




Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

200 | GRAHAM

**Downtown
Winnipeg**

GWL REALTY
ADVISORS

Introducing 200 Graham

200 Graham Avenue is ideally located at the Southeast corner of Graham Avenue and Fort Street, one block from Portage & Main. The property is connected to downtown Winnipeg's skywalk system which provides direct access into Winnipeg Square and all of its amenities including the brand new mixed-use project at 300 Main Street.



Leasing Opportunities

BUILDING INFORMATION

Building Area (sq. ft.)	148,164
# of Floors	11

AVAILABILITY

SUITE	AREA (sq. ft.)	AVAILABILITY
Suite 100	2,831	Immediately
Suite 105	2,451	June 1, 2025
Suite 200	10,115	Immediately
Suite 205	1,513	Immediately
Suite 310	6,168	Immediately
Suite 400	15,886	Immediately
Suite 601	6,733	Immediately
Suite 800	10,449	Immediately
Suite 810	5,424	Immediately

PRICING

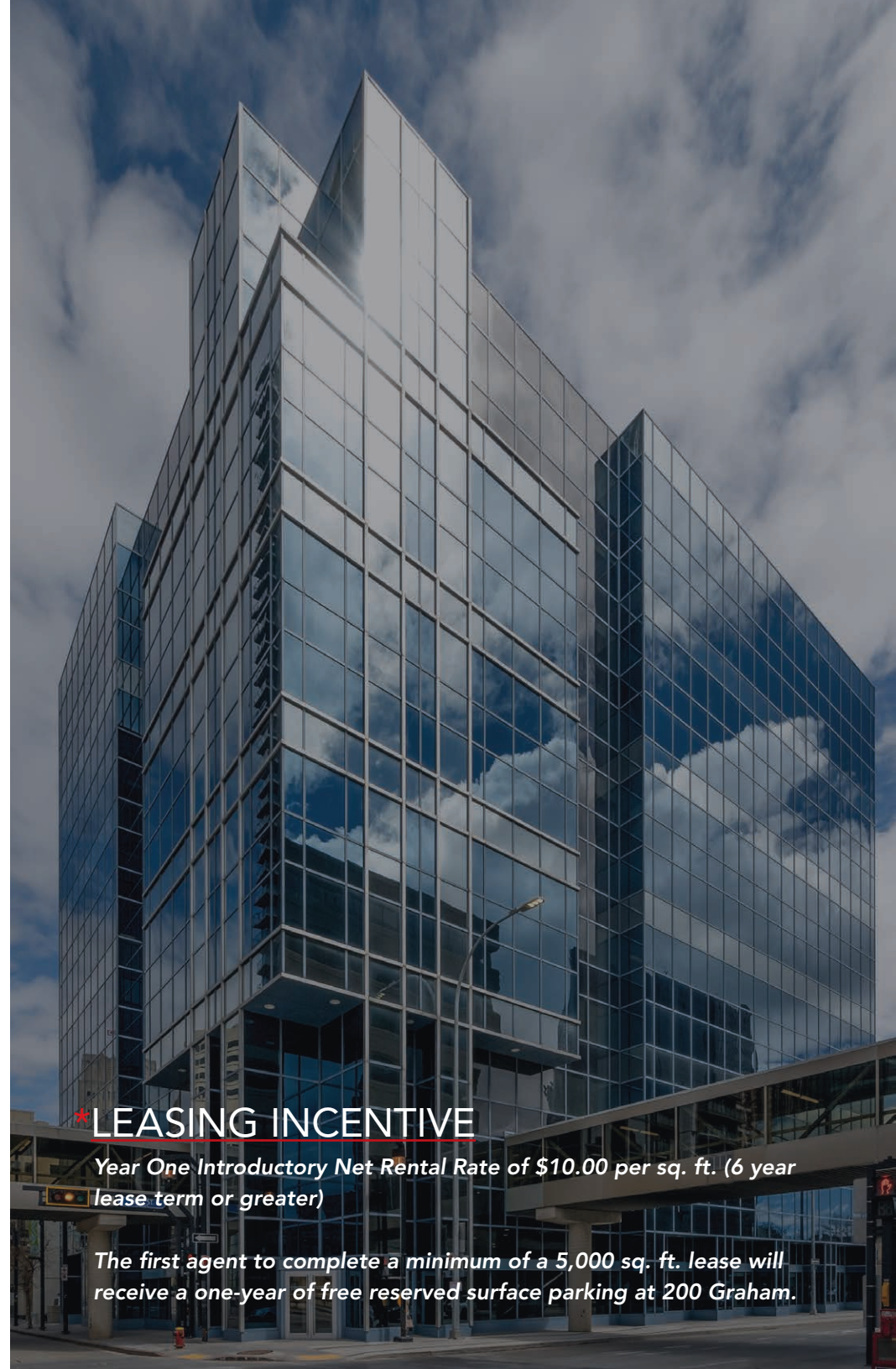
NET RENT (\$ per sq. ft.)	Skywalk Retail	\$20.00
	Floors 2-10	*\$18.00

ADDITIONAL RENT (\$ per sq. ft. per annum)	\$19.57
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SELLING BROKER FEE

\$1.00 (per rentable sq. ft. per annum for yrs 1-5)

\$0.50 (per rentable sq. ft. per annum for yrs 6-10)

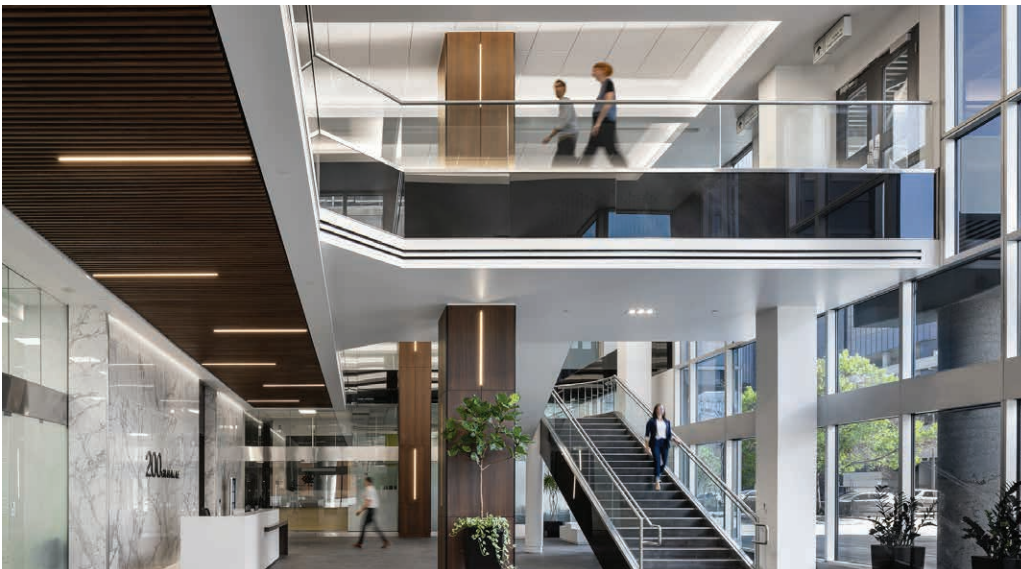


*LEASING INCENTIVE

Year One Introductory Net Rental Rate of \$10.00 per sq. ft. (6 year lease term or greater)

The first agent to complete a minimum of a 5,000 sq. ft. lease will receive a one-year of free reserved surface parking at 200 Graham.

