

Leasing Opportunities

Quarter 1 2017

Presented by:

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Artist's rendering of curtain wall. Project to be completed in 2017.

HIGH PROFILE DOWNTOWN LOCATION WITH COMPREHENSIVE AMENITIES

360 MAIN is in the heart of Winnipeg's central business district. Located on the south-west corner of historic Portage and Main, this premiere office location features access to a variety of amenities catering to the needs of Portage and Main tenants.

CONFERENCE & MEETING FACILITIES:

360 MAIN offers a state-of-the-art conference centre located adjacent to the 360 MAIN lobby. The Conference Centre provides a high definition projector and reference monitor, a 28 speaker sound system with 3 wireless microphones and an integrated lighting system allowing the user to customize the lighting conditions for any occasion. The room can host 150 people for stand-up events and 85 in a casual seating environment.

Smaller meetings and seminars are accommodated in the 4th floor meeting room.

FITNESS CENTRE:

A tenant-only fitness center is located on the 2nd floor of 360 MAIN with access via the building lobby. It offers modern amenities including 12 cardio machines, a full complement of circuit training equipment and free weights, change rooms with showers and private lockers, ceiling hung TV monitors and an exterior view of south Main Street.

LAW COURTS SHUTTLE SERVICE:

Legal firms located in 360 MAIN and the Royal Bank Building (220 Portage Ave.) and their clients are provided continuous daily shuttle service between the Law Courts complex on Broadway and Winnipeg Square.

PARKING:

The Winnipeg Square Parkade is a three level, heated, underground structure with room for over 930 vehicles. Generous 10 foot wide stalls make both monthly and casual parking a convenient proposition. Open 24/7/365, with security provided by Winnipeg Square's on-site security team, customers may also take advantage of on-site car washes, complimentary wind-shield washer fluid fills, free electrical vehicle charging and tire inflation service. Current monthly rate is \$280.00 + GST for non-reserved monthly parking and \$345.00 + GST for reserved monthly parking.

For those that cycle, the Winnipeg Square Parkade includes a secure bicycle corral on Level One.

Access to the 360 MAIN office tower from the Winnipeg Square Parkade is provided via three elevators and high efficiency, double passenger escalators.

PROXIMITY:

In addition to a host of retail conveniences at 360 MAIN, other nearby attractions include the MTS Centre (home of the Winnipeg Jets), the Millennium Library and the Convention Centre all forming part of the burgeoning Sports, Hospitality and Entertainment District (SHED). These Winnipeg landmarks are all within a 10-minute indoor walk via the downtown skywalk. Old Market Square, Winnipeg's City Hall, the Manitoba Property Registry, Shaw Park (home of the Winnipeg Gold-eyes), the Canadian Museum for Human Rights and The Forks Market are also within an easy walking distance of 360 MAIN.

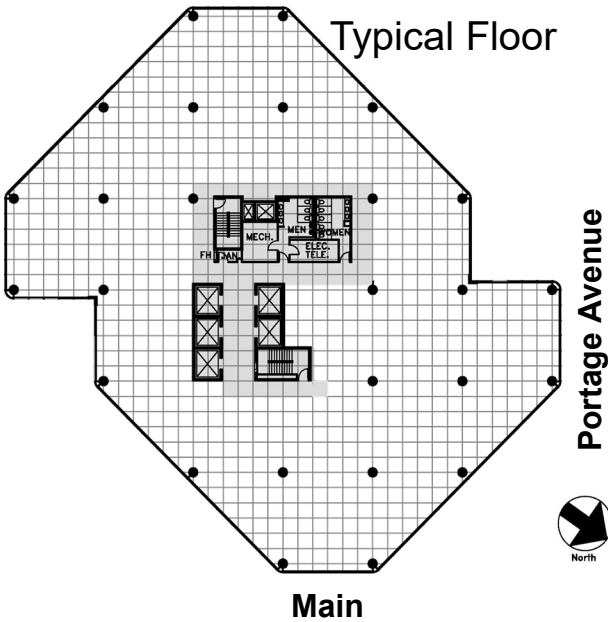
RETAIL:

The Shops of Winnipeg Square features 42 retail outlets with a special emphasis on food and professional services.



360 MAIN has achieved LEED EB O&M Gold Status

For Lease



Suite No.	Available	Square Footage	Comments
1300	Immediately	Up to 16,000	Base building condition
1500	Immediately	10,645	Base building condition
1550	Immediately	3,318	Base building condition
1920	Immediately	2,998	Base building condition
2050	Immediately	Up to 10,702	Base building condition
2095	Immediately	2,764	Base building condition
2120	Immediately	2,293	Base building condition

Highlights

360 MAIN is located at Portage & Main, the focal point of Winnipeg's business community

Building GLA:	542,864 square feet
Storeys:	30
Average Floor Plate:	19,155 - 20,001 square feet
On-Site Security:	7 days, 24 hours
Public Transportation:	Bus stops on three sides of the building provide excellent access to all major Winnipeg Transit routes.
Fiber Optics:	MTS, GT Group, Shaw Cable Systems, Verizon
Internet Providers:	MTS, GT Group, Shaw Cable Systems, Verizon, Telus
Cable Providers:	MTS, GT Group, Shaw Cable Systems
Basic Rent:	\$20.00 per rentable square foot - Floors 1– 16 \$22.00 per rentable square foot - Floors 17+
Additional Rent:	\$17.44 per rentable square foot (2017 estimate)



360 MAIN

MONDAY LOW



WEDNESDAY HIGH



TRAFFIC

7:30 AM - 5:30 PM

WEEKDAYS

SATURDAYS

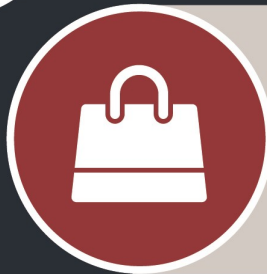


84,860
people

1,980
people

77%

CONDUCT BUSINESS AT THE MALL



92% SHOPPED IN WINNIPEG SQUARE AT LEAST ONCE

24% SHOP EVERY 2-3 WEEKS

48% SHOP ONCE A WEEK OR MORE

14% SHOP ONCE A MONTH



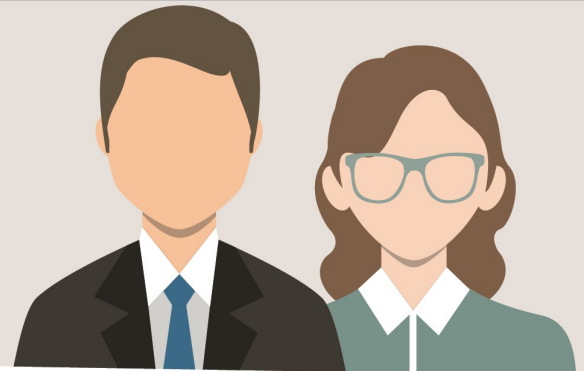
99% EATEN AT WINNIPEG SQUARE AT LEAST ONCE

47% PURCHASE FOOD ONCE OR TWICE WEEKLY

OCCUPATIONS

59% PROFESSIONAL / MANAGERIAL

16% CLERICAL / ADMINISTRATIVE SUPPORT



85% WORK IN THE DOWNTOWN AREA

95% WITHIN WALKING DISTANCE TO WINNIPEG SQUARE