

**HIGH-QUALITY DOWNTOWN  
OFFICE SPACE FOR LEASE**

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**Air Canada Building**

355 PORTAGE AVENUE, WINNIPEG, MB

**BRETT CHARTIER**

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*Services provided by Brett Chartier Personal Real Estate Corporation*

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**9-STORY DOWNTOWN OFFICE  
TOWER CONSTRUCTED IN 1985**



**PROFESSIONAL ON-SITE  
PROPERTY MANAGEMENT**



**88 SURFACE PARKING STALLS  
ON-SITE**



**24/7 ON-SITE BUILDING  
SECURITY AND CARD ACCESS**



**BUILDING HOURS ARE  
MONDAY-FRIDAY 6:00-18:00**



**BUILDING IS WELL-SERVED BY  
PUBLIC TRANSPORTATION**

Health Sciences Centre  
Winnipeg



TRUE NORTH  
SQUARE

canada life centre

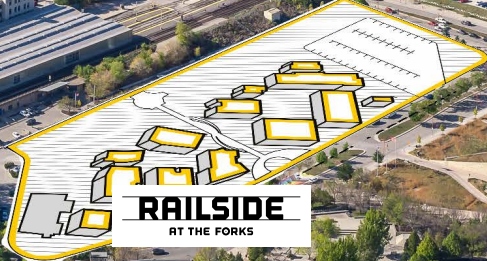
RBC Convention Centre  
WINNIPEG

PORTAGE &  
MAIN

THE FORT GARRY  
HOTEL SPA AND CONFERENCE CENTRE

BLUE CROSS  
PARK

VIA Rail Canada



CANADIAN MUSEUM FOR  
HUMAN RIGHTS  
MUSEE CANADIEN POUR LES  
DROITS DE LA PERSONNE

The  
FORKS



# SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT (SHED)

355 Portage Avenue is located on the edge of the SHED, a downtown Winnipeg revitalization zone centered around Canada Life Centre, the RBC Convention Centre, and Portage Avenue. The zone SHED was designed to leverage major sports, entertainment, and cultural venues to drive private investment, enhance public spaces, and create a vibrant, mixed-use urban district. Over the past decade, it has been a focal point for new office, residential, hotel, and public-realm investments, supported by tax-increment financing, with the goal of strengthening downtown activity both on event days and in everyday city life.



**11** city blocks in the heart of downtown

**5** entertainment & sports venues including the Royal Winnipeg Ballet, Canada Life Centre, and the MET

**1** NHL arena & major concert venue

**4** hotels including the Alt Hotel and the 288-room Sutton Place Hotel now under construction

**20+** restaurants including Browns Social House, Rudy's, Shark Club, Local Public Eatery, Hargrave Street Market, and more

**5k** new downtown residential units completed since 2015

SHED

Underground Walkway

Skywalk

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## AREA IMPROVEMENTS

### ***Air Canada Park Refurbishment***

The City of Winnipeg has made a \$2.5M investment in redeveloping Air Canada (Window) Park to transform the plaza into a safer, more open public gathering space with improved sightlines and event-friendly design. The new park emphasizes Indigenous cultural themes in its layout and artwork and is part of the city's broader downtown recovery and revitalization strategy.



*\*Artist's rendering of the proposed conceptual design for the park. Please note the perspectives capture some site features that are not included in the 2024 construction budget.*

