



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

330 Portage Avenue

Limited Office/Retail Space Remaining For Lease

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DT
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TEAM

Rethink Your Workplace at 330 Portage Avenue

330 Portage Avenue offers forward-thinking firms a premier opportunity to elevate and energize their workplace environment. Over the last few years, a comprehensive \$10-million reinvestment program was successfully completed, bringing a multitude of high-end building upgrades to provide tenants with best-in-class amenities. These sweeping office improvements have earned the tower a prestigious BOMA BEST Certified Silver status.

Standing as a vibrant, 18-storey landmark in the absolute center of Winnipeg’s Sports, Hospitality, and Entertainment District (SHED), the tower is one of the city’s most visible locations. Flanked directly by the Canada Life Centre Arena, it commands exceptional local and international exposure year-round.

A Proven Sign of Strength in a Post- Pandemic World

While the broader corporate landscape navigated massive shifts over the last several years, 330 Portage Avenue has proven to be an absolute magnet for success. This nearly fully leased office tower stands as a powerful



testament to the value of high-quality corporate spaces. Modern organizations recognize that fostering true productivity, team collaboration, and cultural engagement requires a destination environment that employees are genuinely inspired to return to. People are back in the office, and they are demanding highly connected, amenity-rich spaces.

Because of this exceptional post-COVID momentum, availability has drastically tightened. Only one premium office unit and one high-traffic retail unit now remain vacant.

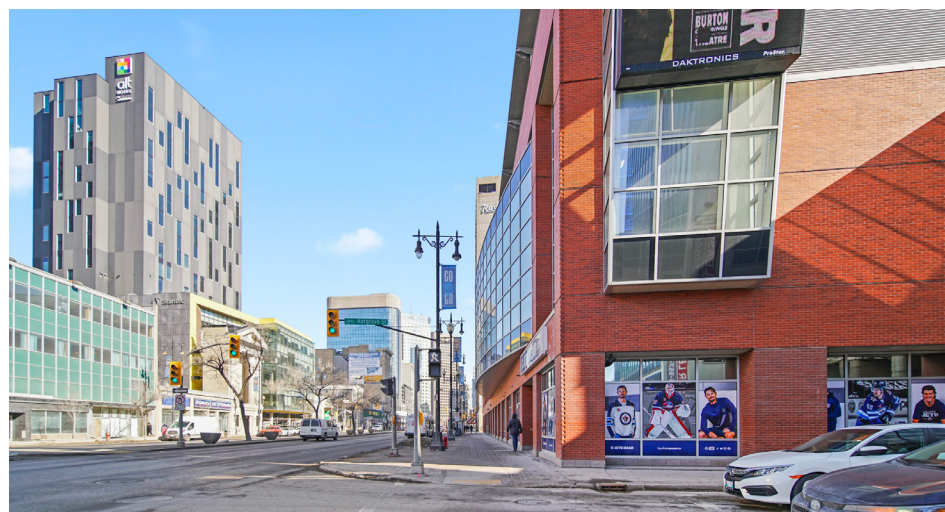
Unmatched Downtown Connectivity

Integration with the surrounding business community is effortless. Positioned directly within the middle of Winnipeg’s climate-controlled 2km Skywalk system, the building links your team instantly to major corporate headquarters, True North Square, parking facilities, and transit hubs without ever having to step outside.

