

360 MAIN

WINNIPEG, MB

<https://ax-un.com/360main>

FOR LEASE: OFFICE

2023

BROKER INCENTIVE

Double commission
for a minimum
5-year deal!

STARTING FROM:

\$20.00 PER SF

Premier business address in Winnipeg at the historic corner of Portage and Main

PROPERTY HIGHLIGHTS

- 30-storey Class A office tower located in the heart of downtown Winnipeg at the intersection of Portage Avenue and Main Street
- 954 parking stalls in the security-monitored underground parkade, a full-service carwash, EV charging stations and bike corrals. Monthly and hourly parking available
- Largest floorplate of all Class A buildings at Portage and Main
- 25 buildings connected by indoor walkway
- Five high-speed Otis Elevonic elevators operate in each of the High-Rise and Low-Rise banks
- 80,000 weekly customer visits drive retail commerce in the Shops of Winnipeg Square
- LEED Gold Certification

CHRIS VODREY

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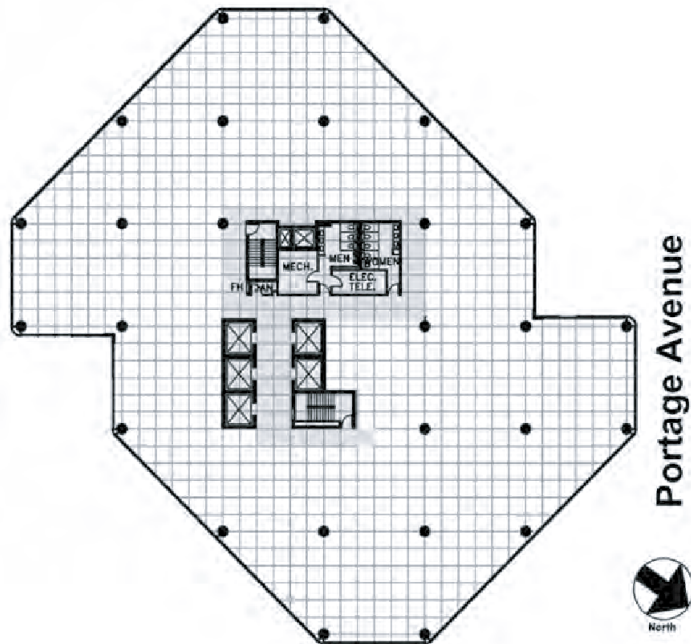


ARTIS
REIT

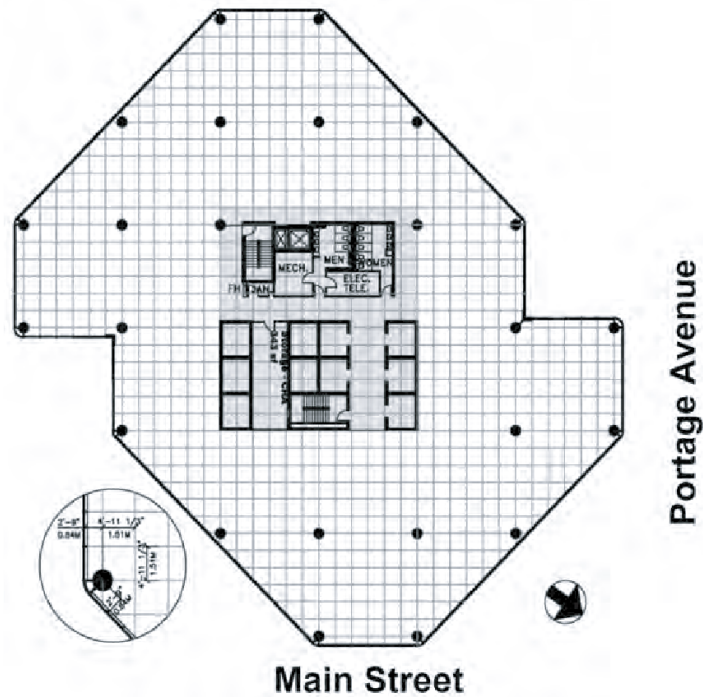


TYPICAL FLOOR PLATE

High-Rise (Floors 17+)