### ***Portage Place Redevelopment***

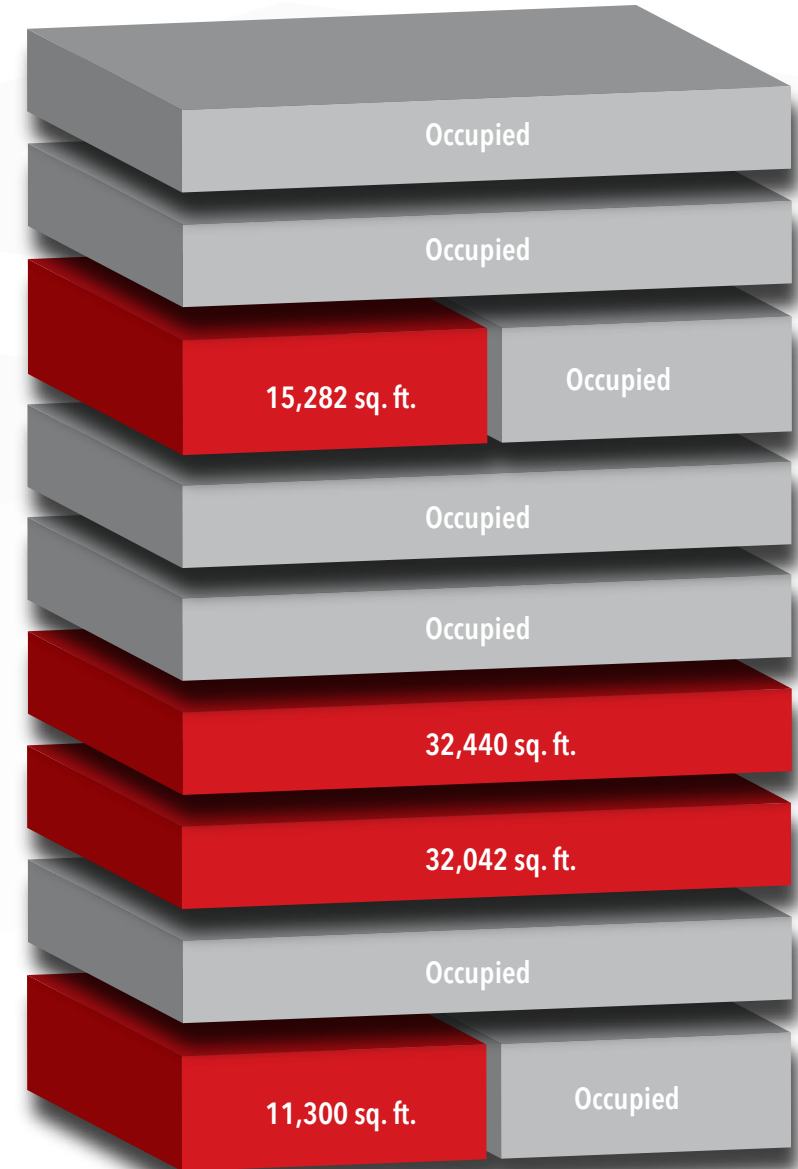
True North Real Estate Development has undertaken a \$650M transformation of Portage Place that will convert the aging mall into a mixed-use campus anchored by a major healthcare centre, affordable and market housing, and renewed community and public spaces. The project aims to reconnect downtown Winnipeg with new services, green space, and residential density while retaining key cultural tenants like Prairie Theatre Exchange as a catalyst for urban revitalization.



