit, with numerous Winnipeg Transit routes operating along Portage Avenue, Main Street, Donald Street, and surrounding downtown corridors. Transit riders benefit from frequent service connections throughout Winnipeg's Primary Transit Network, with multiple stops located within a short walking distance of the building.		
Connectivity	Located in the middle of the climate-controlled downtown Winnipeg skywalk system. Situated adjacent to Canada Life Centre on the south side of the most prominent street in Winnipeg, Portage Avenue.		
Food Court Seating	520 seats and direct access to a seasonal rooftop terrace.		
Parking	Lot 1 (Hargrave Parkade): 576 stalls (General public + Office use) Lot 3 (Surface): 116 stalls (General public use) Lot 4 (Heated Parkade): 298 stalls (General public + Office use) Total: 990 stalls		

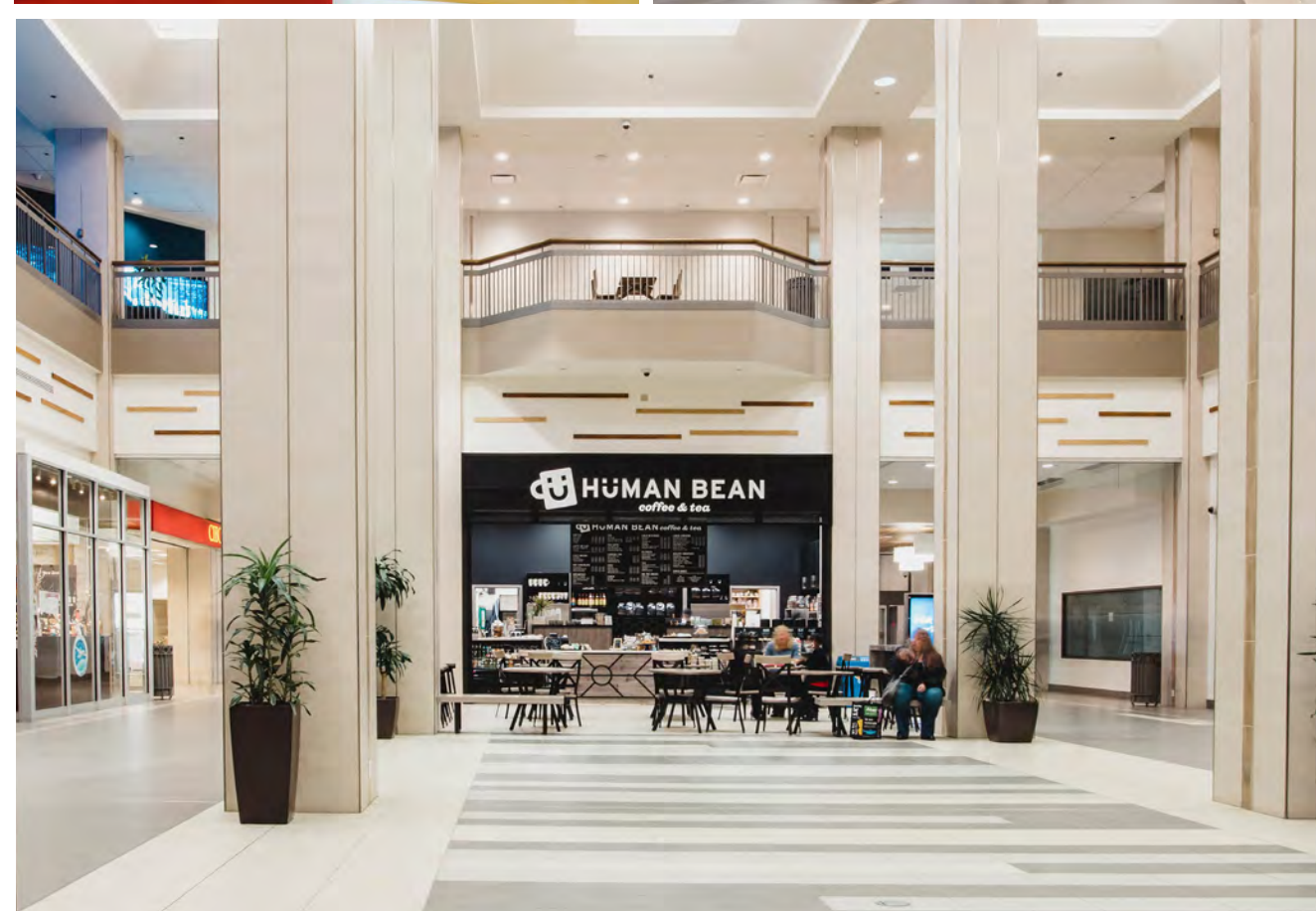


Floor Plan Main Level



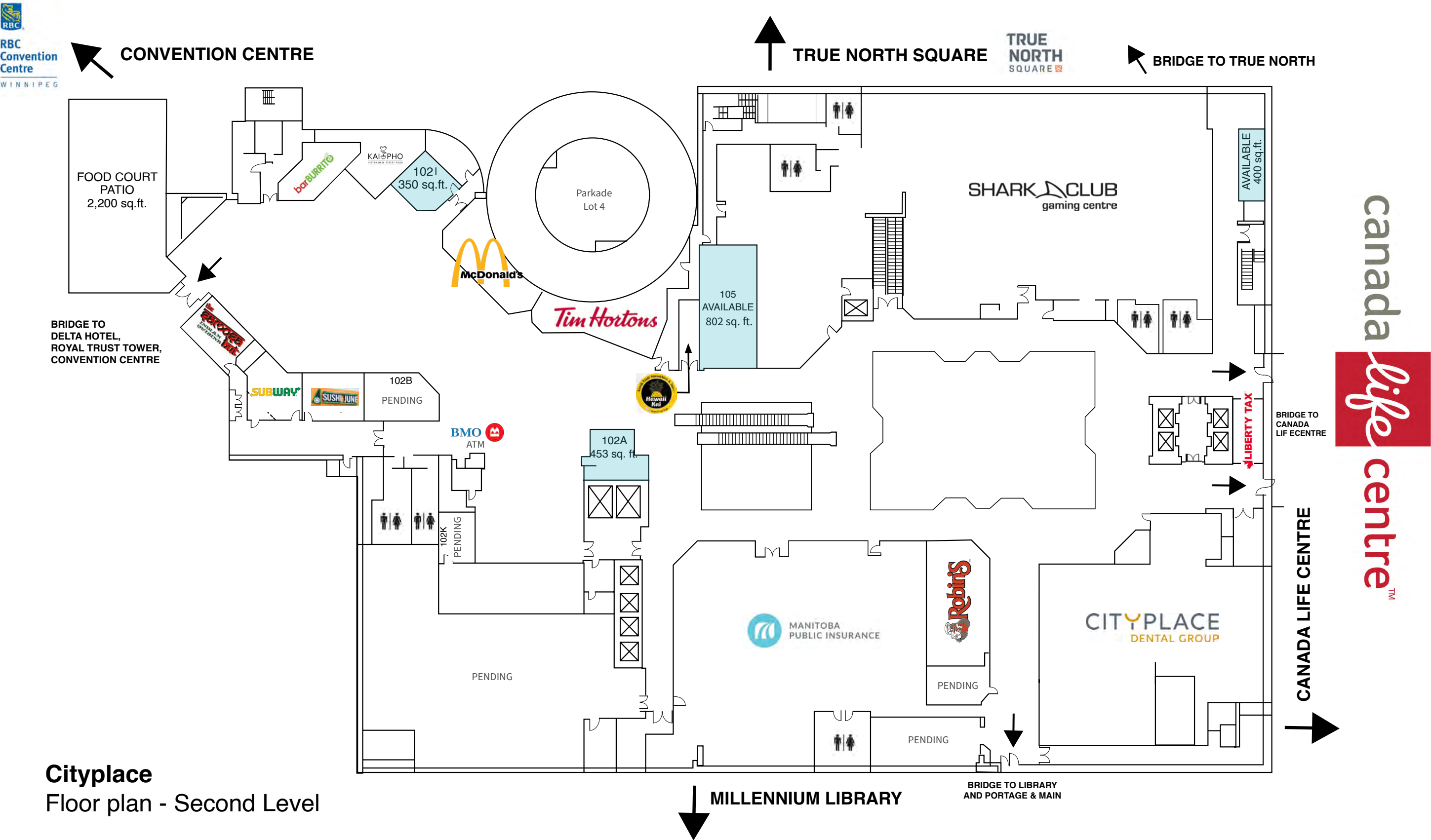


