

360 MAIN

WINNIPEG, MB

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

FOR LEASE: OFFICE



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

Vice-President - Leasing - Central Region

(+1) 204-934-2798

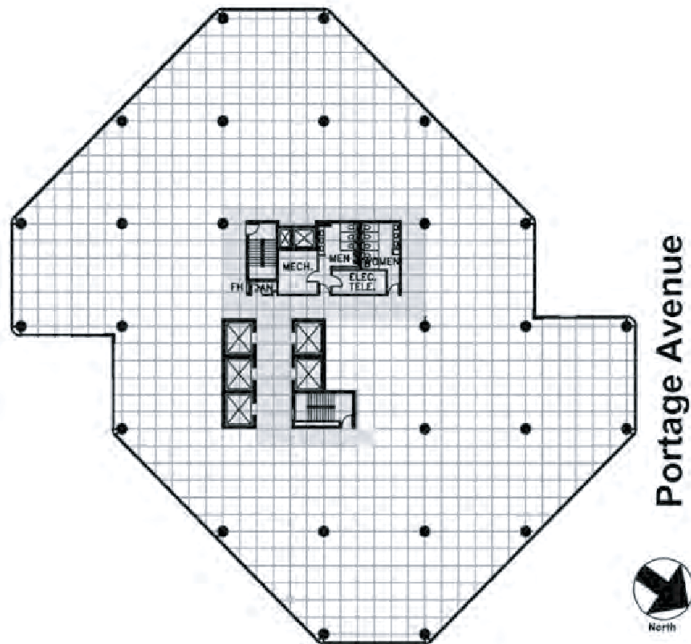
cvodrey@artisreit.com



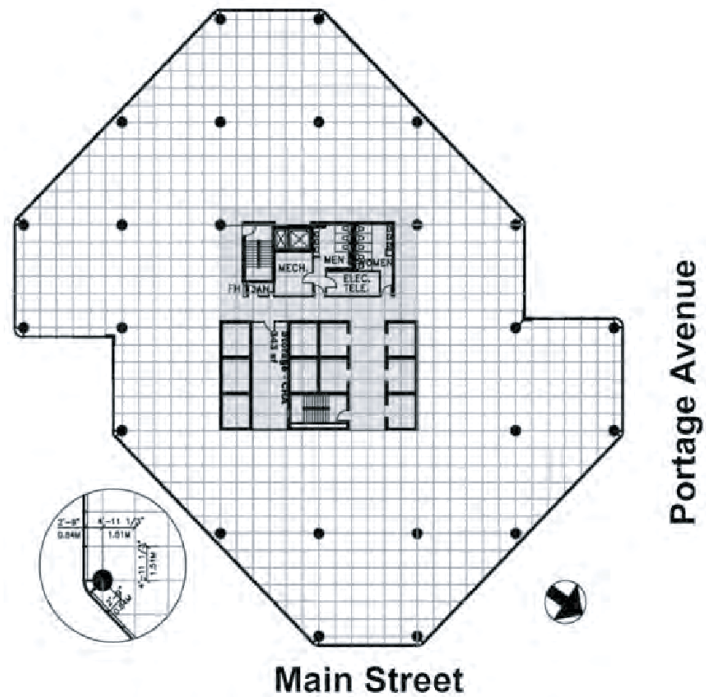


TYPICAL FLOOR PLATE

High-Rise (Floors 17+)



Low-Rise (Floors 1-16)



CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com

360 MAIN STREET, WINNIPEG, MB
<https://ax-un.com/360main>

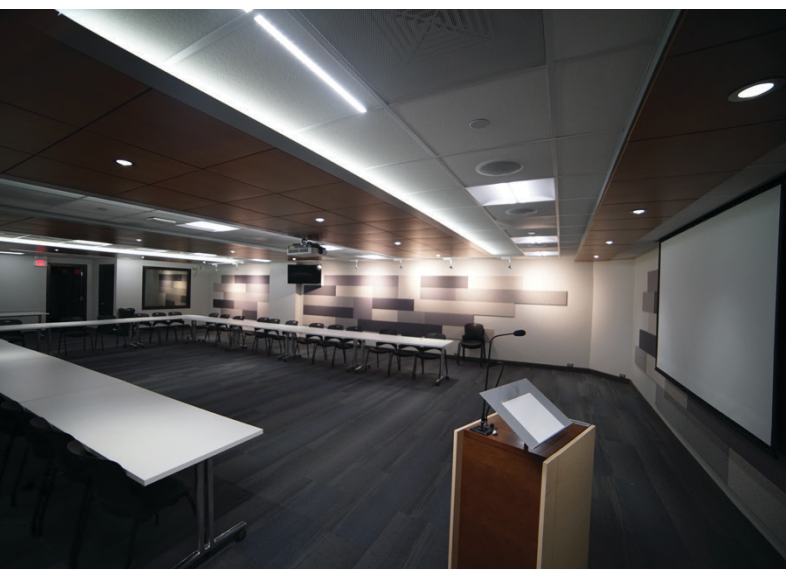


PROPERTY DETAILS

Asking Net Rent	(Low-Rise) Floors 1 to 16: \$20.00/SF (High-Rise) Floors 17 and up: \$22.00/SF
Additional Rent (2025 Estimate)	Operating Expense: \$14.48/SF (includes 5% mgmt fee) + Taxes: \$5.81/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

CHRIS VODREY
Vice-President - Leasing - Central Region
(+1) 204-934-2798
cvodrey@artisreit.com

360 MAIN STREET, WINNIPEG, MB
<https://ax-un.com/360main>



AMENITIES

- A variety of shops and services, including restaurants and eateries are available 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