# PROPERTY DETAILS

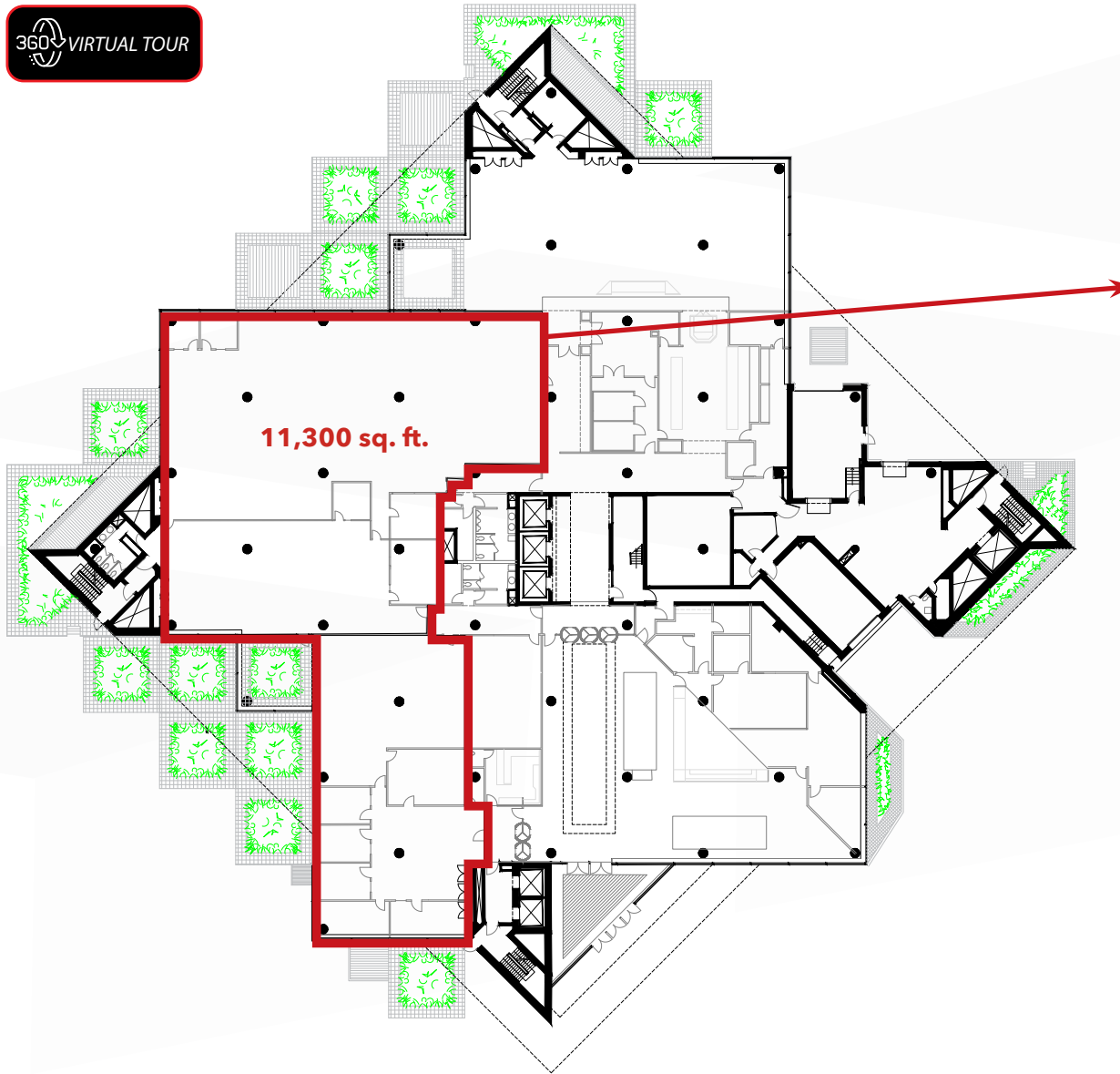
<b>LANDLORD</b>	Air Canada	
<b>PROPERTY MANAGER</b>	Black & MacDonald <i>(on-site property management)</i>	
<b>BUILDING AREA (+/-)</b>	400,000 sq. ft. (+/-)	
<b>TYPICAL FLOOR PLATE (+/-)</b>	Floor 1-5	37,500 sq. ft.
	Floor 7-9	39,500 sq. ft.
	<i>6th floor is mechanical and storage</i>	
<b>AREA AVAILABLE (+/-)</b>	Main Floor	11,300 sq. ft.
	3rd Floor	32,042 sq. ft.
	4th Floor	32,440 sq. ft.
	7th Floor	15,282 sq. ft.
	<i>Main floor can be demised to 3,500 sq. ft., 6,250 sq. ft., or 7,800 sq. ft.</i>	
<b>NET RENTAL RATE</b>	\$15.00 per sq. ft.	
<b>ADDITIONAL RENT</b>	\$18.59 per sq. ft. (2026)	
<b>EXISTING BUILD-OUT</b>	<ul style="list-style-type: none"> <li>• Developed Office Space</li> <li>• Open concept</li> <li>• Former Call Centre Space</li> </ul>	
<b>ELEVATOR ACCESS</b>	<ul style="list-style-type: none"> <li>• 3 Elevators servicing Basement - 5th Floor</li> <li>• 2 Elevators servicing Main - 9th Floor</li> <li>• 1 Freight Elevator servicing Basement to Penthouse</li> </ul>	
<b>TELECOMMUNICATIONS</b>	Telus, Rogers/Shaw, Bell MTS, Manitoba Hydro	