Property Highlights



Space Available Immediately



120 Heated Underground Parking Stalls
(1 Stall/1,234 sq. ft.)



Indoor Bicycle Storage



Tenant Shower and Locker Room



Main Floor Lobby Redevelopment
(Completion Q1 2024)



Managed by GWLRA



24/7 Building Security



Daily In-suite Janitorial Service



3 Passenger Elevators to Tower +
One Elevator to Parkade, Main & 2nd Levels



LED Lighting in all tenant spaces and common areas



BOMA Best Gold Certification



Telecommunication with MTS and Shaw

Stacking Plan

	OCCUPIED	AVAILABILITY	AMENITY SPACE
11th Floor	Suite 1100 12,898 sq. ft.	Suite 1190 2,665 sq. ft.	
10th floor	Suite 1000 10,547 sq. ft.	Suite 1001 2,520 sq. ft.	Suite 1010 2,496 sq. ft.
9th floor	Suite 900 15,873 sq. ft.		
8th floor	Suite 800 10,449 sq. ft.	Suite 810 5,424 sq. ft.	
7th floor	Suite 700 15,855 sq. ft.		
6th floor	Suite 600 9,153 sq. ft.	Suite 601 6,733 sq. ft.	
5th floor	Suite 500 15,886 sq. ft.		
4th floor	Suite 400 15,886 sq. ft.		
3rd Floor	Suite 310 6,168 sq. ft.	Suite 390 9,270 sq. ft.	
2nd Floor	Suite 200 10,115 sq. ft.	Suite 205 1,513 sq. ft.	
Main Floor	Suite 100 2,831 sq. ft.	End of Trip Facility 1,996 sq. ft.	Suite 105 2,455 sq. ft.



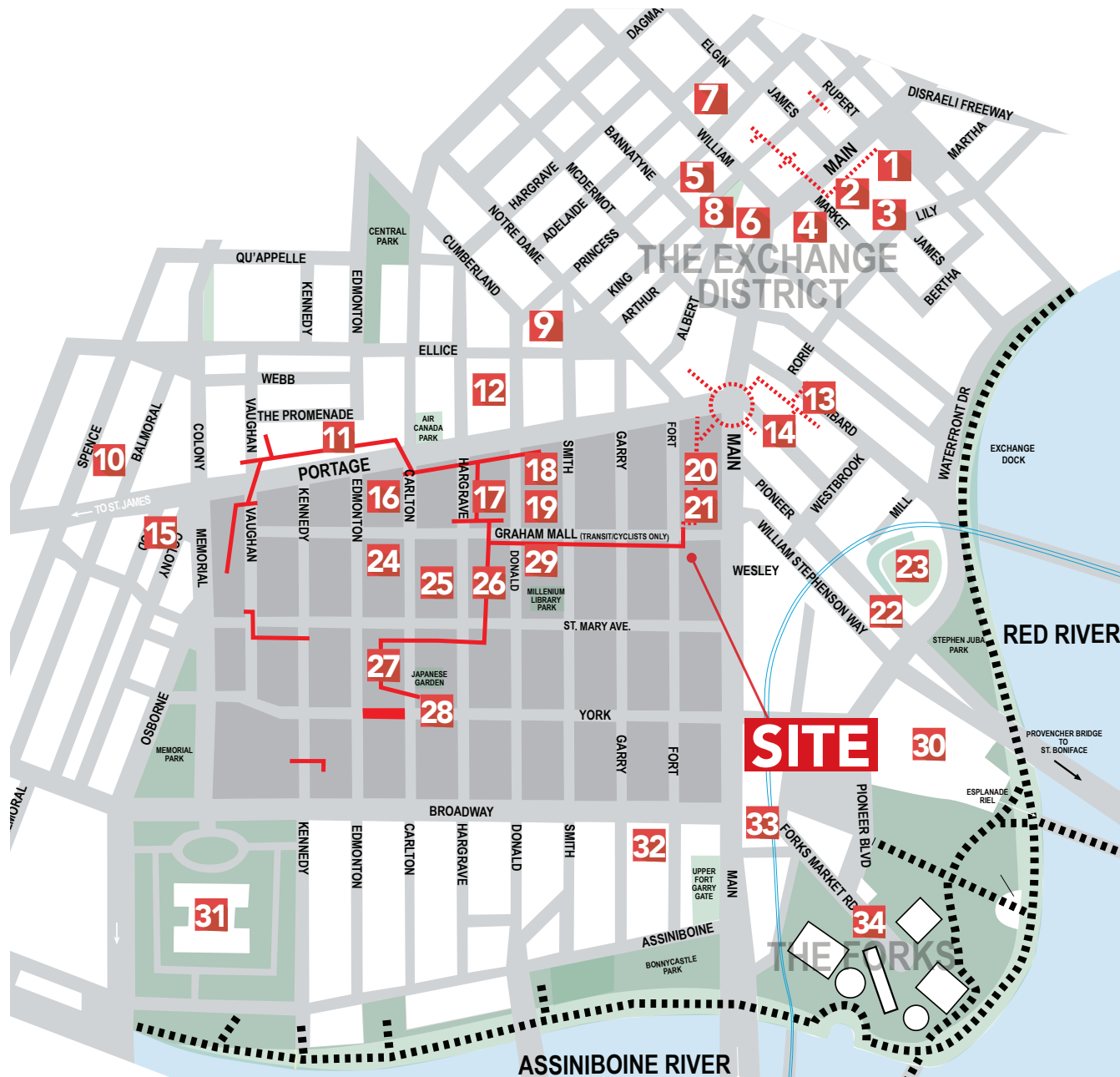
Common Areas



Premium Location

- Direct connection to the downtown climate-controlled skywalk and to Winnipeg Square providing access to more than 50 restaurants, shops and services
- Directly connected to the amenities of the newly constructed residential tower at 300 Main
- Generous underground and surface parking in the immediate area
- Located in close proximity to much of the active development activity in downtown Winnipeg
- Located on major traffic arteries
- Well-served by Winnipeg Transit