CHRIS VODREY

Vice-President - Leasing - Central Region
 (+1) 204-934-2798
 cvodrey@artisreit.com

360 MAIN STREET, WINNIPEG, MB
<https://ax-un.com/360main>



AVAILABLE IMMEDIATELY

Suite #	Size	Comments
110	1,082 SF	Main floor of office tower
120	981 SF	Main floor of office tower
1120	3,764 SF	Low-Rise, base building conditions
1150	11,772 SF	Low-Rise, Fully built out ready for occupancy (fully furnished)
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
2720	1,956 SF	High-Rise, base building conditionsv

CHRIS VODREY
Vice-President - Leasing - Central Region
(+1) 204-934-2798
cvodrey@artisreit.com

360 MAIN STREET, WINNIPEG, MB
<https://ax-un.com/360main>



NOW OPEN

- The new GoodLife Fitness facility, Earls Restaurant and OEB Breakfast at 330 Main St, are now open.
- A 40-storey luxury residential tower at 300 Main St.

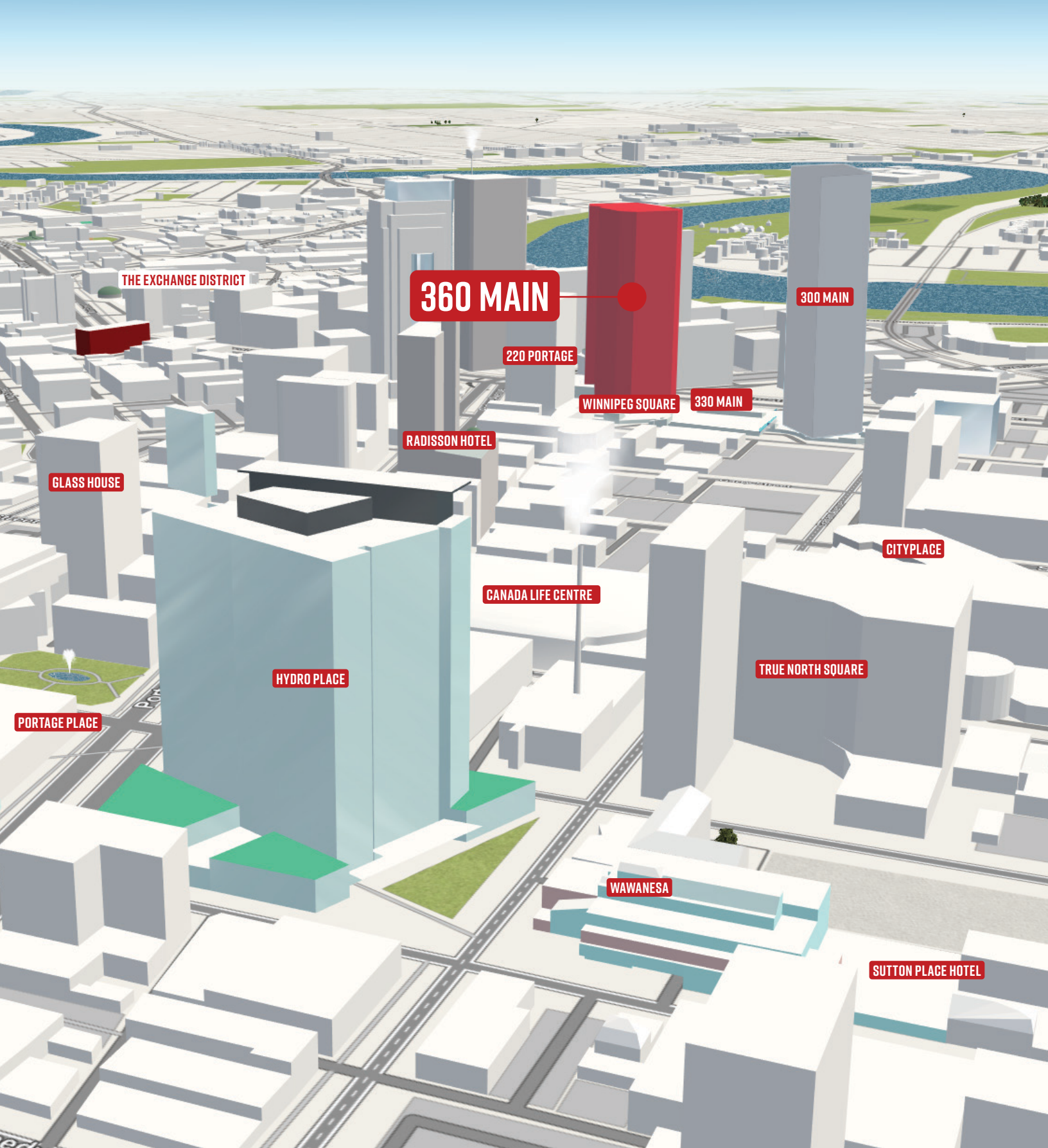
CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com

360 MAIN STREET, WINNIPEG, MB
<https://ax-un.com/360main>



THE EXCHANGE DISTRICT

360 MAIN

300 MAIN

220 PORTAGE

WINNIPEG SQUARE

330 MAIN

RADISSON HOTEL

GLASS HOUSE

CITYPLACE

CANADA LIFE CENTRE

HYDRO PLACE

TRUE NORTH SQUARE

PORTAGE PLACE

WAWANESA

SUTTON PLACE HOTEL

CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com

360 MAIN STREET, WINNIPEG, MB
<https://ax-un.com/360main>



CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com

360 MAIN STREET, WINNIPEG, MB
<https://ax-un.com/360main>

360 MAIN

WINNIPEG, MB

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

FOR LEASE: OFFICE



CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com