## STACKING PLAN

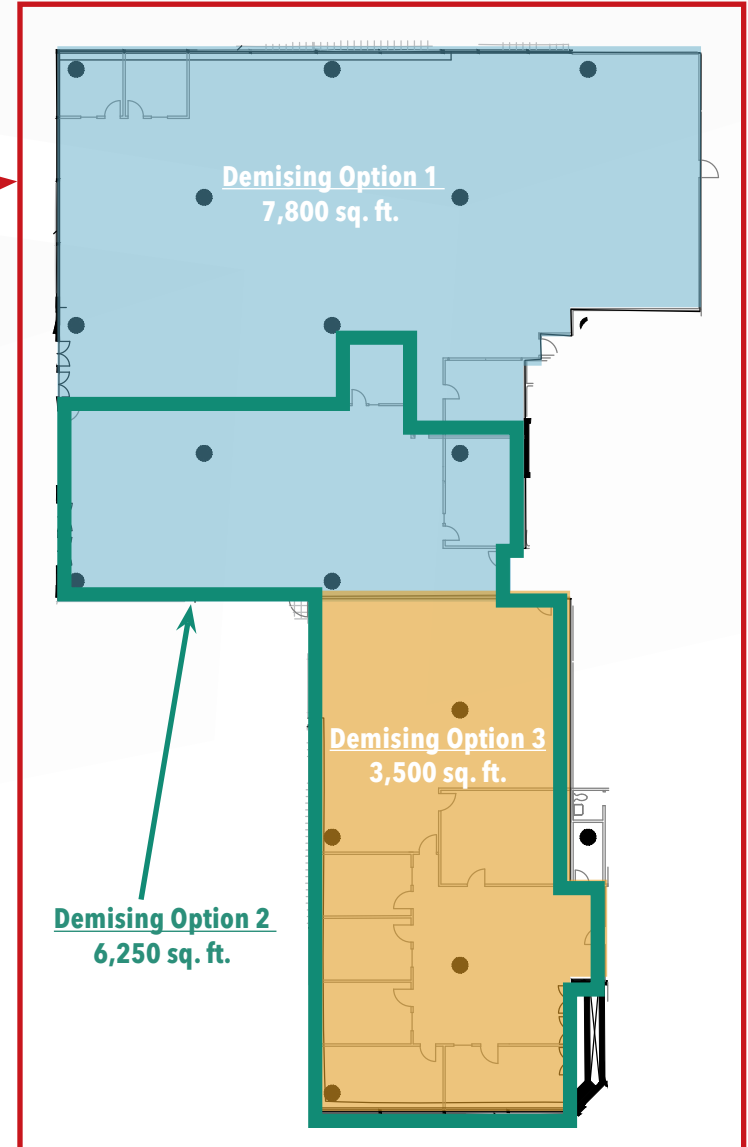


# FLOOR PLAN

Main Floor - 11,300 sq. ft.