Low-Rise (Floors 1-16)



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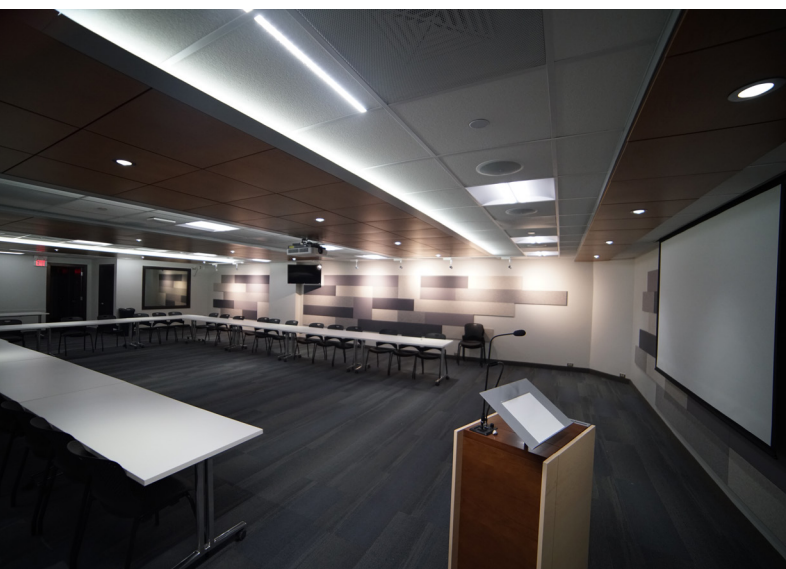


PROPERTY DETAILS

Asking Net Rent	(Low-Rise) Floors 1 to 16: \$20.00/SF (High-Rise) Floors 17 and up: \$22.00/SF
Additional Rent (2022 Estimate)	Operating Expense: \$13.42/SF (includes 5% mgmt fee) + Taxes: \$5.17/SF
GLA	600,150
Site Area	3.28 acres
Floors	30
Parking	Monthly rate for non-reserved: \$320.00 Monthly rate for reserved: \$395.00 Hourly parking available
Zoning	M—Multi Use Sector
Year Constructed	1980

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AMENITIES

- More than 50 shops and services including a variety of restaurants and eateries at the Shops of Winnipeg Square, an underground mall
- Heated underground parking with an on-site car wash and car care centre plus easy access to public transportation
- Direct connection to the downtown's climate controlled skywalk and concourse walkway systems, providing convenient access to office towers, Canada Life Centre, and the SHED District
- Spacious modern conference facility to host meetings and seminars
- Law Court shuttle service

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AVAILABLE IMMEDIATELY

Suite #	Size	Comments
110	1,082 SF	Main floor of office tower
120	981 SF	Main floor of office tower
1100	7,364 SF	Low-Rise, base building conditions
1150	11,772 SF	Low-Rise, base building conditions Available Aug/2023
1200	19,136 SF	Low-Rise, fully built out ready for occupancy
1400	19,151 SF	Low-Rise, base building conditions. Can be combined for 38,302 SF contiguous
1500	19,151 SF	Low-Rise, base building conditions Can be combined for 38,302 SF contiguous
1800	19,181 SF	High-Rise, base building conditions
2000	3,057 SF	High-Rise, base building conditions
2090	6,155 SF	High-Rise, base building conditions
2720	1,956 SF	High-Rise, base building conditions

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NOW OPEN

- The new GoodLife Fitness facility, Earls Restaurant and OEB Breakfast at 330 Main St, are now open.



