



HIGH PROFILE CLASS B+ OFFICE FOR LEASE
220 PORTAGE AVENUE

Brett Intrater
Executive Vice President
Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwinnipeg.com

Karin Thielmann
Senior Associate
T 204 934 6226
C 204 470 4715
karin.thielmann@cwinnipeg.com





PROPERTY HIGHLIGHTS

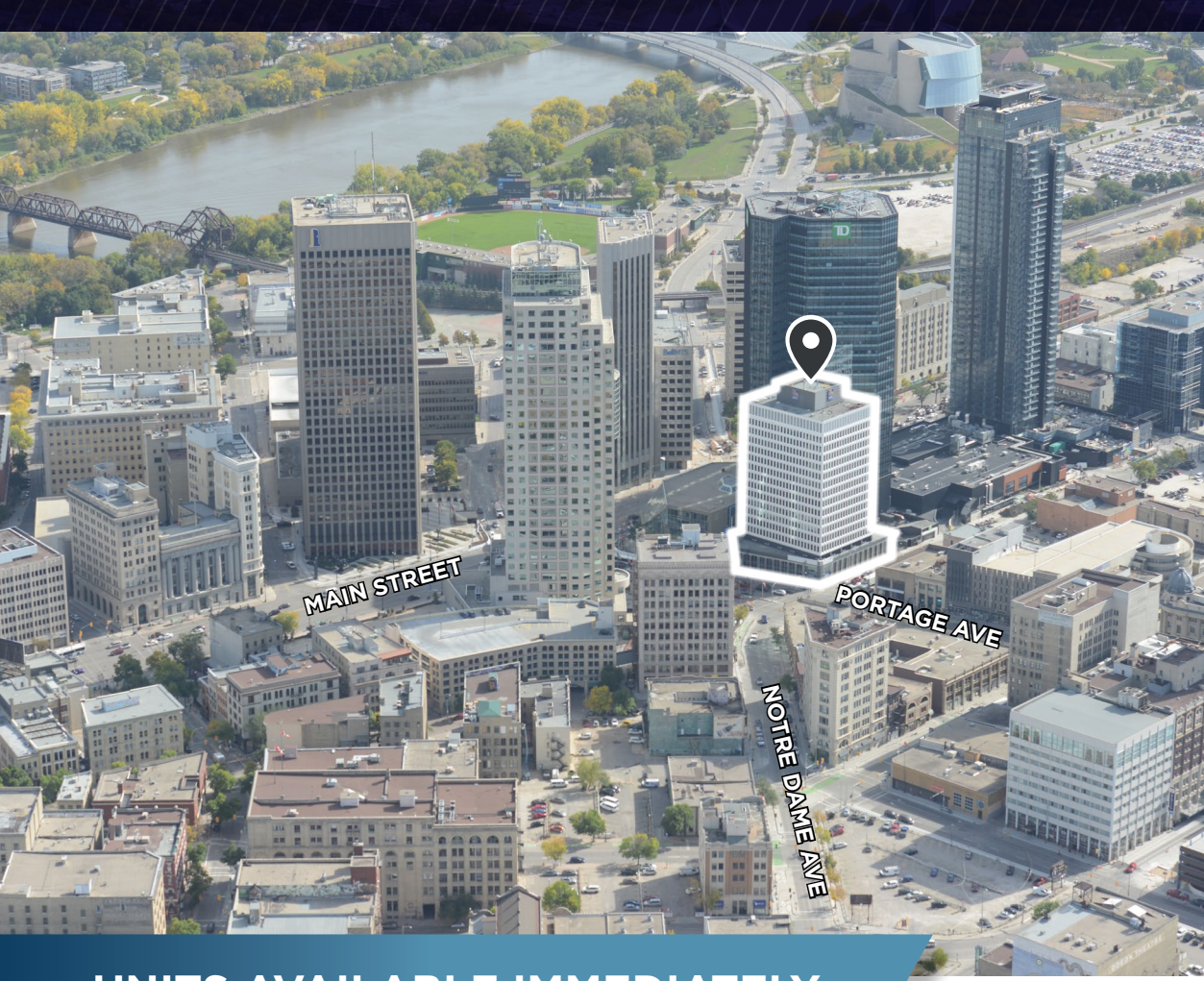
- 17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main
- Convenient transit access with service to 59 transit routes connecting all major transfer points
- Dedicated reserved and scramble parking available at 295 Garry Street Parkade
- Skywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality & Entertainment District (SHED)
- Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storage
- Professionally managed
- On-site security and janitorial services
- On-site café
- LEED Platinum Certification
- Extensive renovation completed in 2017

LEASE RATE: \$18.00 PSF NET

CAM & TAX: \$18.85 PSF (EST 2025)