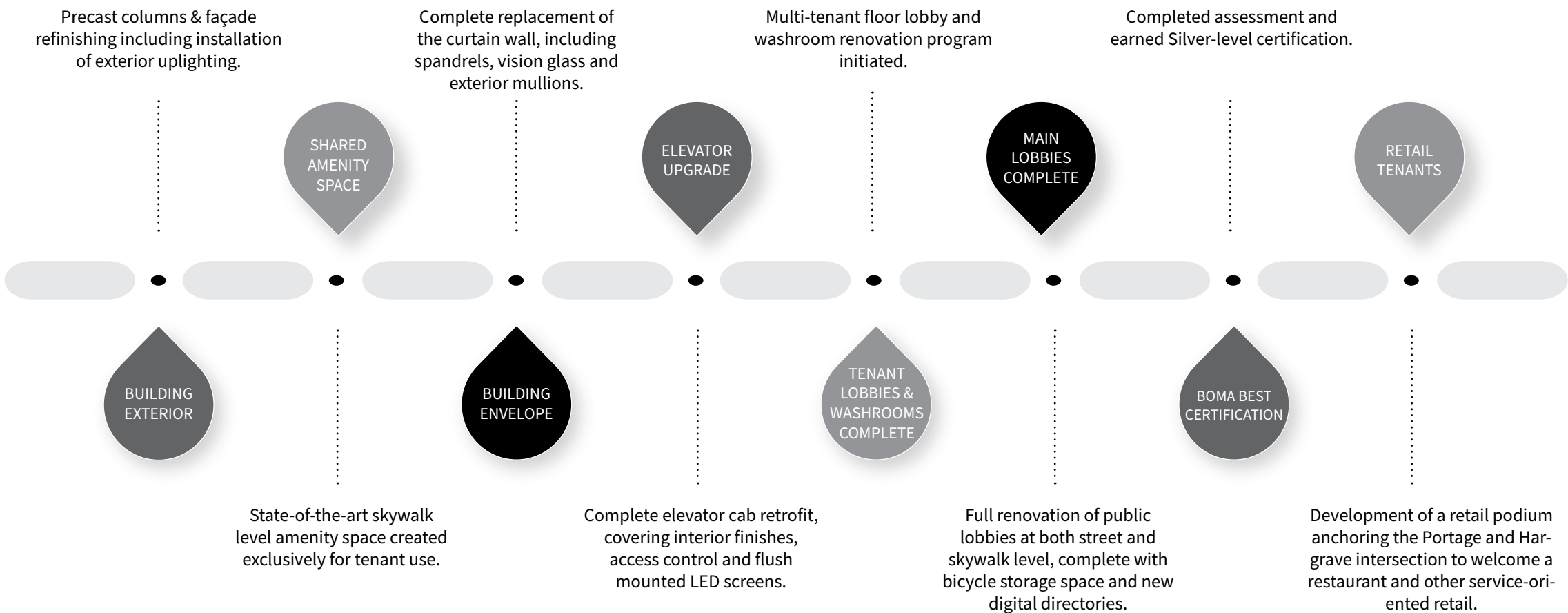
Building Specifications

AREAS AVAILABLE	Suite 1800: 6,605 SF — Penthouse suite LEASED Suite 1808: 2,264 SF — Move-in ready LEASED — Total: 8,939 SF — Full floor opportunity LEASED Suite 1700: 3,623 SF (Office) — Move-in ready (Jan 1, 2027) Suite 1710: 2,774 SF — Move-in ready (Jan 1, 2025) LEASED Suite 1720: 2,542 SF — Full floor opportunity LEASED Suite 1500: 8,939 SF — Some improvements in place LEASED Suite 420: 1,248 SF — Some improvements in place LEASED Suite 410: 1,450 SF — Build-to-suit retail space LEASED Main Floor CRU 1A: 300 SF (Retail) — Base building
NET RENTAL RATE (RETAIL)	Office: \$17.50 per square foot per annum Retail: \$35.00 per square foot per annum
CAM & TAXES (2026)	CAM: \$19.85 per square foot per annum + Taxes: \$3.17 per square foot per annum \$23.02 per square foot per annum Utilities and janitorial included.
MANAGEMENT FEE	5% of the aggregate of Net Rent plus Operating Costs
BOMA CERTIFICATION	BOMA BEST Certified Silver
CONNECTIVITY	Located in the middle of the weather-controlled downtown Winnipeg skywalk system. Situated adjacent to Canada Life Centre on the south side of the most prominent street in Winnipeg, Portage Avenue.
WALK SCORE	99 Walk Score: daily errands do not require a car 92 Transit Score: world class public transportation
PARKING	35+ heated underground stalls available at Portage Place Parkade, and thousands of surface and parkade options available within 5 minutes of the property
* The Landlord is committed to providing attractive leasing incentives including free base rent, tenant improvement allowances, and turnkey solutions.	