Area Amenities



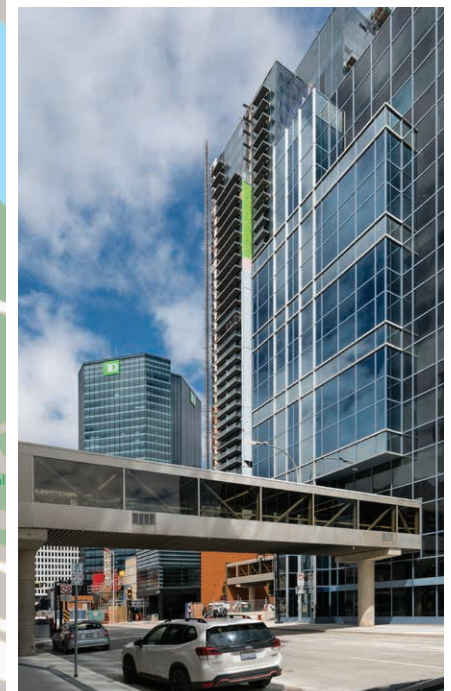
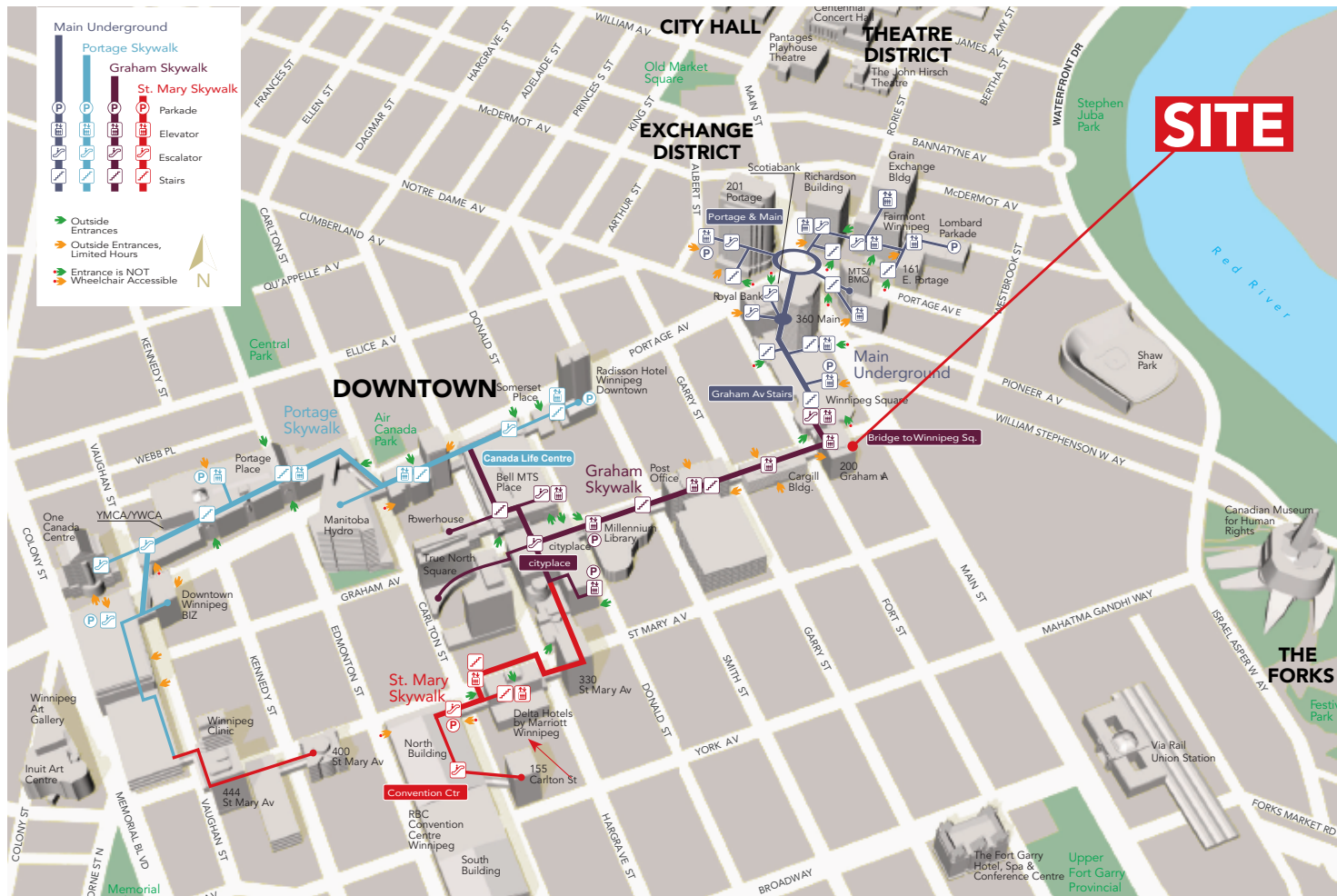
LEGEND

1. The Manitoba Museum
2. Centennial Concert Hall
3. Royal Manitoba Theatre
4. Pantages Playhouse Theatre
5. Exchange Event Centre
6. Winnipeg City Hall
7. Red River College Polytechnic
8. Old Market Square
9. Burton Cummings Theatre
10. University of Winnipeg
11. Portage Place
12. Alt Hotel
13. Richardson Centre
14. The Fairmont Hotel
15. Winnipeg Art Gallery
16. Manitoba Hydro Place
17. Canada Life Centre
18. Radisson Hotel
19. The Met Theatre
20. Winnipeg Square
21. 300 Main
22. Clay Oven
23. Shaw Park
24. Royal Winnipeg Ballet
25. True North Square
26. Cityplace
27. RBC Convention Centre
28. East India Company Pub & Eatery
29. Millennium Library
30. Canadian Museum for Human Rights
31. Manitoba Legislative Building
32. Fort Garry Hotel
33. Union Station
34. The Forks

The Winnipeg Skywalk

The Winnipeg Walkway system, also known as the Winnipeg Skywalk, is a system of elevated and underground pedestrian walkways that connect the majority of downtown Winnipeg. Composed of 14 skywalks and 7 tunnels, the Winnipeg Walkway connects a total of 38 buildings throughout downtown Winnipeg allowing for roughly two kilometers of protected walking space. The system provides year-round climate-controlled access to over 170,000 sq. m. of space, 10 office towers, and more than 200 shops and businesses. Outdoor entrances to the Winnipeg Walkway can be found at various points along the walkways route.

This system allows pedestrians coming from 200 Graham to access most key elements of Downtown including Portage & Main, Canada Life Centre, and True North Square without ever having to go outside.

