



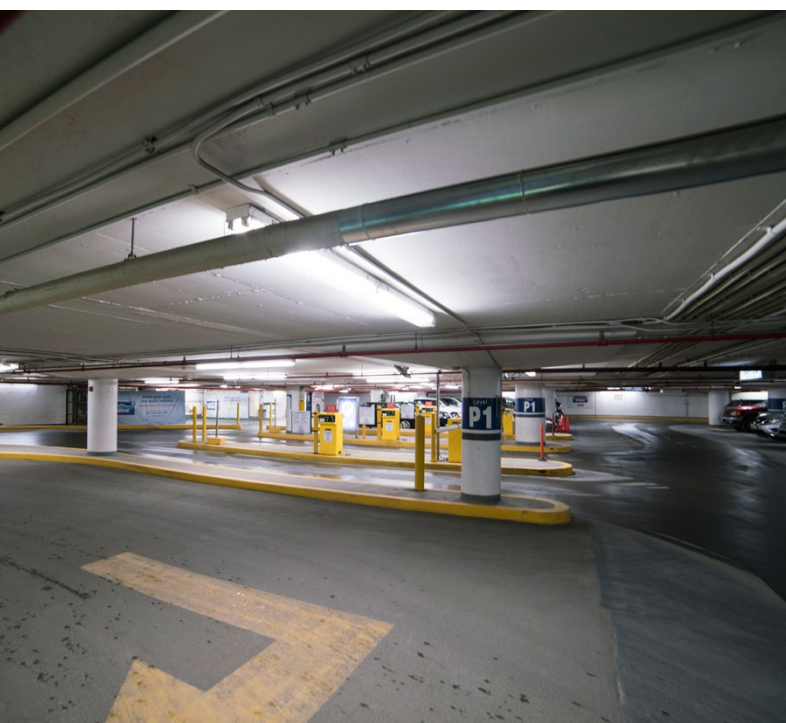


Winnipeg Square is located at the bustling Portage Avenue and Main Street intersection, the most important business location in Winnipeg. The property is an underground retail concourse constructed in 1980 and connects with the indoor skywalk and underground walkway system.

SPACE & PROPERTY HIGHLIGHTS

GLA	56,976 SF	
Asking Net Rent	Retail	\$25.00/SF
	Food Court	\$80.00 /SF
Additional Rent (2026 Estimate)	Retail	Operating Costs: \$24.85/SF Property Taxes: \$8.18/SF *Management fee included in Operating Costs *Utilities Included *Plus promo fund @ 5% of Basic Rent
	Food Court	Operating Costs: \$84.16/SF Property Taxes: \$8.18/SF *Management fee included in Operating Costs *Utilities Included *Plus promo fund @ 5% of Basic Rent
Parking	936 underground; 18 surface	
Zoning	M—Multi Use Sector	





FEATURES

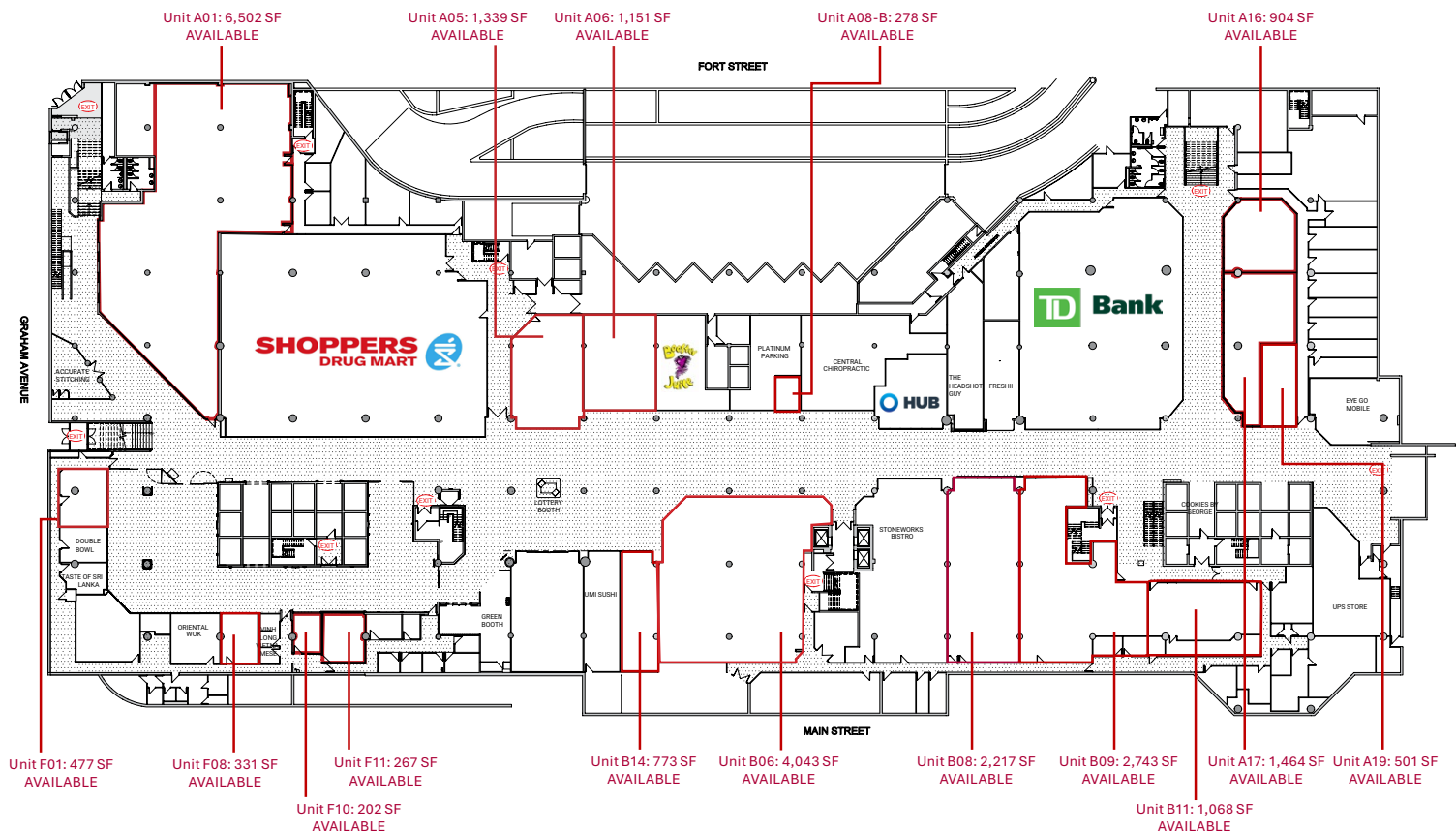
- Over 10,000 employees within walking distance
- Average weekly foot traffic of 87,000 people