PHOTOS - 330 PORTAGE AVENUE



\$10 Million in Upgrades Since 2017



Brand new main lobby



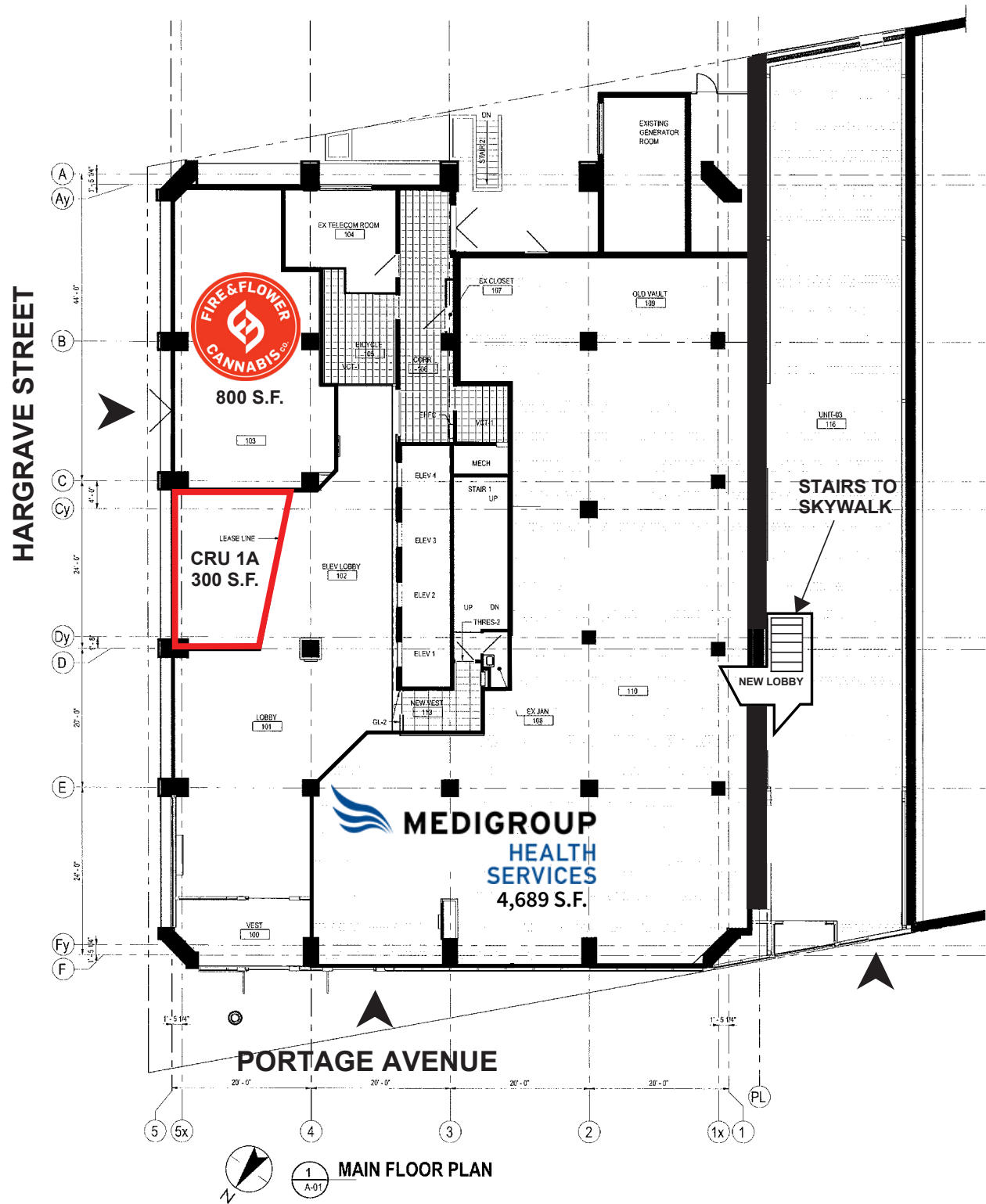
Upgraded tenant lobbies with illuminated wayfinding signage