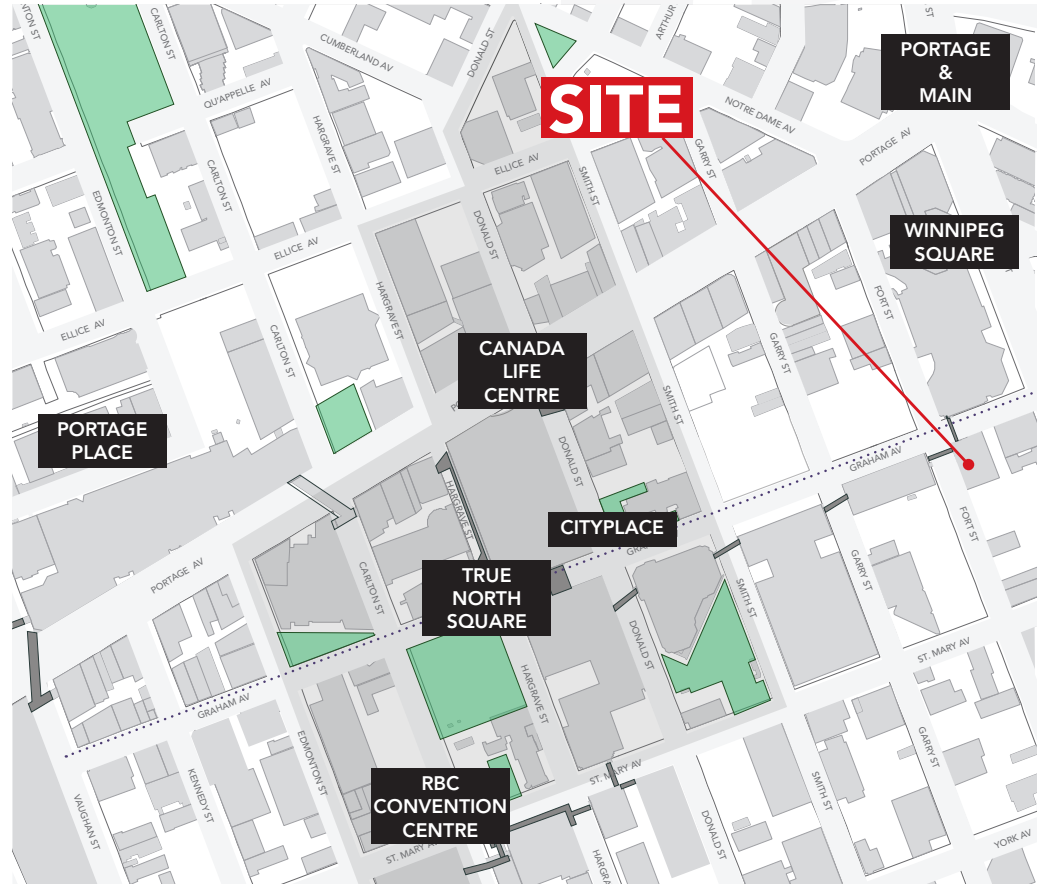


Accessibility & Transportation

200 Graham's location offers high accessibility to all areas of the city via public transit and the Graham Avenue Transit Mall as well as its accessibility to other major thoroughfares.

The Graham Avenue Transit Mall is a 9-block transit mall located in downtown Winnipeg that is mostly reserved for Winnipeg Transit buses, cyclists, and pedestrians. The Graham Mall was completed in 1995 and connects many major downtown businesses and amenities including The Properties, Canada Life Centre, True North Square, Winnipeg Square, Manitoba Hydro, Cityplace, Winnipeg Police Headquarters and the Royal Winnipeg Ballet. The transit mall is serviced by 19 bus routes and features highway-grade concrete roads and cobblestone break at all intersections. About 1,700 buses operate on the Graham Mall each weekday. Since completion of the project, passengers have benefited from dramatic improvements in schedule reliability, faster bus running times as the higher transit speeds.

The Properties are easily accessible to other major north-south thoroughfares, via route 62 and 42 including Osborne, Memorial and Donald Streets, major arterial routes connecting Winnipeg's south end to the north end of the City. In addition, the Properties benefit from their proximity to Portage Avenue (Winnipeg's route 85). Portage Avenue is a major arterial route in the City of Winnipeg and is one of the city's oldest and most important roads. This artery connects the city to both the Trans-Canada and Yellowhead Highways.



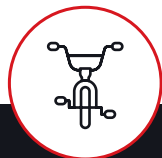
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WALK SCORE



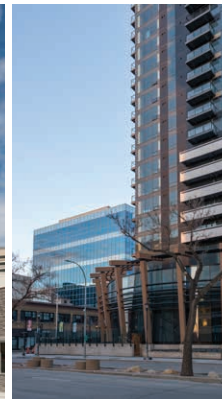
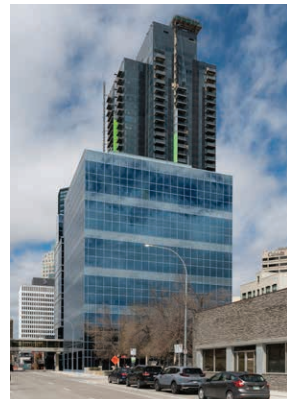
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TRANSIT SCORE