**PLUS A 5% MANAGEMENT FEE BASED ON GROSS RENT*





2017 UPGRADES INCLUDE:

- LED base lighting system
- Zoned HVAC system for additional tenant comfort
- Windows and subtle sun shading coverings
- Elevator and washroom modernizations
- LEED Platinum EB certification
- Exterior LED lighting
- Suite entrances with full-height glass doors, tenant signage, and proximity card access for added security

UNITS AVAILABLE IMMEDIATELY

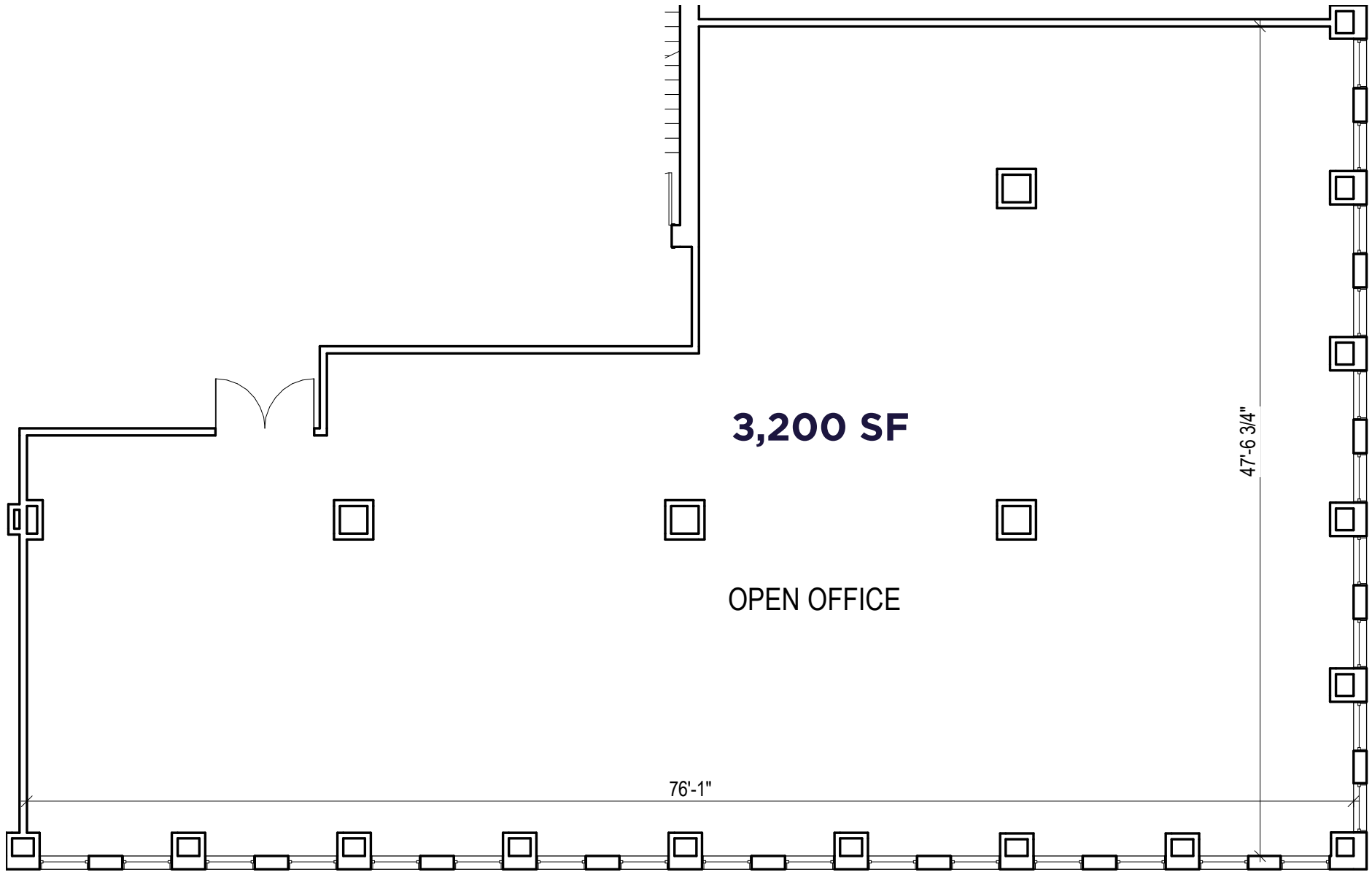
UNIT #	SIZE SF	COMMENTS
400	3,200 SF	Shell Condition, LED Lighting
910	3,501 SF	Existing Buildout, Ready for Occupancy
1000	10,322 SF	Full Floor, Shell Condition, LED Lighting
1100	2,366 SF	Shell Condition, LED Lighting
1130	1,844 SF	Existing Buildout, Including Perimeter Offices
1220	1,617 SF	Shell Condition, LED Lighting