COMING SOON

- Also underway is 40-storey luxury residential tower at 300 Main St
- All new developments will be fully integrated additions to Winnipeg Square

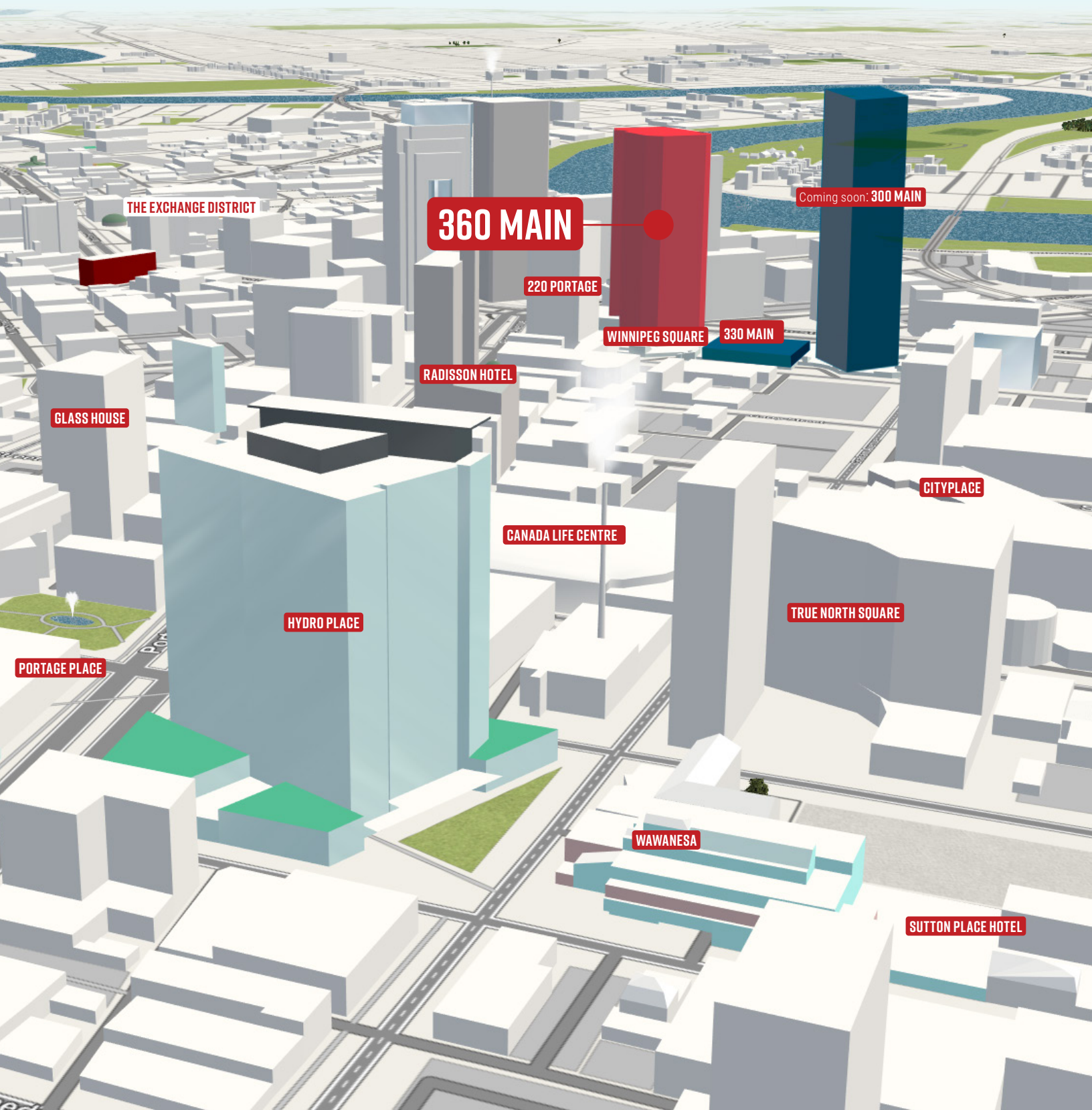
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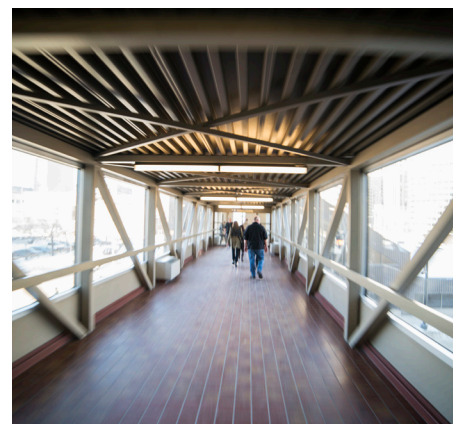
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