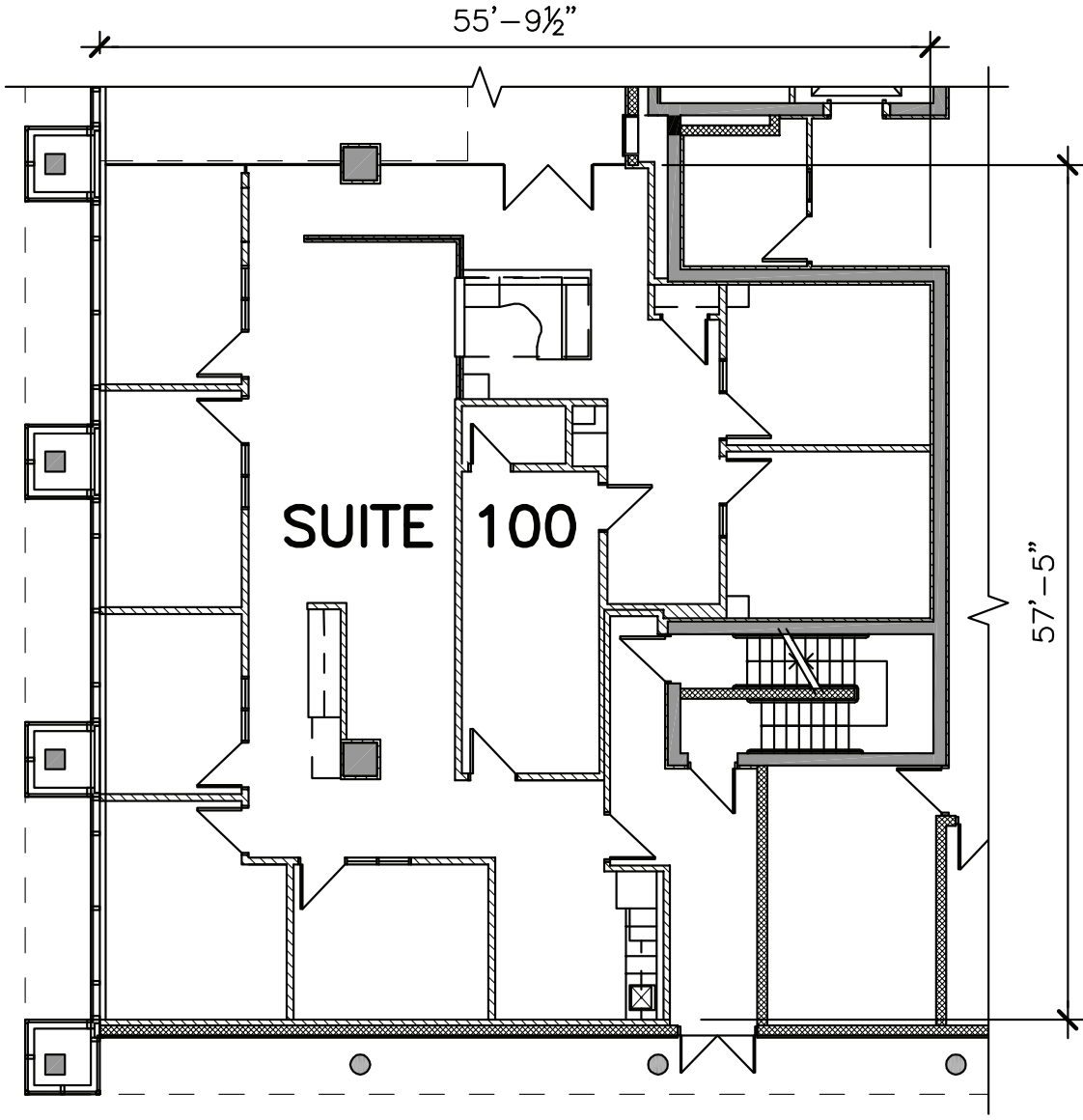


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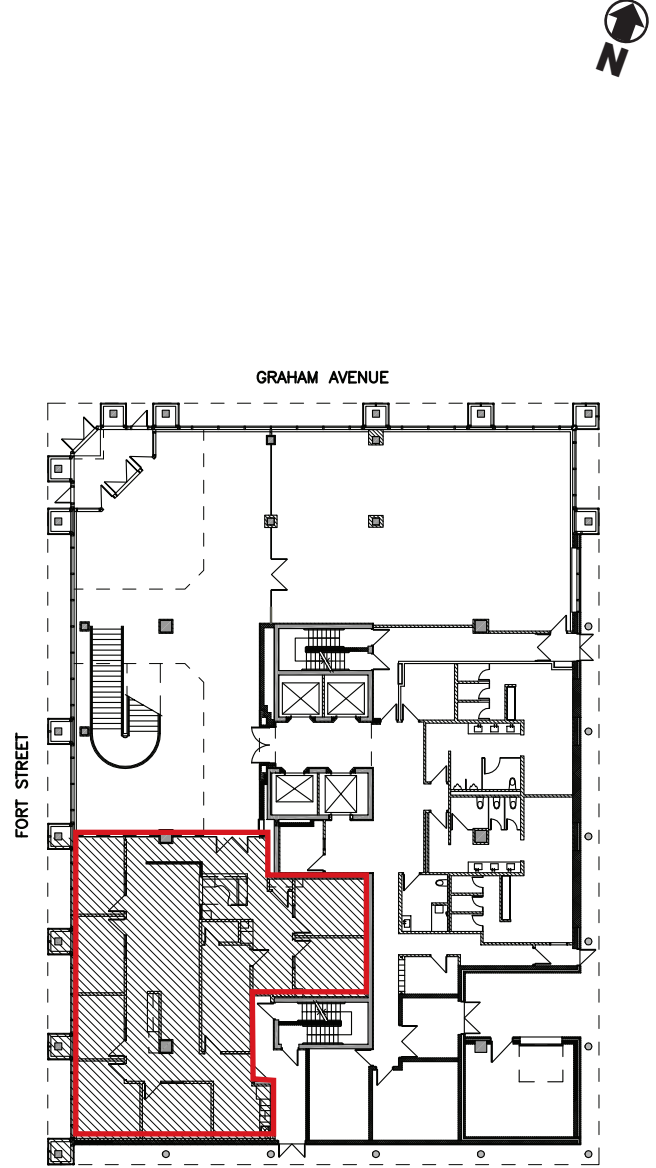
BIKE SCORE



Suite 100 Floor Plan // 2,831 sq. ft.

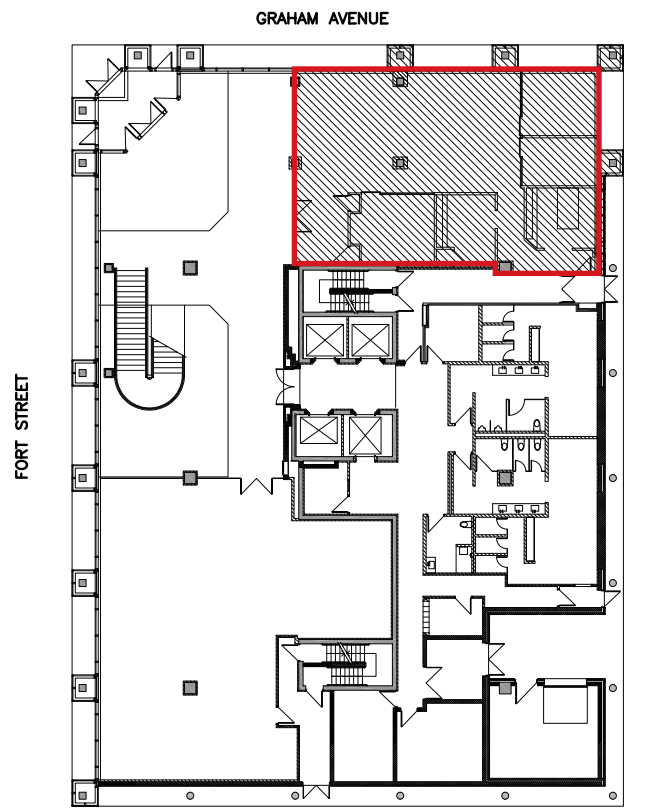
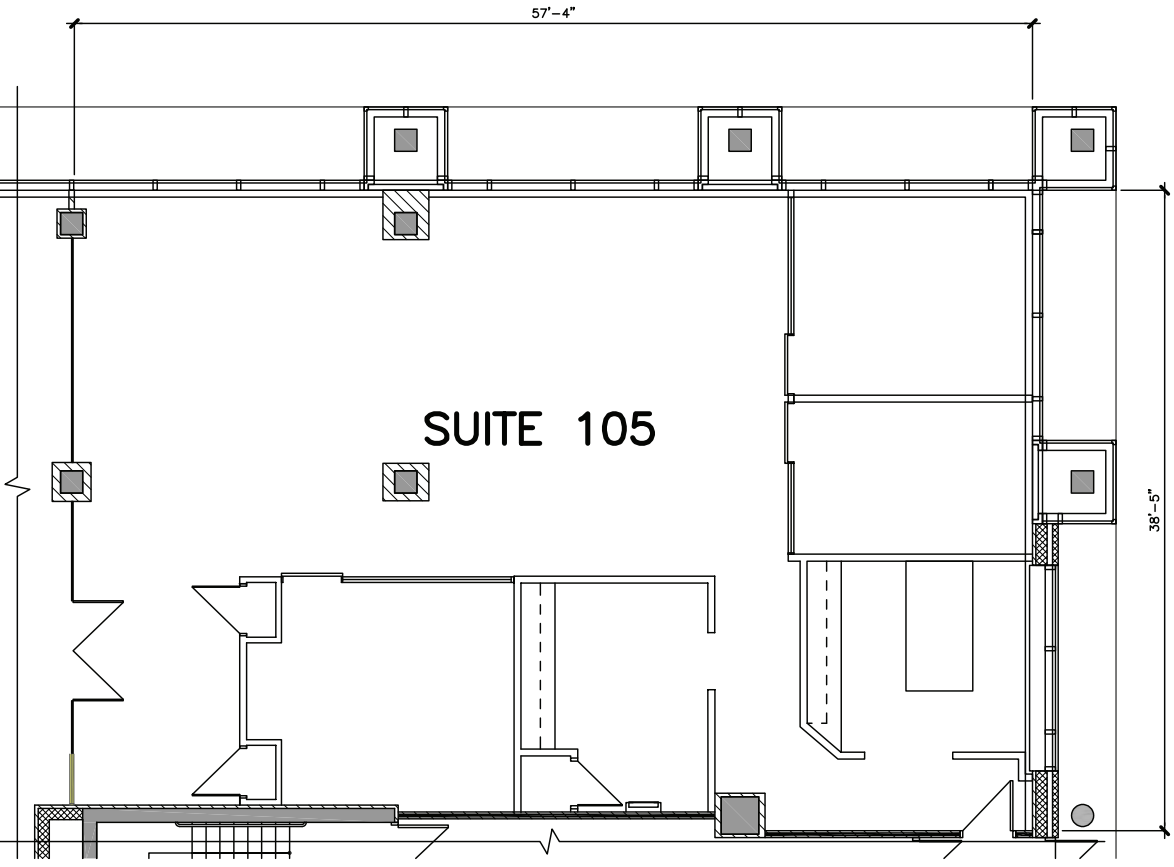