UNIT 400



FLOOR PLAN
UNIT 400

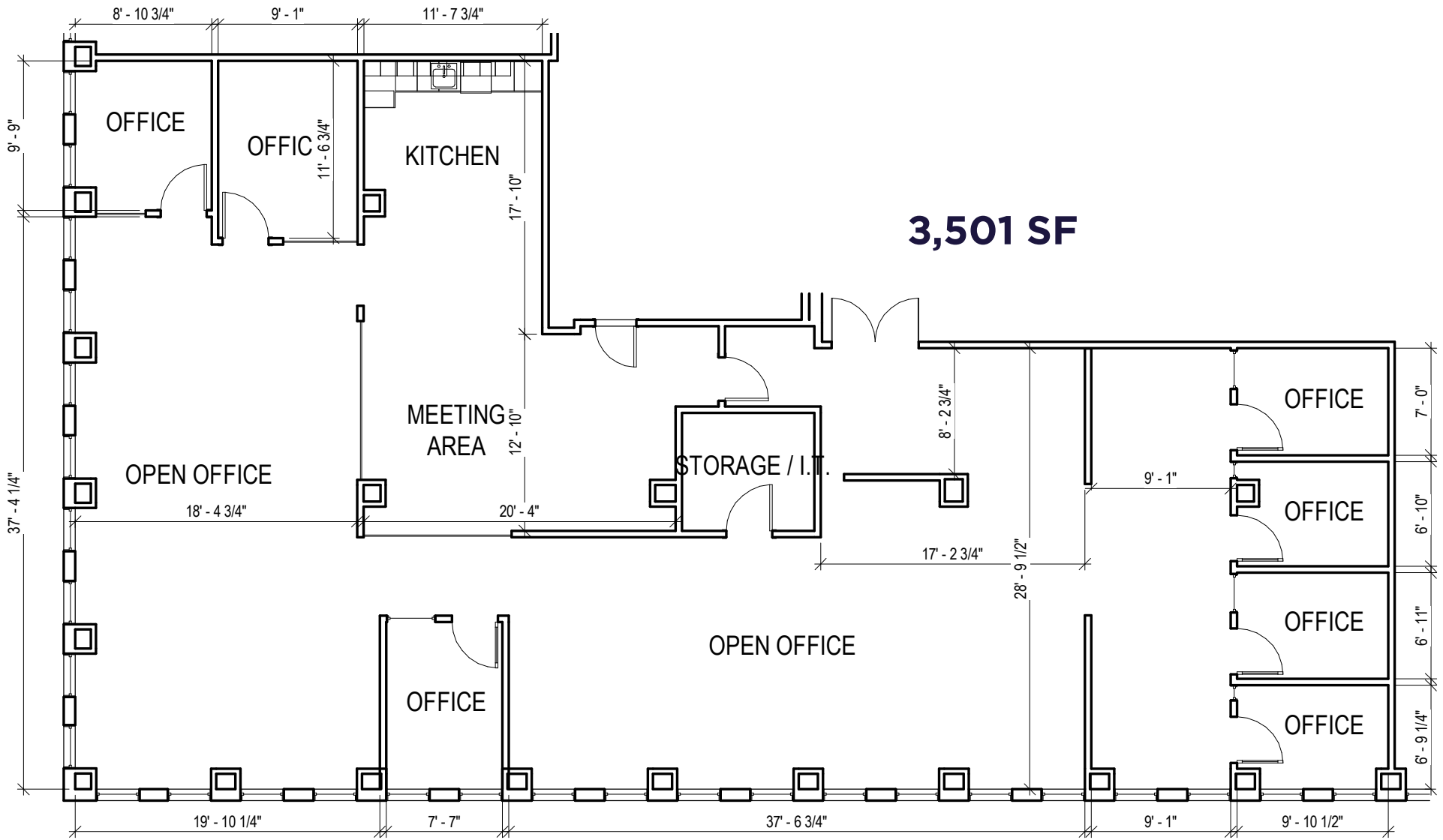


UNIT 910



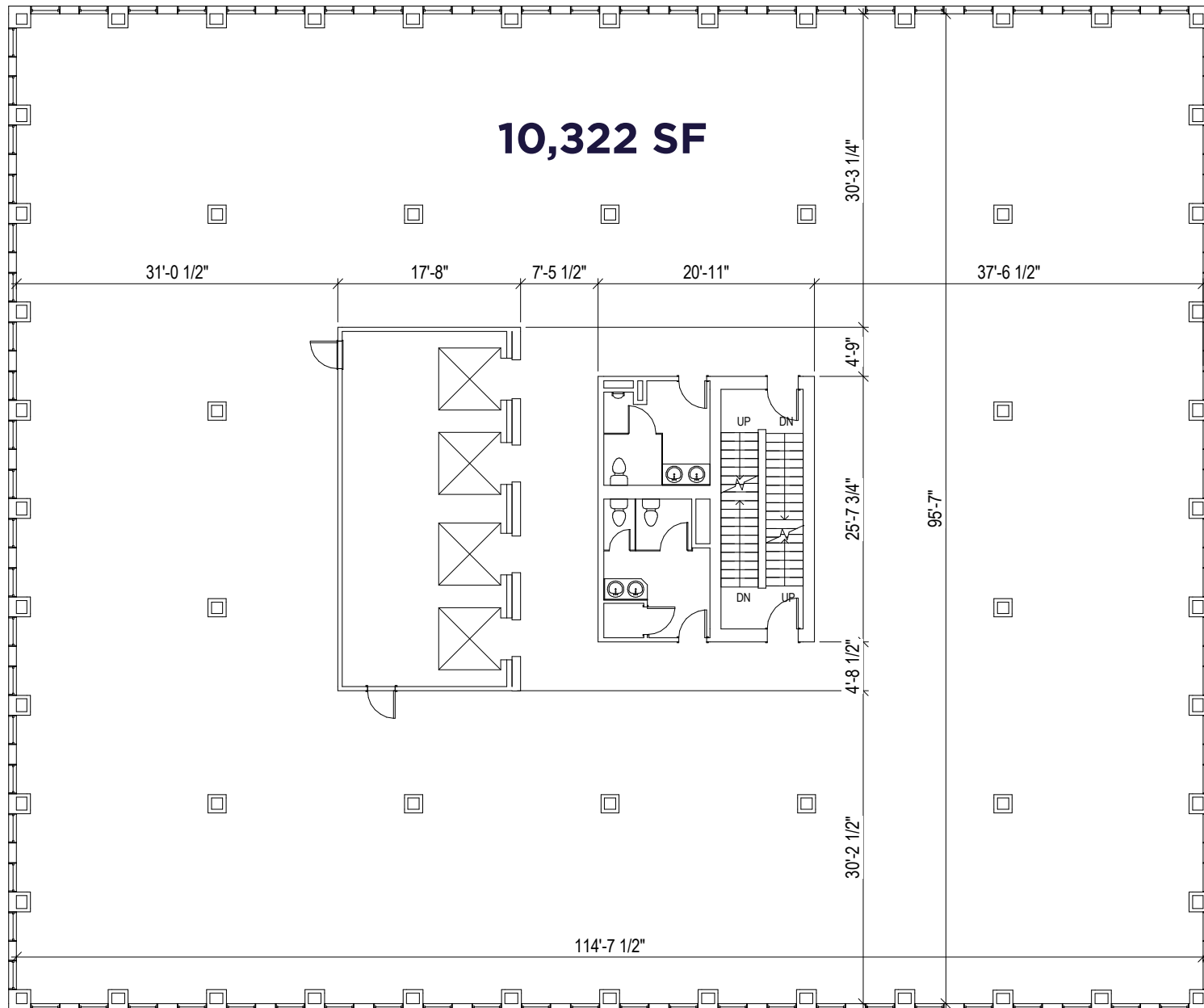