Main Level



Floor Plan

Second Level



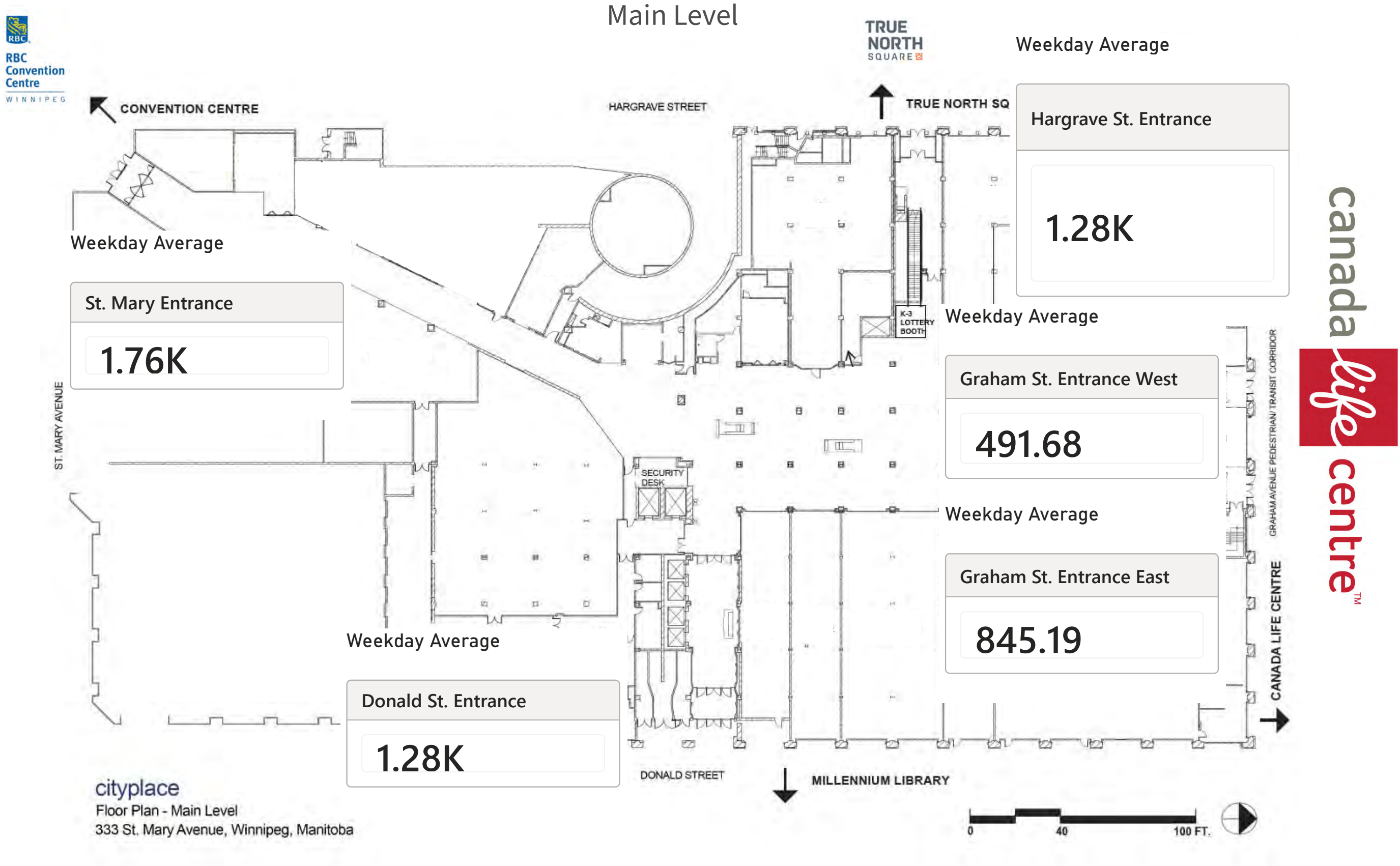


Second Level



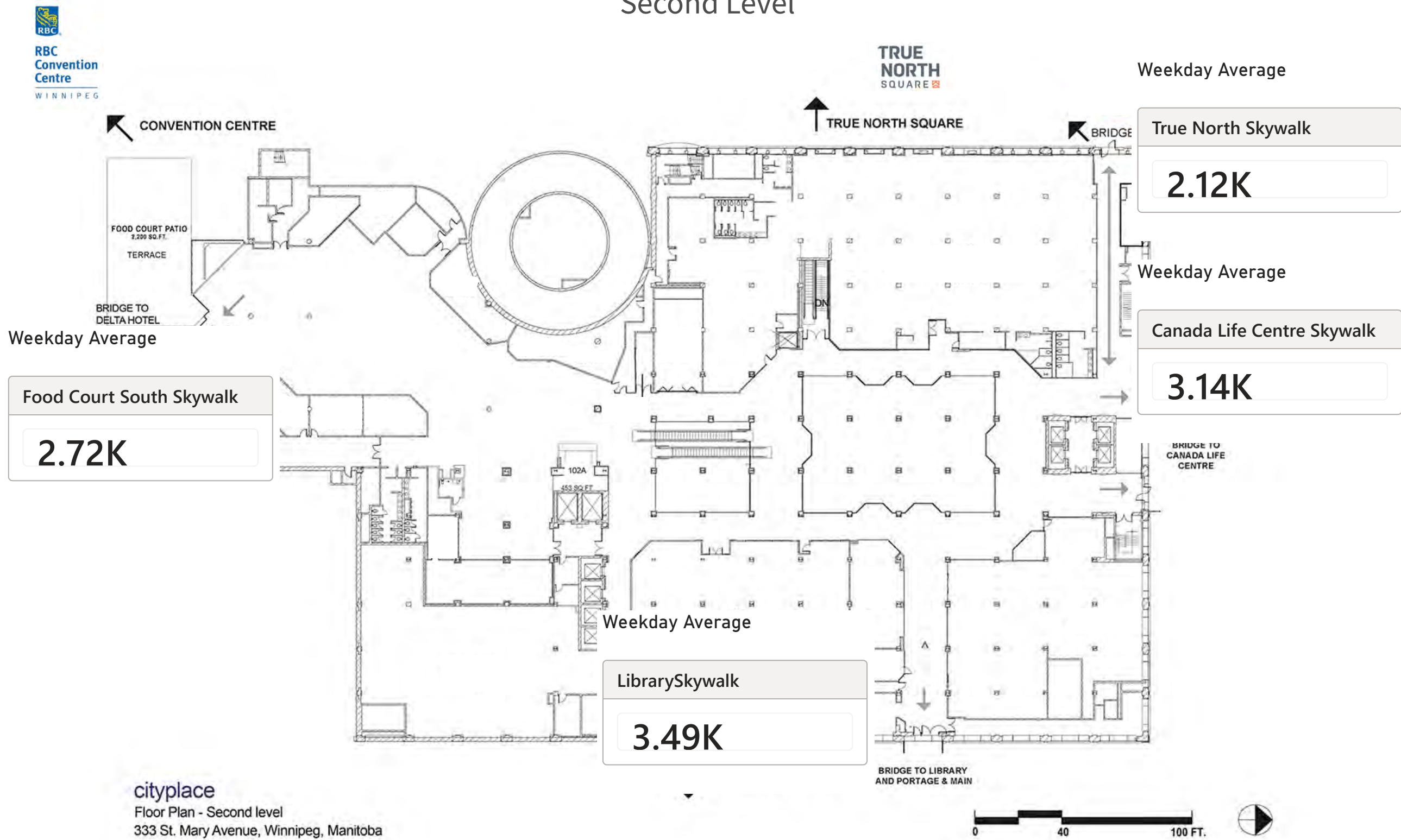
Foot Traffic Count

Main Level



Foot Traffic Count

Second Level



Skywalk Connectivity

Connecting you to Winnipeg’s downtown

Cityplace is directly connected to Winnipeg’s climate-controlled Skywalk system, providing year-round indoor access to one of Canada’s most extensive downtown pedestrian networks. Comprised of 14 skyways and 7 tunnels connecting 38 buildings, the Skywalk links tenants and visitors to major office towers, hotels, residential buildings, restaurants, retail amenities, financial institutions, entertainment venues, and key downtown destinations, including Canada Life Centre. This unparalleled connectivity allows employees, clients, and guests to move throughout much of downtown Winnipeg comfortably and efficiently without stepping outside.