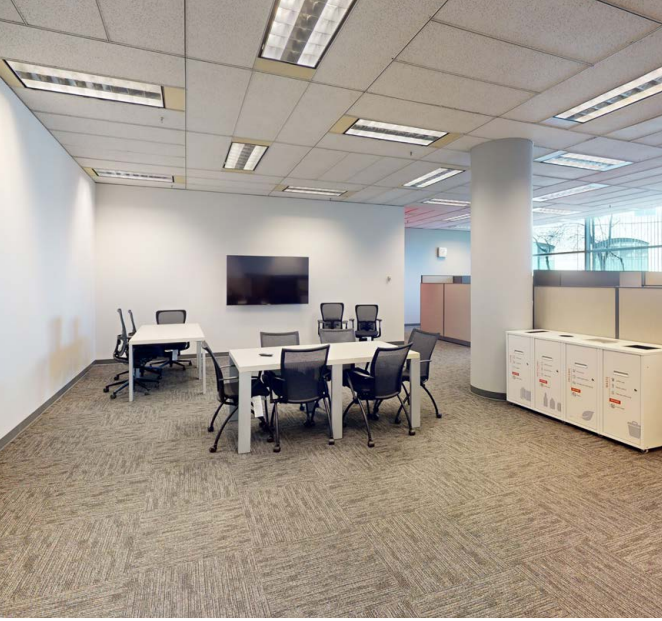


## MAIN FLOOR DEMISING OPTIONS



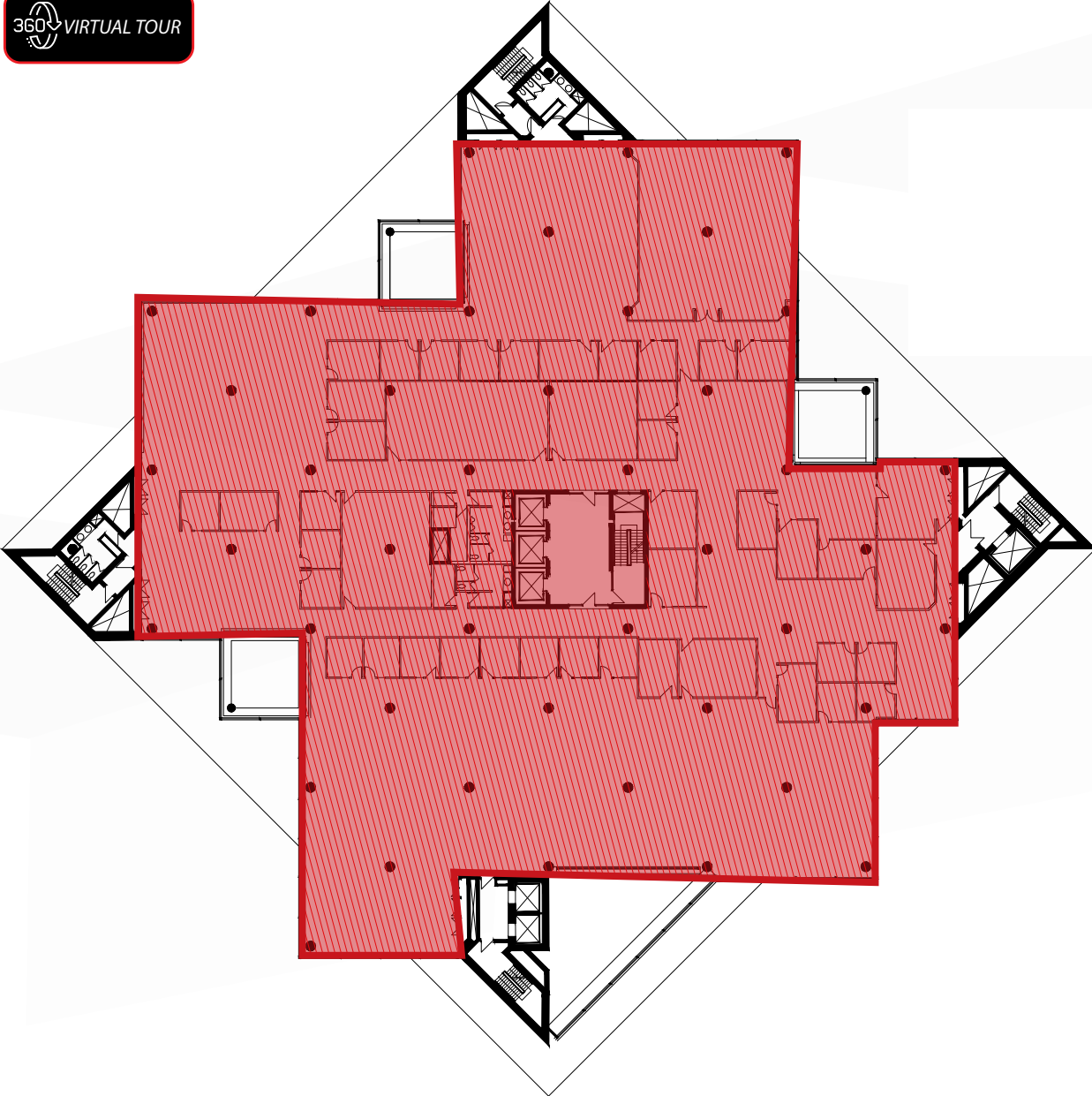