Directly Connected To:

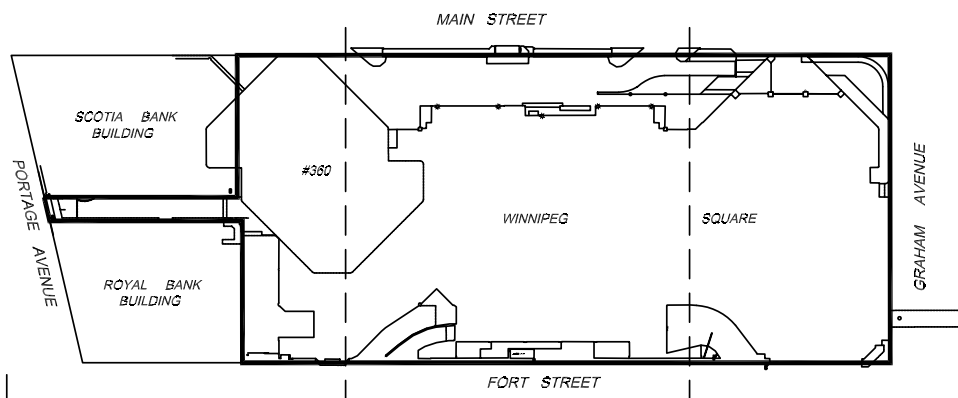
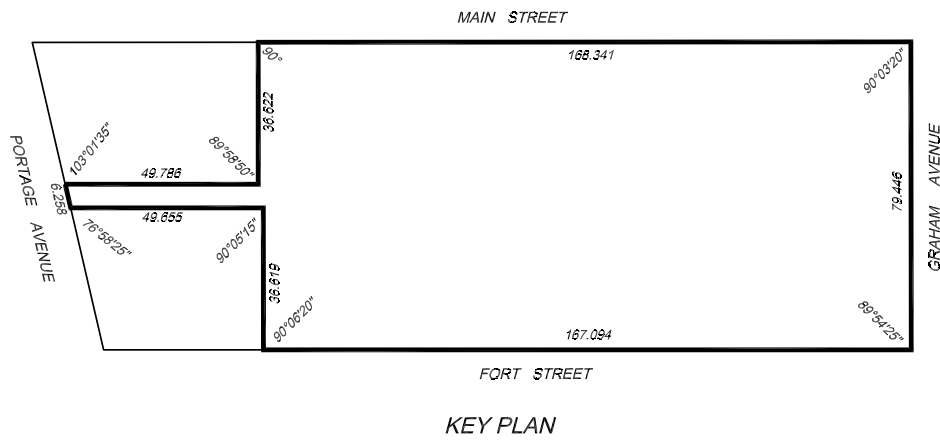
- The downtown indoor Skywalk/Concourse system, connecting it to many other buildings in the downtown area, the Exchange District and the growing SHED District (Sports, Hospitality and Entertainment District) of Winnipeg, including Canada Life Centre – home of the Winnipeg Jets
- Over 1,000 heated underground parking stalls in the adjacent parkade, with monthly & hourly parking available
- 330 Main and OEB Breakfast Co., offering connectivity for customers and visitors alike
- 300 Main, a 40-storey luxury residential tower, and Earls Restaurant integrating your business into Winnipeg's premier downtown lifestyle

AVAILABLE SUITES

	Retail	Food Court
Size	A01: 6,502 SF	F01: 477 SF
	A05: 1,339 SF	F08: 331 SF
	A06: 1,151 SF	F10: 202 SF
	A08-B: 278 SF	F11: 267 SF
	A16: 904 SF	
	A17: 1,464 SF	
	A19: 501 SF	
	B06: 4,043 SF	
	B08: 2,217 SF	
	B09: 2,743 SF	
	B11: 1,068 SF	
	B14: 773 SF	



SITE MAP



360 Main
(Winnipeg Square)

FIND US HERE

- 56,976 SF Retail Gross Leasable Area
- Key Tenant(s): Shoppers Drug Mart, UPS, TD Bank
- Major Arterials & Access: Portage Avenue and Main Street

WINNIPEG SQUARE

FOR OFFICE LEASING INQUIRIES

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ASSET MANAGEMENT

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