FLOOR PLAN

UNIT 910



FLOOR PLAN

UNIT 1000



FLOOR PLAN
UNIT 1100



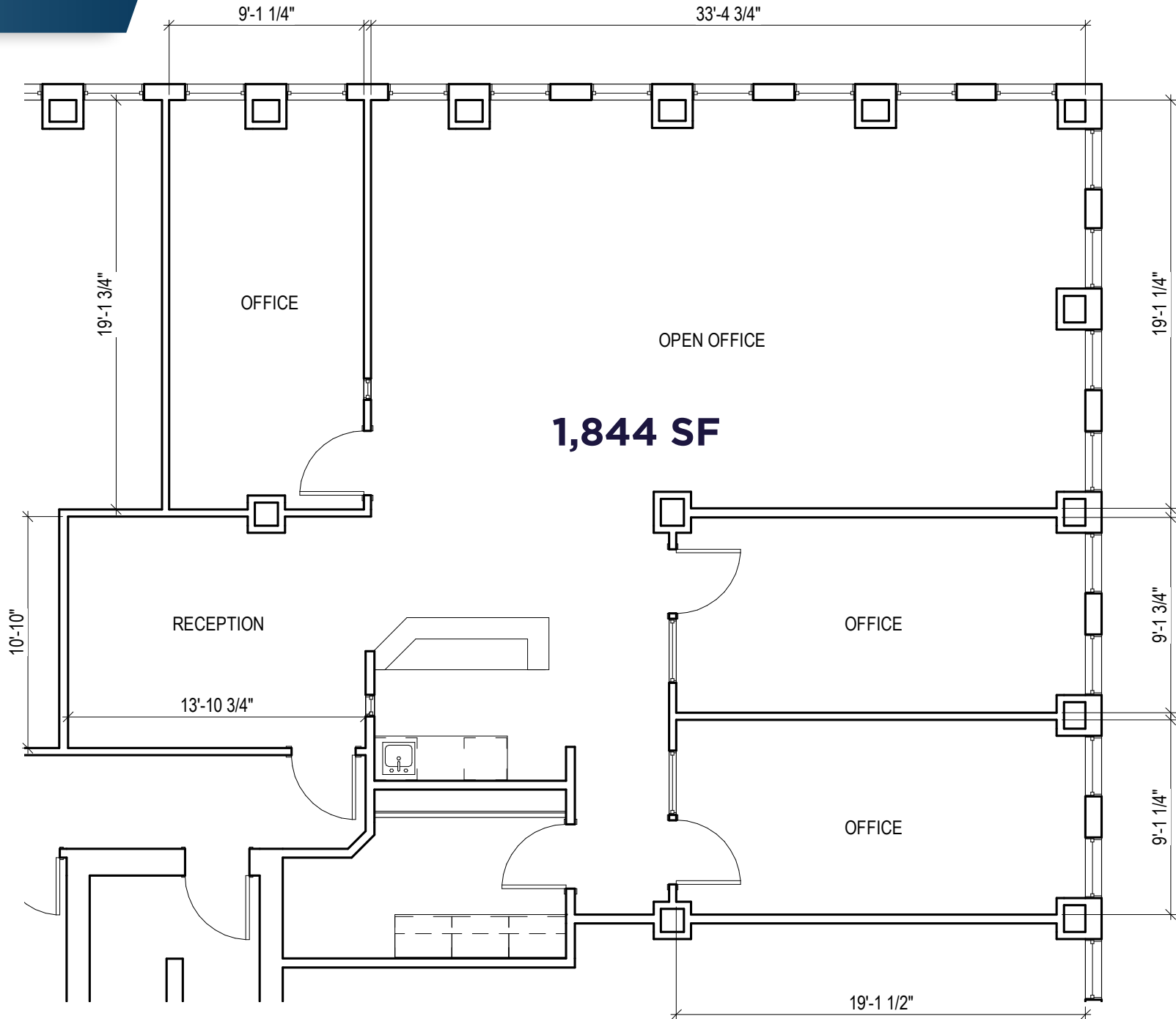
UNIT 1130