Complete elevator cab retrofit with flush mounted LED screens

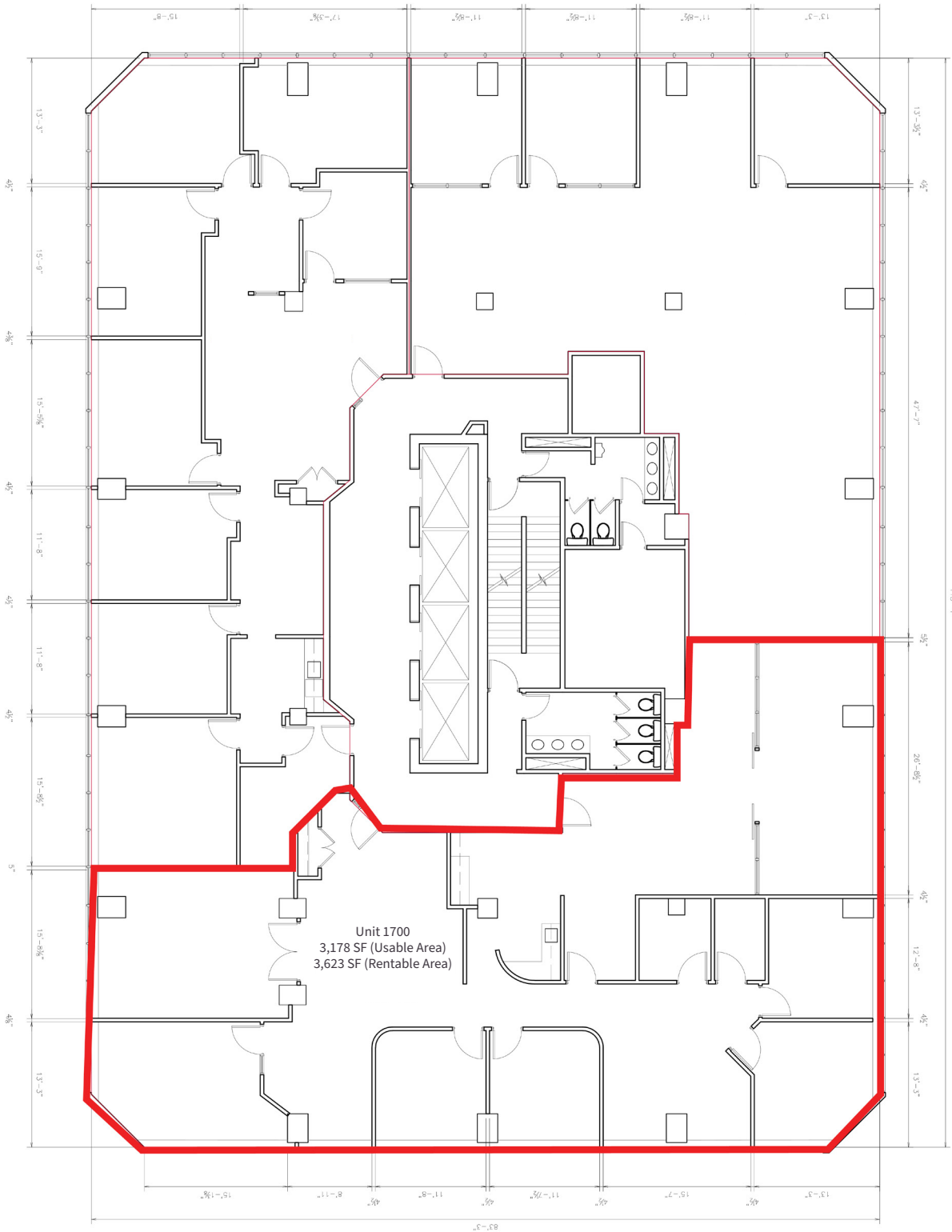
Main Floor CRU 1A

- CRU 1A - 300 SF
- Flexible design
 - Upgraded lobby with on-site security
 - Ideal for coffee shop, sandwich shop etc.
 - This 18-storey building is nearly fully leased, providing a large on-site consumer base for any retailer



Suite 1700

- Suite 1700 - 3,623 SF
- Flexible office layout
 - Reception area, 7 private offices, 2 boardrooms & kitchenette
 - North, East & West views of downtown ie. Portage Avenue, Canada Life Centre etc.



THE NEIGHBOURHOOD

1. CANADA LIFE CENTRE

Marquee \$135-million hockey arena that is the premier sports, music, and entertainment complex. It is home to the Winnipeg Jets and the Manitoba Moose, and hosts 140 events per year.

2. TRUE NORTH SQUARE

\$500+ Million 5-tower best-in-class mixed-use development that spans over 1.5M square feet of office, residential, retail, hotel, and public space.

3. CENTREPOINT

\$130-million mixed-use complex comprising 100,000 sq. ft. of Class A office space, main floor retail amenities, Glasshouse Condos with 197 residential units, the 154-room Alt Hotel, and a 450-stall parkade.

4. THE SUTTON PLACE HOTEL

Brand new 18-storey luxury hotel with 288 rooms as part of the SHED defining True North Square. Attached to a 4-storey podium with restaurant anchor and public plaza.

5. CITYPLACE

A 337,000 sq. ft. complex which includes two levels of retail and food court space as well as seven levels of office space, surrounded by several surface lots and parkades.

6. MANITOBA HYDRO PLACE

LEED Platinum certified \$283-million headquarters for Manitoba Hydro, the electrical and natural gas utility provider for the province.

7. RADISSON HOTEL WINNIPEG

Renovated 263-room hotel located in the heart of downtown Winnipeg. Located one block from skywalk access and surrounded by the amenities of the SHED and Portage and Main.

8. PORTAGE & MAIN

Heart of central business district with seven major office towers, Fairmont Hotel, and variety of retail and food services in underground pedestrian concourse.

9. RBC CONVENTION CENTRE

Recently completed \$180-million expansion in 2016 upgraded the convention centre to a LEED silver-certified five-storey facility with over 264,000 sq. ft. of meeting and trade show space and underground climate-controlled parking.