Transit & Parking

On-Site Parking

Tenants and visitors benefit from approximately 990 on-site parking stalls across three parking facilities, including two heated parkades and a surface lot. In addition to on-site parking, Cityplace is surrounded by numerous public and private parking facilities throughout the downtown core, providing thousands of additional stalls within a short walk of the property. Nearby options include parkades at True North Square, RBC Convention Centre, Millennium Library, Portage Place, Winnipeg Square, and various surface lots throughout the SHED District.

Transit Accessibility

Located in the heart of Downtown Winnipeg, Cityplace is highly accessible by public transit, with numerous Winnipeg Transit routes operating along Portage Avenue, Main Street, Donald Street, and surrounding downtown corridors. Transit riders benefit from frequent service connections throughout Winnipeg’s Primary Transit Network, with multiple stops located within a short walking distance of the building.



Walkability & Graham Avenue

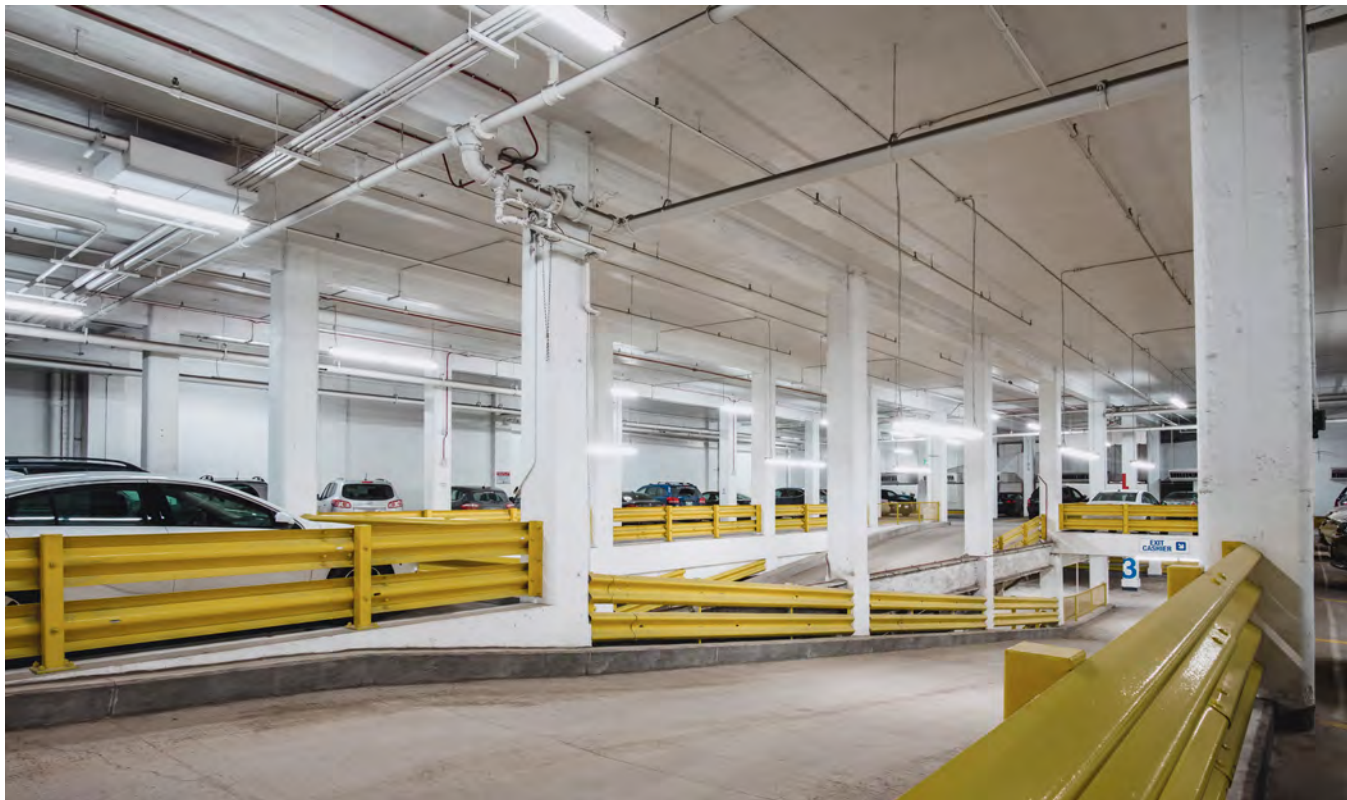
Situated just steps from Graham Avenue, Cityplace enjoys a highly walkable downtown location within Winnipeg’s Sports, Hospitality and Entertainment District (SHED). The area features an abundance of restaurants, hotels, entertainment venues, retail amenities, and office towers, all within a comfortable pedestrian environment. Cityplace is also connected directly to Winnipeg’s extensive indoor skywalk system, providing year-round climate-controlled access to major downtown destinations including Canada Life Centre, True North Square, Millennium Library, RBC Convention Centre Winnipeg, and surrounding office towers. Whether arriving by vehicle, transit, bicycle, or on foot, Cityplace offers convenient access for employees, clients, and visitors alike, making it one of downtown Winnipeg’s most connected business addresses.