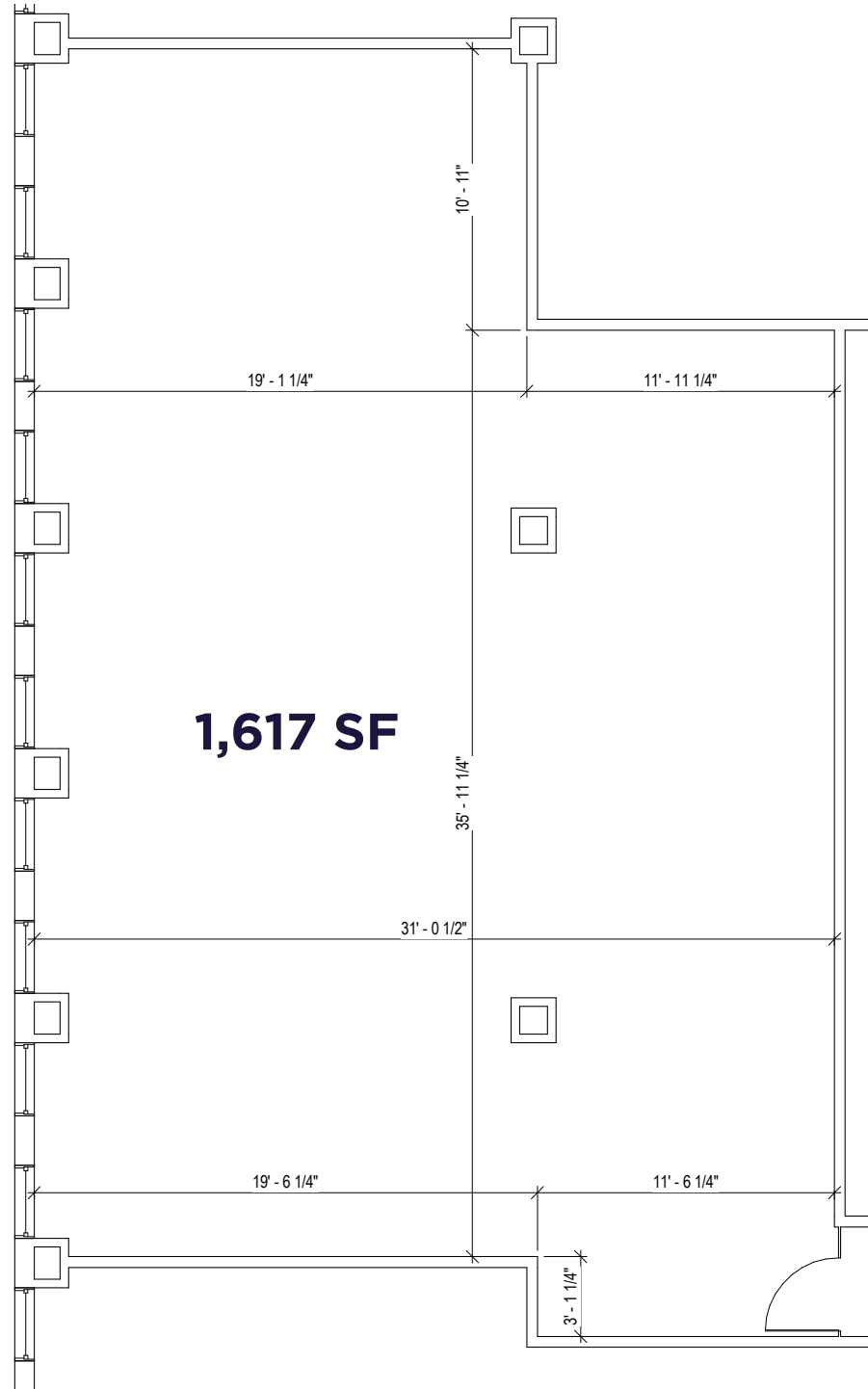
UNIT 1220



FLOOR PLAN
UNIT 1130



FLOOR PLAN
UNIT 1220



AMENITIES