# INTERIOR PHOTOGRAPHS

## Main Floor



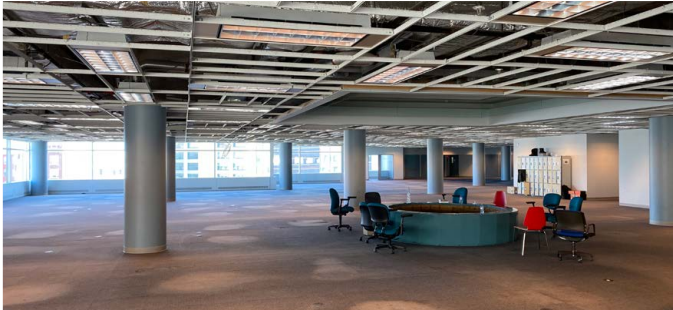
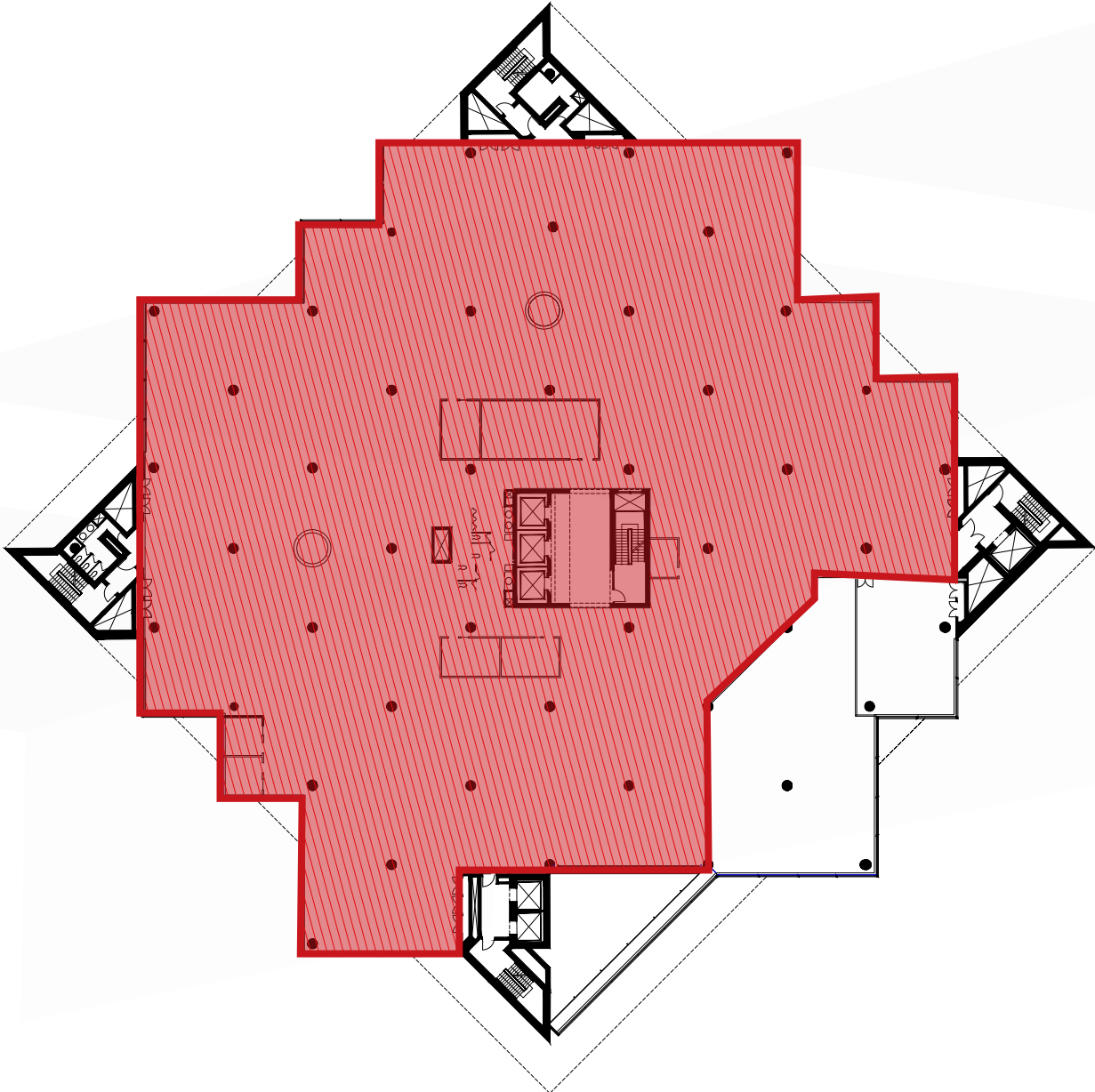
# FLOOR PLAN