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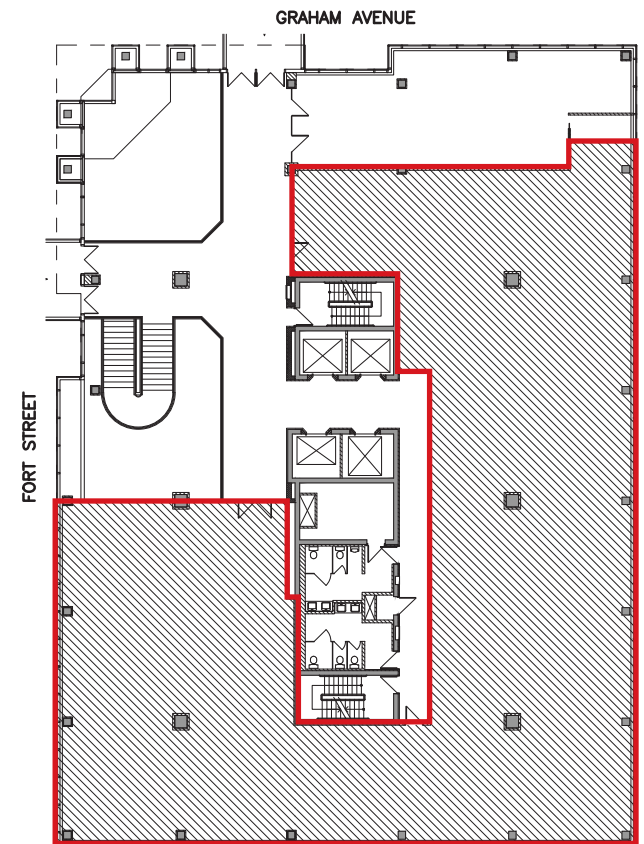
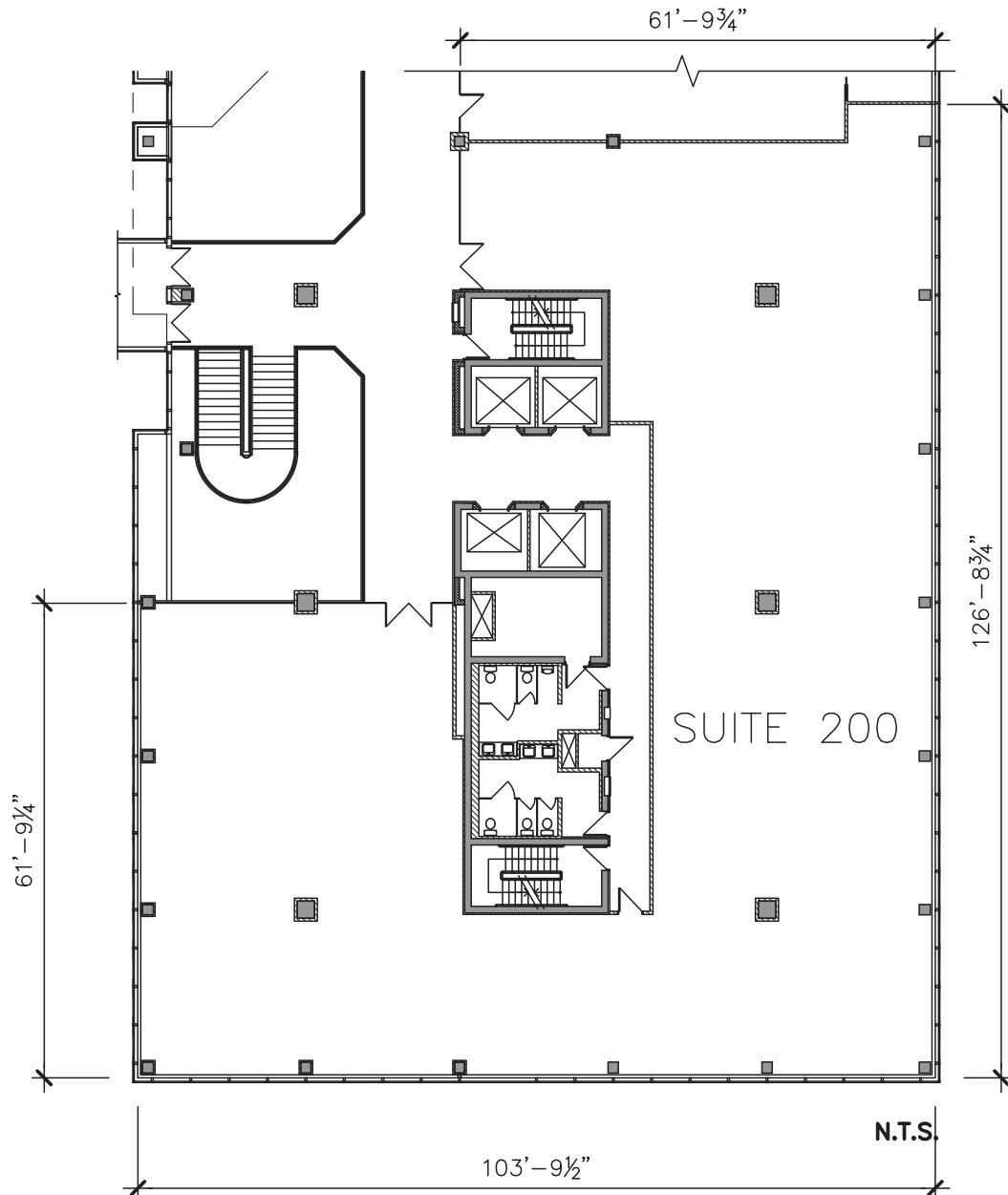
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Suite 105 Floor Plan // 2,451 sq. ft.