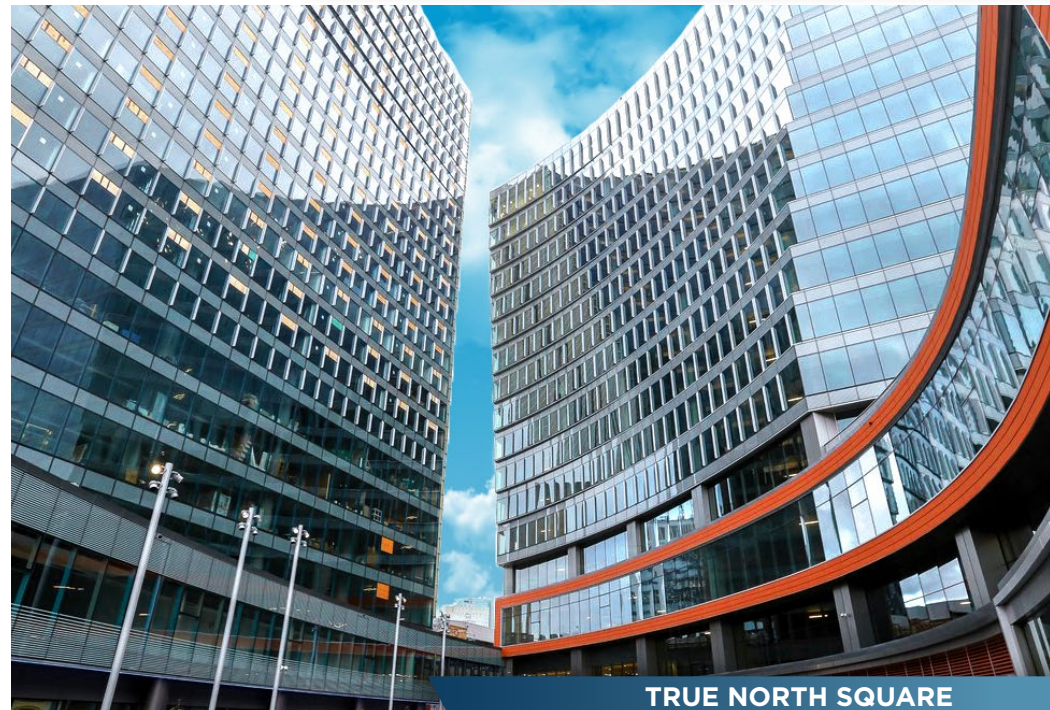
Conveniently located in close proximity to Downtown Winnipeg's most desirable amenities