10. MILLENIUM LIBRARY

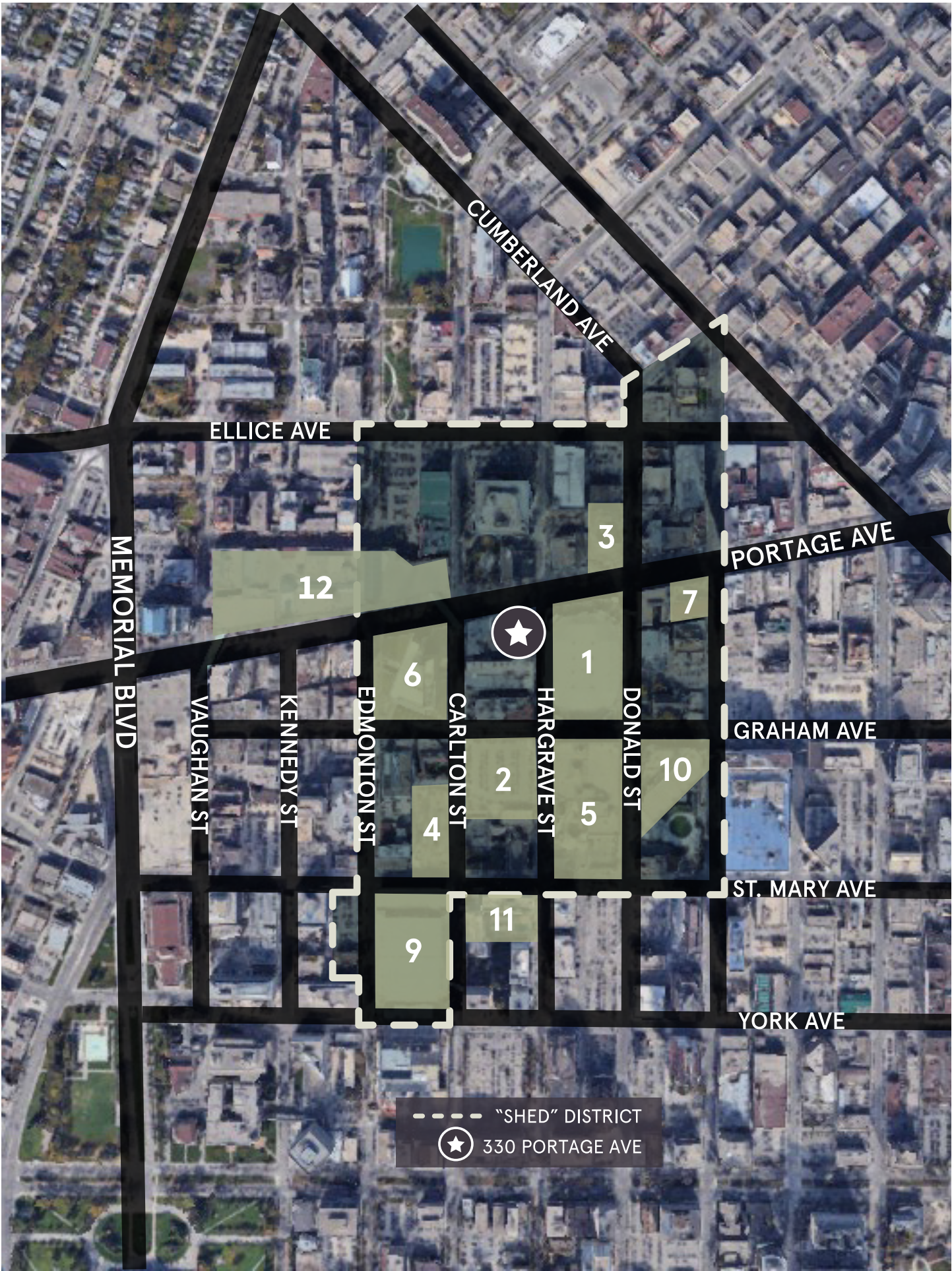
4-storey 189,000 sq. ft. main branch of the Winnipeg Public Library connected to skywalk system and serves approximately 5,000 visitors daily.

11. DELTA HOTELS WINNIPEG

Winnipeg’s largest hotel with premier accommodations with direct Skywalk access to surrounding amenities and \$20-million upgrades completed in 2015.

12. PORTAGE PLACE

A multi-million-dollar transformation of the former mall into a campus-style community hub. The reimagined site will feature a healthcare center, housing, localized retail, and vibrant public spaces, bringing incredible new energy and foot traffic right across the street.