**3RD Floor - 32,042 sq. ft.**



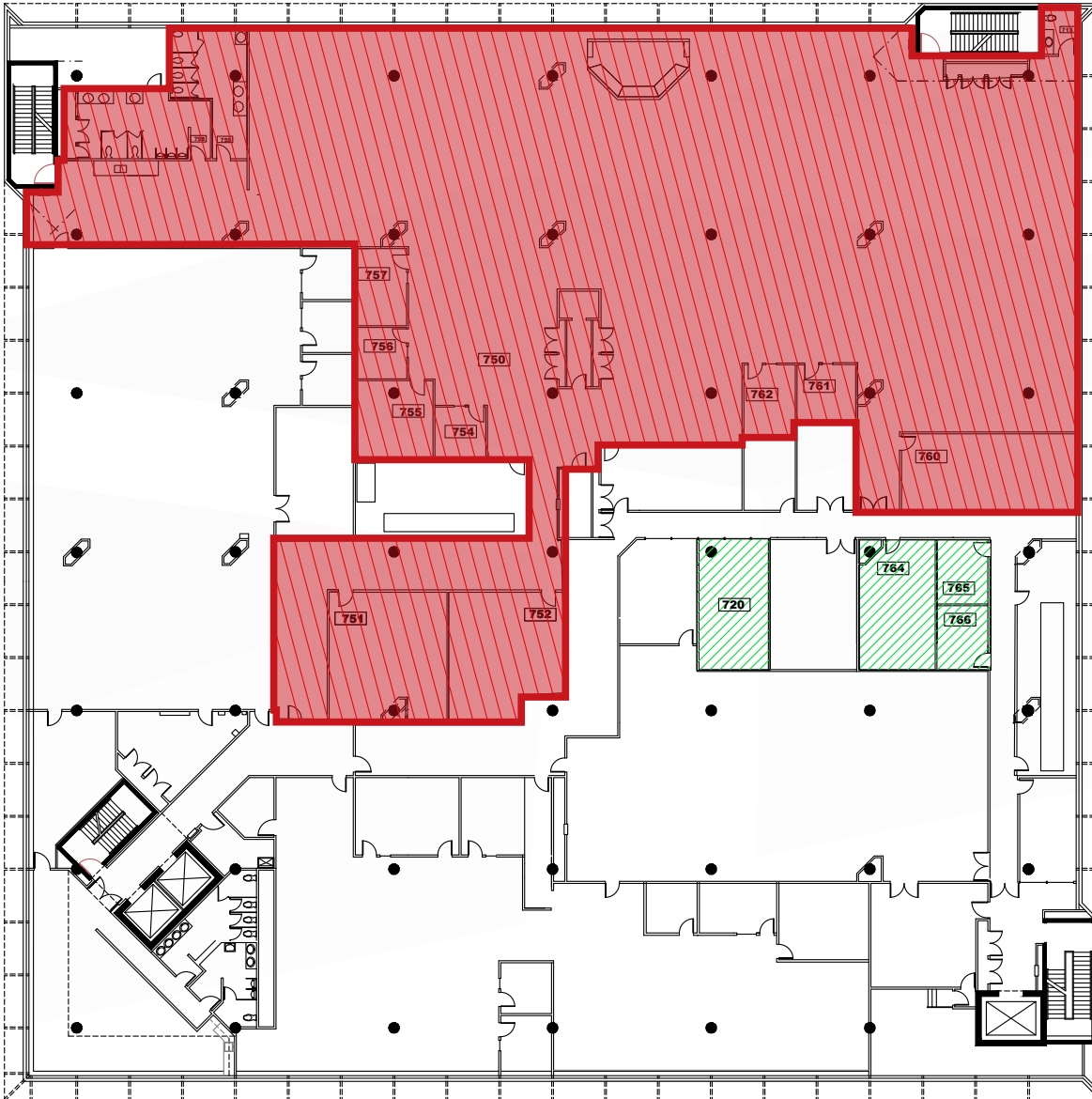
# FLOOR PLAN

4th Floor - 32,400 sq. ft.



# FLOOR PLAN

7th Floor - 15,282 sq. ft.





COMMERCIAL REAL ESTATE  
SERVICES INC.

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## Advisory contact:

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