Cityplace Parking

Lot	Location / Type	Stalls	User	Climate Control
Lot 1	Hargrave Parkade	576	General Public & Office	Partially enclosed
Lot 3	Surface Parking Lot	116	General Public	Outdoor
Lot 4	On-Site Parkade	298	General Public & Office	Heated

Total Parking: 990 stalls serving office tenants, customers, visitors, and the general public.



PORTAGE AVENUE

Graham Ave
(transit corridor)

→ Donald St

← St Mary Ave

cityplace

Lot 4
(heated, indoor,
connected)

Lot 3
(outdoor surface)

← Hargrave St

Lot 1
(open-air and
outdoor)

→ Carlton St

The **SHED** District

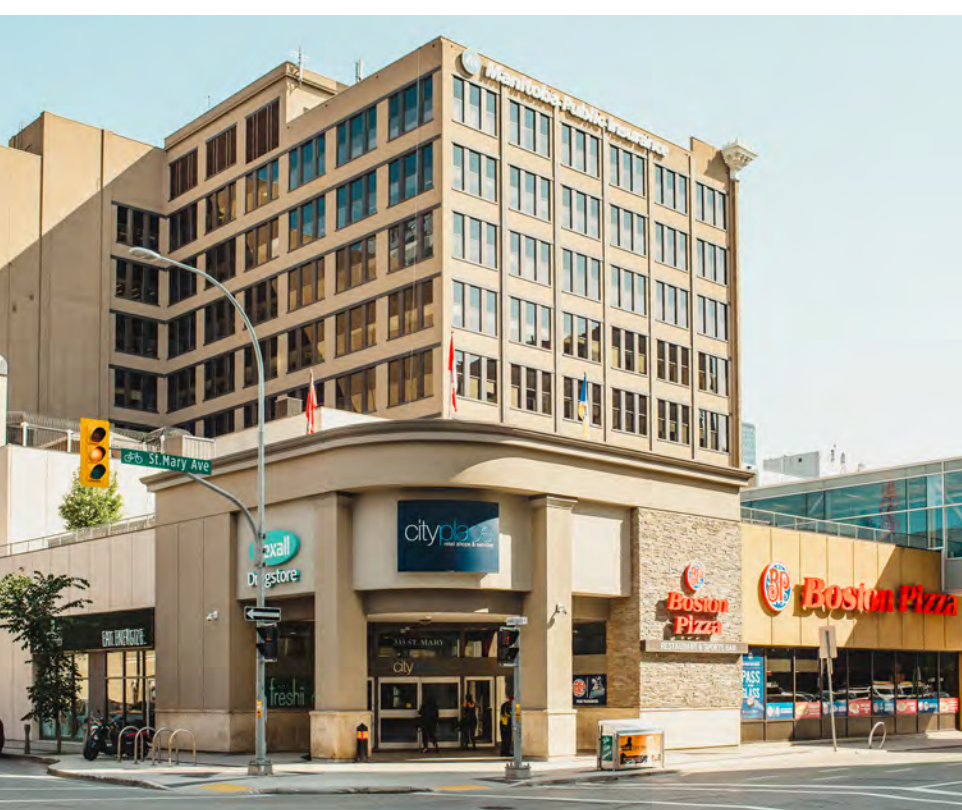
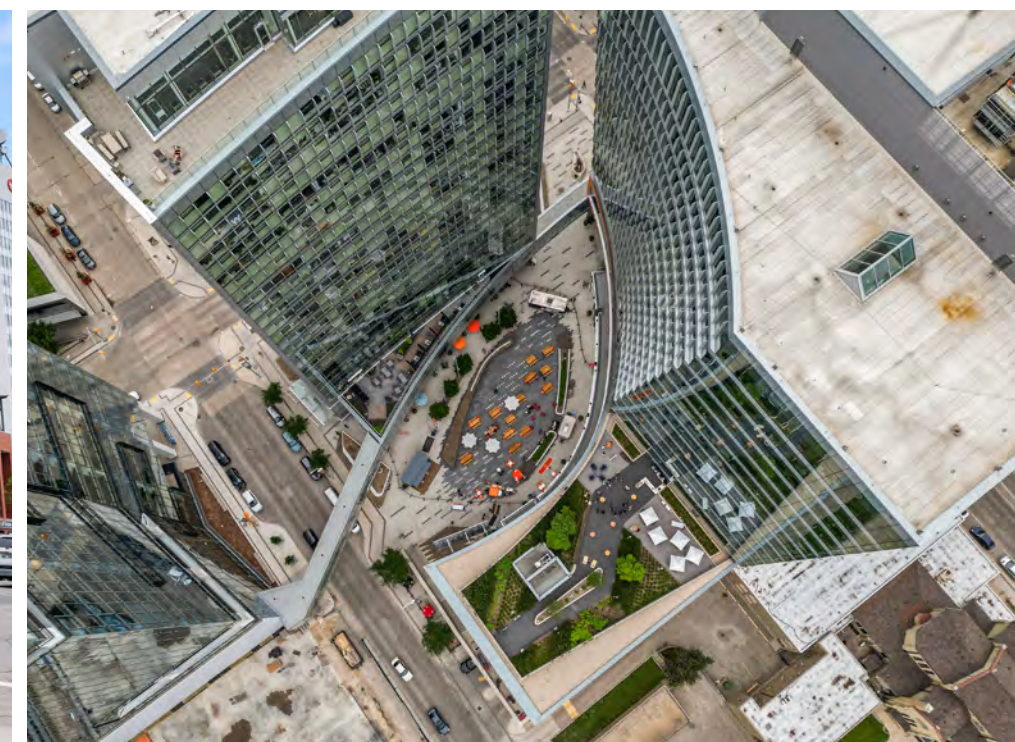
Cityplace is strategically located in the heart of Winnipeg's Sports, Hospitality and Entertainment District (SHED), the city's premier downtown destination for business, entertainment, dining, hospitality, and urban living. Anchored by Canada Life Centre, True North Square, and the RBC Convention Centre Winnipeg, the SHED has evolved into one of Western Canada's most dynamic mixed-use districts, attracting millions of visitors annually for sporting events, concerts, conventions, business meetings, and entertainment experiences.

The district offers an unparalleled concentration of hotels, restaurants, nightlife, retail amenities, office towers, and residential developments, creating a vibrant environment that is active throughout the day and evening. Major investments in public spaces, streetscaping, and mixed-use development have transformed the area into a highly walkable, pedestrian-oriented urban neighbourhood that continues to drive downtown Winnipeg's growth and revitalization.

Through direct integration with Winnipeg's Skywalk system, Cityplace provides seamless indoor access to many of the district's key destinations, allowing employees, customers, and visitors to conveniently connect to the best of downtown year-round.

 = SHED District





SHED



Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Services provided by: Theodore Clifford Dyck Personal Real Estate Corporation, Taylor Toni Personal Real Estate Corporation and RE/MAX Performance. Each office is independently owned and operated.