THE SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT



WORKPLACE CONNECTIVITY

Connecting you to Winnipeg's downtown

The downtown Winnipeg Skywalk is a system of 14 skyways and 7 tunnels connecting 38 buildings and 11M+ square feet of office space and allowing for year-round climate-controlled access to over 200 shops and businesses, 10 office complexes, 80 restaurants and snack bars, over 1000 apartment units, 3 hotels soon to be 4 with the 4.5-Star Sutton Place Hotel under construction, 11 financial centres, the Winnipeg Millennium Library, the Winnipeg Police Headquarters and, at the heart of it all, the Canada Life Centre and 330 Portage Avenue. The typical downtown Winnipeg daytime population is 72,000+ people.



PARKING AND TRANSPORTATION

Parking and Transportation

Unrivaled Commuter Convenience

330 Portage Avenue boasts a world-class Transit Score of 92 and a near-perfect Walk Score of 99. For tenants and visitors alike, navigating to and from the building is seamless, efficient, and completely stress-free.

Portage Avenue Transit Corridor

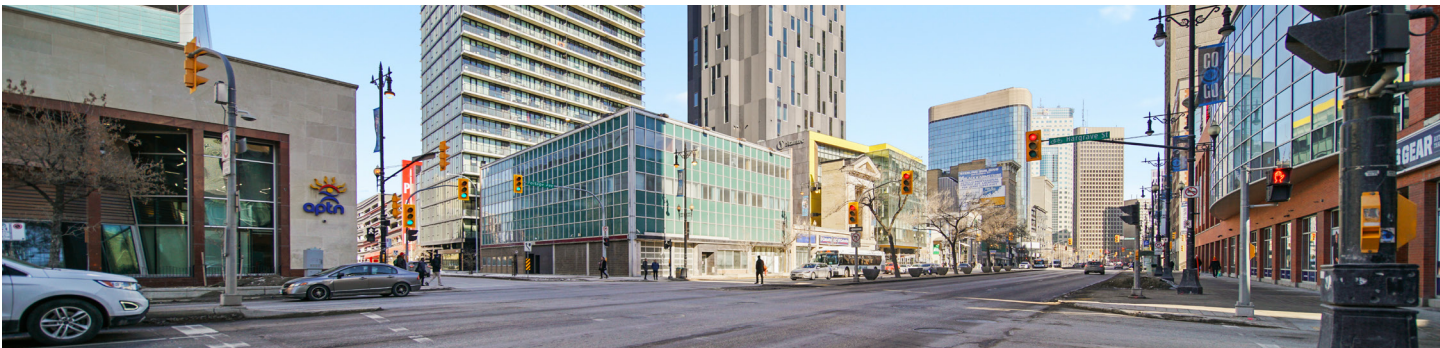
The property sits directly on the primary spine of Winnipeg’s newly modernized Primary Transit Network, putting world-class public transportation right at your front door.

- **Comprehensive Grid Connectivity:** The building grants immediate access to over 50 separate standard and Rapid Transit routes within a five-minute walk, effortlessly linking downtown to every quadrant of the city.
- **The BLUE Line Rapid Transit:** Enjoy direct, high-frequency connection to Winnipeg’s southwest transit corridor.
- **Weather-Protected Commuting:** Because the building sits in the middle of the climate-controlled Skywalk system, tenants can walk to major transit connection points without ever stepping outside into the elements.
- **A Vibrant Neighborhood Frontage:** With buses rerouted off Graham Avenue, the southern side of the block has been transformed into a highly pedestrian-friendly, lively corridor, enhancing the overall streetscape experience for employees.

Abundant Parking Options

For those who prefer to drive, the area features exceptional parking density right at your doorstep:

- **On-Site Facilities:** Over 35 heated underground stalls are available directly at the Portage Place Parkade.
- **Immediate Vicinity:** There are over 4,000 indoor and outdoor parking stalls located within a strict two-block radius of the building.
- **Extended District Parking:** Within a five-minute walk, drivers have access to a massive inventory of more than 7,000 parking stalls scattered across surrounding surface lots and modern parkades.





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