200 GRAHAM AVENUE

UP TO ±19,154 SQ. FT. BUILT-OUT OFFICE SPACE AVAILABLE FOR SUBLEASE

RYAN BEHIE
Vice President, Managing Director
204 500 5001
ryan.behie@cbre.com

CBRE LIMITED
201 Portage Avenue • 18th Floor
Winnipeg, MB, R3B 3K6
THE OPPORTUNITY

The 5th & 6th floor at 200 Graham Avenue provides turn-key office space offered at a discounted net rental rate. Existing office improvements include open workstations, conference rooms, breakout rooms, a large kitchen, and fully equipped training facility. The property is connected to downtown Winnipeg’s indoor walkway system providing direct access to restaurants, retailers, services and entertainment at Winnipeg Square, Cityplace and BellMTS Place. 200 Graham is located on the Graham Mall transit corridor with direct access to Rapid Transit.

PROPERTY DETAILS

AREA AVAILABLE
5th Floor: ±14,514 sq. ft.
6th Floor: ±4,640 sq. ft.

HEAD LEASE EXPIRY
May 12, 2021

NET RENT
$8.00 per sq. ft.

ADDITIONAL RENT
(2019)$18.34 per sq. ft.

GROSS RENT
$26.34 per sq. ft.

EXISTING OFFICE IMPROVEMENTS
91 standard workstations
8 supervisor workstations
3 conference rooms (8 seats per room)
2 breakout rooms (4 seats per room)
Training centre (32 seats)
Large kitchen and lunchroom
4 small closets
2 large server rooms
2 large storage rooms
Copy and print area

PARKING
120 heated underground stalls
Unreserved: $195 per month
Reserved: $205 per month

PUBLIC TRANSPORTATION
Several transit stops right outside the building with access to 40 transit routes including 9 Rapid Transit routes

CENTRAL BUSINESS DISTRICT AMENITIES

- Restaurants & Bars
- Coffee Shops
- Retail Shops
- Hotels & Accommodations
- Entertainment Venues
- Fitness Centres
- Libraries

PROPERTY LOCATION

Second Level Walkway
Underground Walkway
SURROUNDING AREA

- Property Location
- Exchange District
- Portage & Main
- Property Location
- Shaw Park
- Railside at the Forks Development
- Bell MTS Place
- True North Square
- CityPlace
- Delta Hotel
- Convention Centre
- Winnipeg Square
- Fort Garry Hotel

±70,000 employees work in downtown Winnipeg daily.
ADDITIONAL PARKING

295 GARRY STREET
376 Stalls
$195-230 Per Month

IMPARK LOT 73
159 Stalls
$215 Per Month

WINNIPEG SQUARE
978 Stalls
$290-355 Per Month

225 FORT STREET
153 Stalls
$195-215 Per Month

265 SMITH STREET
164 Stalls
$200-290 Per Month

266 SMITH STREET
64 Stalls
$200 Per Month

295 GARRY STREET
376 Stalls
$195-230 Per Month

GRAHAM AVENUE

PROPERTY LOCATION

ST. MARY AVENUE

MAIN STREET

GARRY STREET

FORT STREET

SMITH STREET
### WINNIPEG TRANSIT ROUTES
within a 2-minute walk:
<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>31</td>
<td>46</td>
<td>58</td>
</tr>
<tr>
<td>16</td>
<td>32</td>
<td>47</td>
<td>59</td>
</tr>
<tr>
<td>17</td>
<td>33</td>
<td>48</td>
<td>60</td>
</tr>
<tr>
<td>18</td>
<td>34</td>
<td>49</td>
<td>64</td>
</tr>
<tr>
<td>19</td>
<td>35</td>
<td>53</td>
<td>65</td>
</tr>
<tr>
<td>20</td>
<td>42</td>
<td>54</td>
<td>66</td>
</tr>
<tr>
<td>29</td>
<td>44</td>
<td>55</td>
<td>68</td>
</tr>
<tr>
<td>30</td>
<td>45</td>
<td>57</td>
<td></td>
</tr>
</tbody>
</table>

### RAPID TRANSIT ROUTES
within a 2-minute walk:
<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>137</td>
<td>162</td>
<td>180</td>
<td></td>
</tr>
<tr>
<td>160</td>
<td>163</td>
<td>181</td>
<td></td>
</tr>
<tr>
<td>161</td>
<td>170</td>
<td>183</td>
<td></td>
</tr>
</tbody>
</table>
FLOOR PLAN - 6th Floor

GRAHAM AVENUE
For further information, please contact:

RYAN BEHIE
Vice President, Managing Director
204 500 5001
ryan.behie@cbre.com