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE

BUSINESSES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
TRUE NORTH SQUARE	7
WAWANESA INSURANCE	
MNP	
SCOTIABANK	
SKIP THE DISHES	
ASSINIBOINE CREDIT UNION	

HOTELS

FAIRMONT HOTEL	1
RADISSON HOTEL	2
ALT HOTEL	3
DELTA HOTEL	4
THE FORT GARRY HOTEL	5

ATTRACTIONS & SHOPPING

PORTAGE PLACE SHOPPING CENTRE	1
CITY PLACE SHOPPING CENTRES	2
WINNIPEG SQUARE SHOPPING CENTRE	3
WINNIPEG ART GALLERY	4
CHILDREN'S MUSEUM	5
EXCHANGE DISTRICT	6
THE FORKS MARKET	7

DEMOGRAPHICS

TOTAL POPULATION

1KM • 21,968
3KM • 112,196
5KM • 323,302



TOTAL HOUSEHOLDS

1KM • 12,027
3KM • 53,426
5KM • 102,526



TOTAL DAYTIME POPULATION

1KM • 80,090
3KM • 222,962
5KM • 355,870



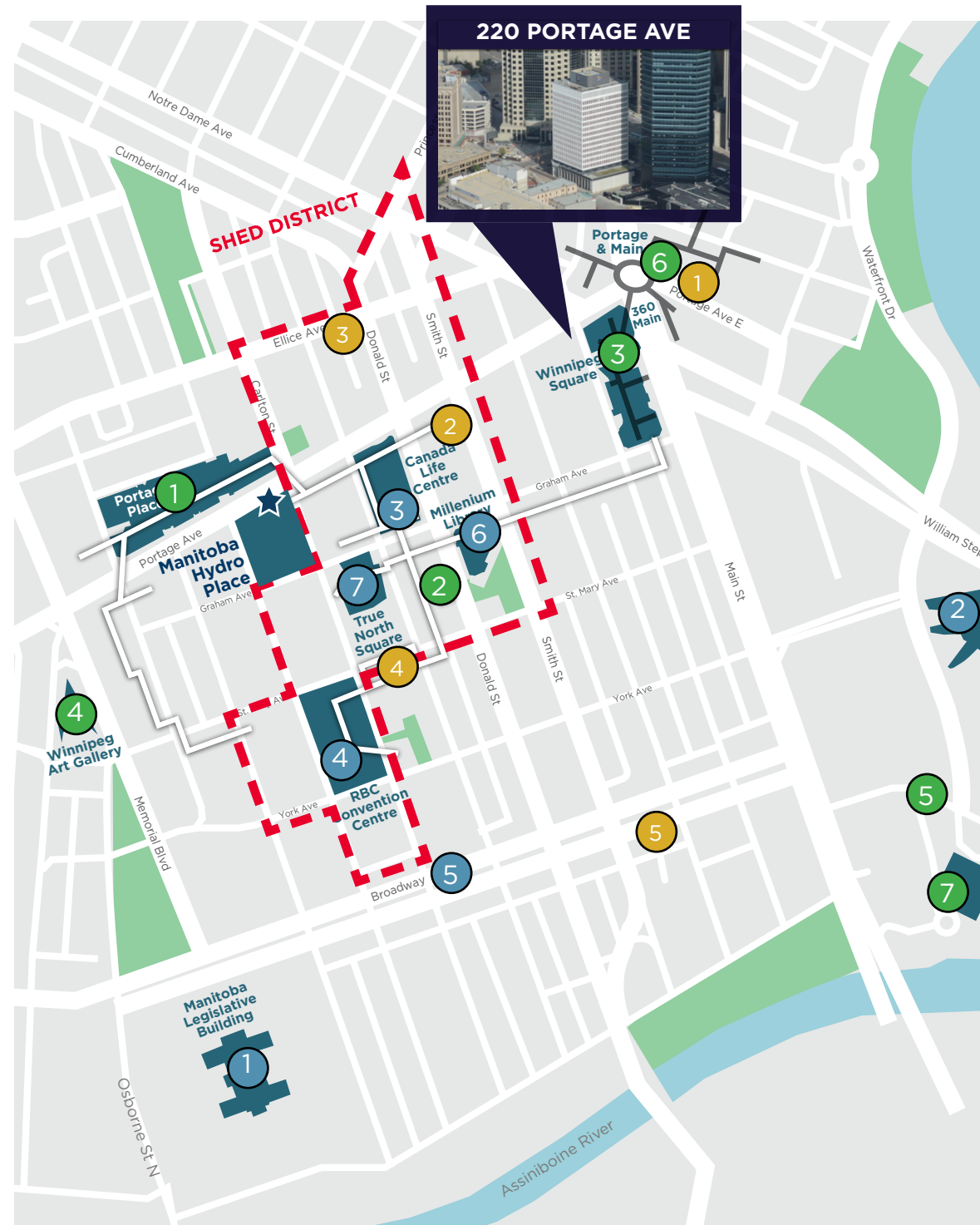
AVG. HOUSEHOLD INCOME

1KM • \$50,891
3KM • \$71,538
5KM • \$81,173



AVERAGE AGE

1KM • 38
3KM • 40
5KM • 39



BLUE CROSS
PARK

300
MAIN

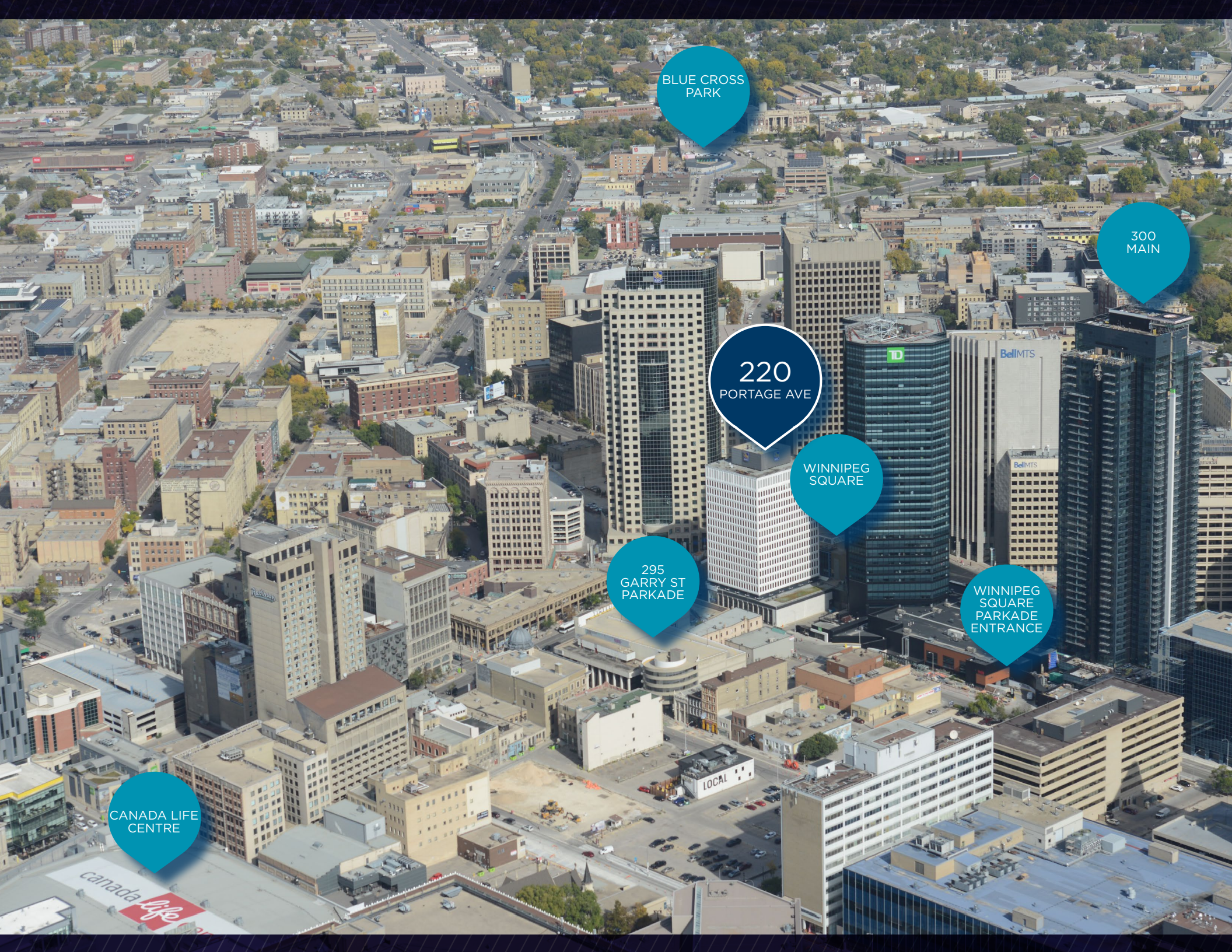
220
PORTAGE AVE

WINNIPEG
SQUARE

295
GARRY ST
PARKADE

WINNIPEG
SQUARE
PARKADE
ENTRANCE

CANADA LIFE
CENTRE





CONTACT

Brett Intrater
Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwinnipeg.com

Karin Thielmann
Senior Associate

T 204 934 6226

C 204 470 4715

karin.thielmann@cwinnipeg.com



**CUSHMAN &
WAKEFIELD**
Winnipeg

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.