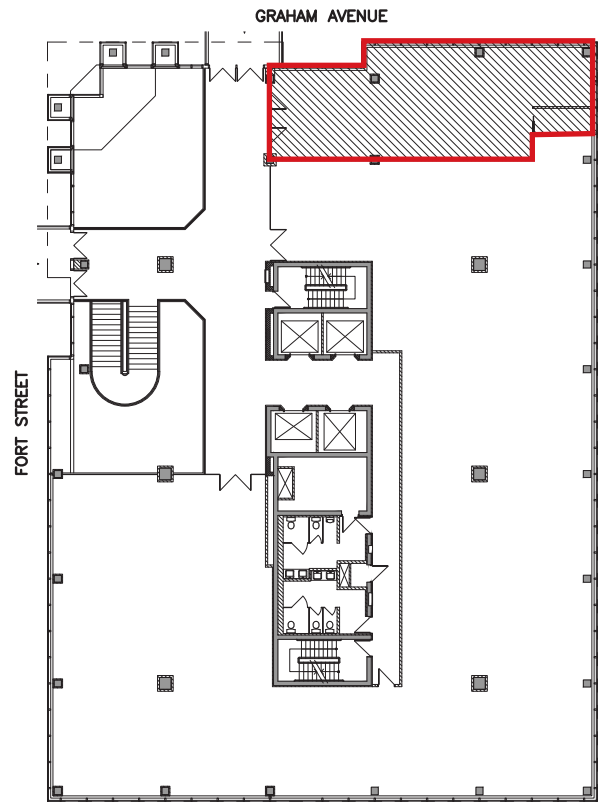
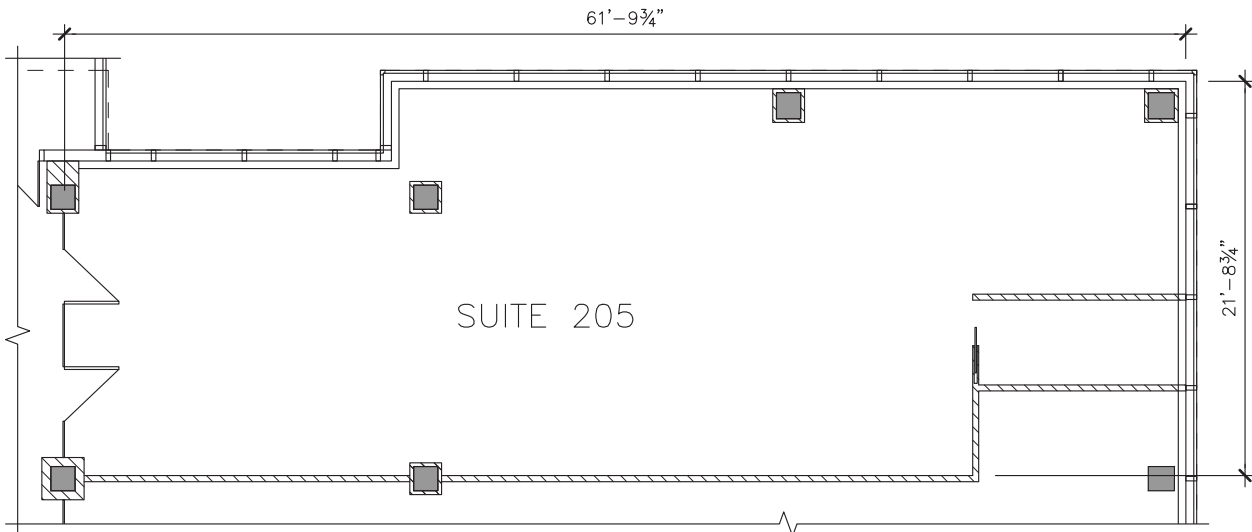


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Suite 200 Floor Plan // 10,115 sq. ft.

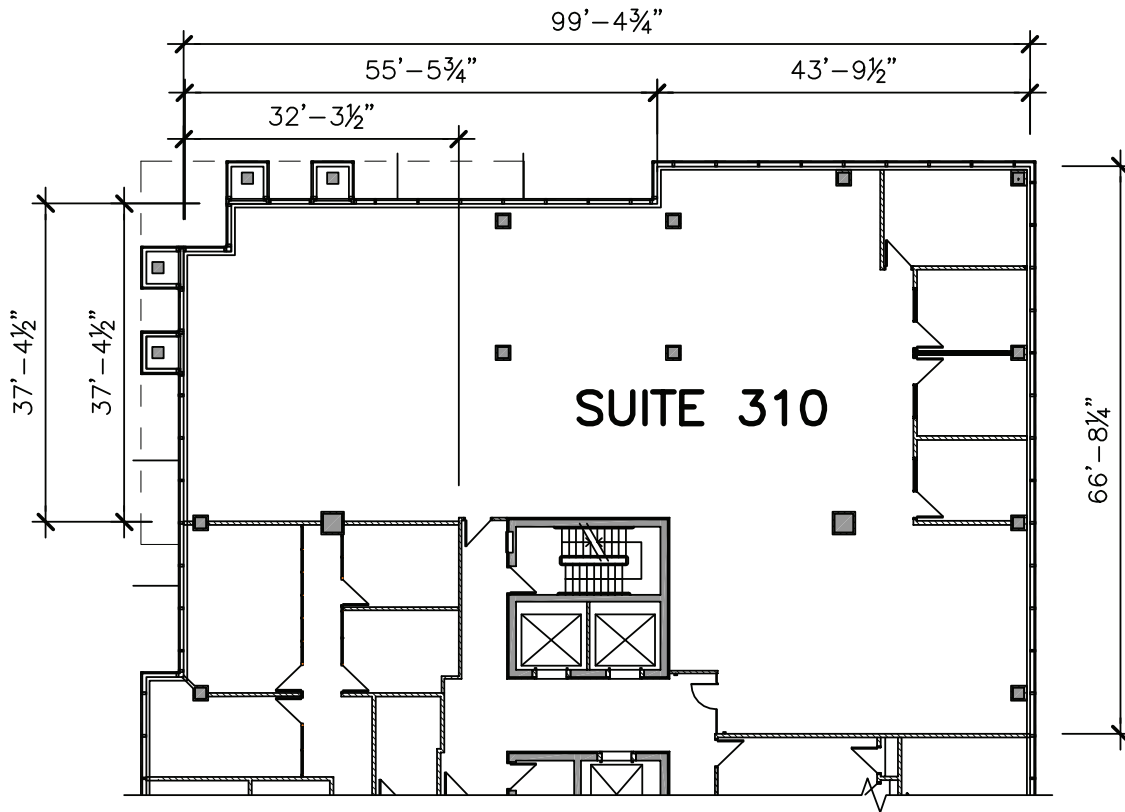


Suite 205 Floor Plan // 1,513 sq. ft.

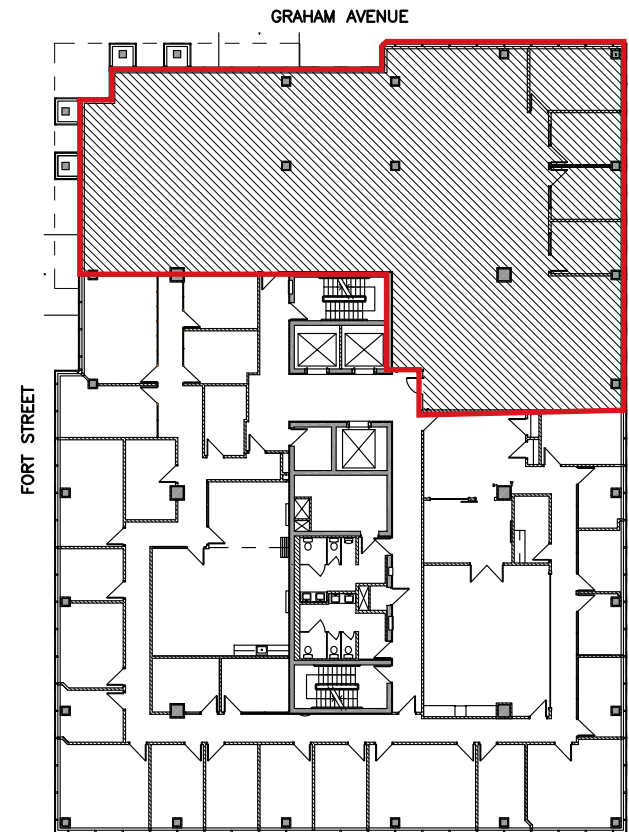


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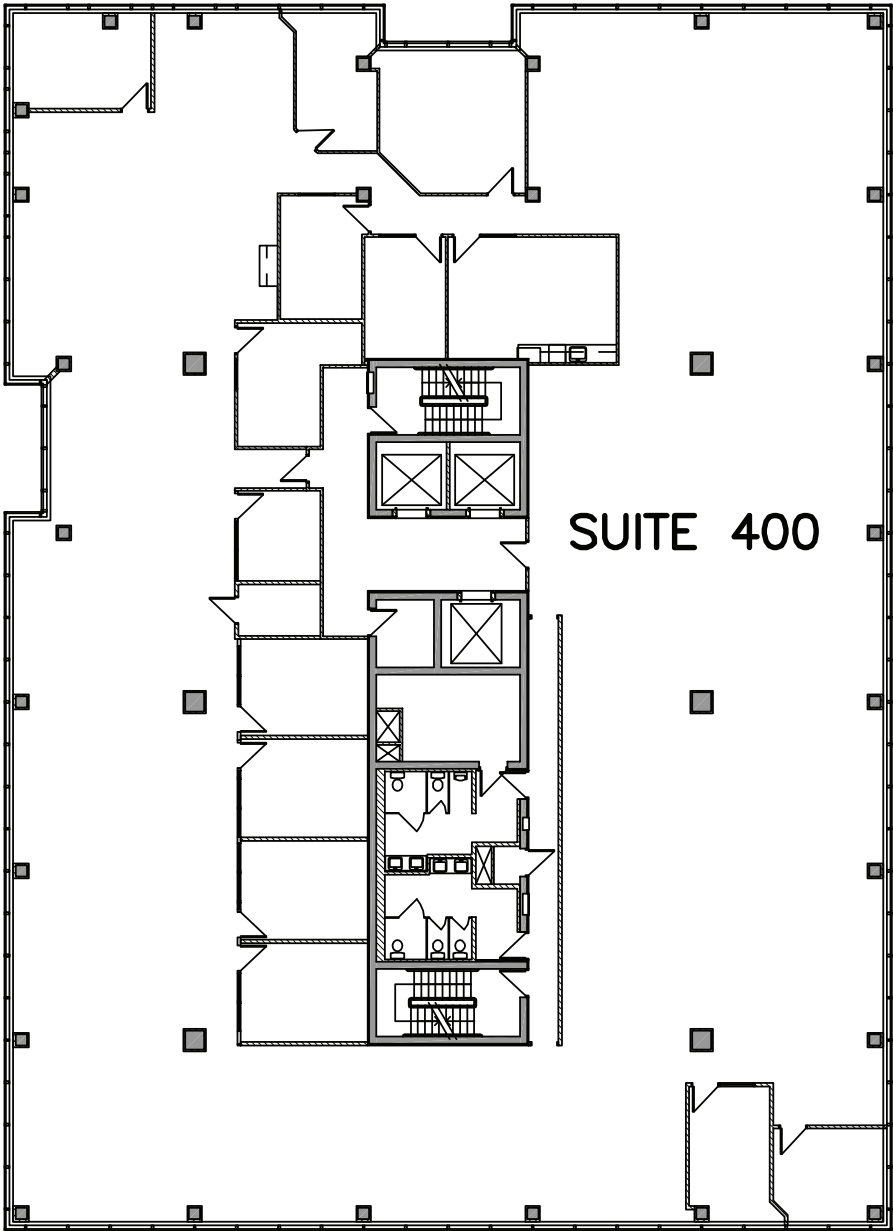
Suite 310 Floor Plan // 6,168 sq. ft.



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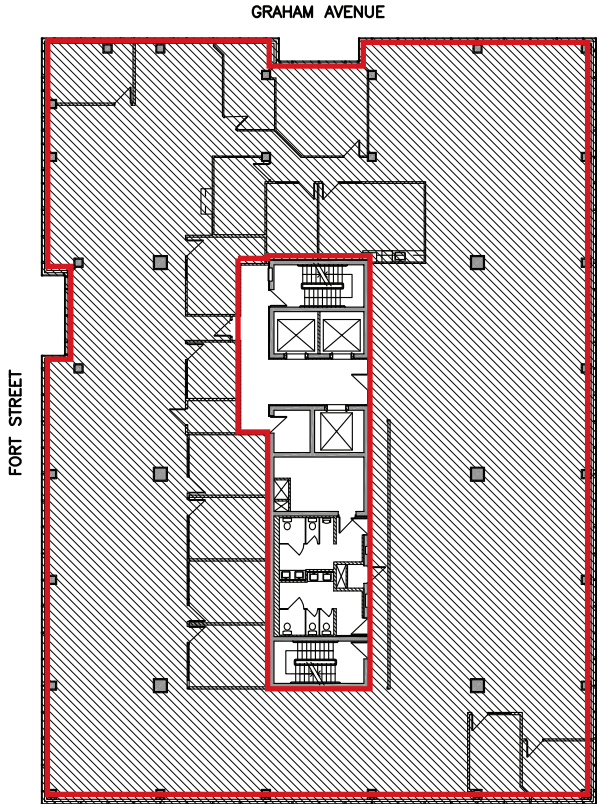


Suite 400 Floor Plan // 15,886 sq. ft.



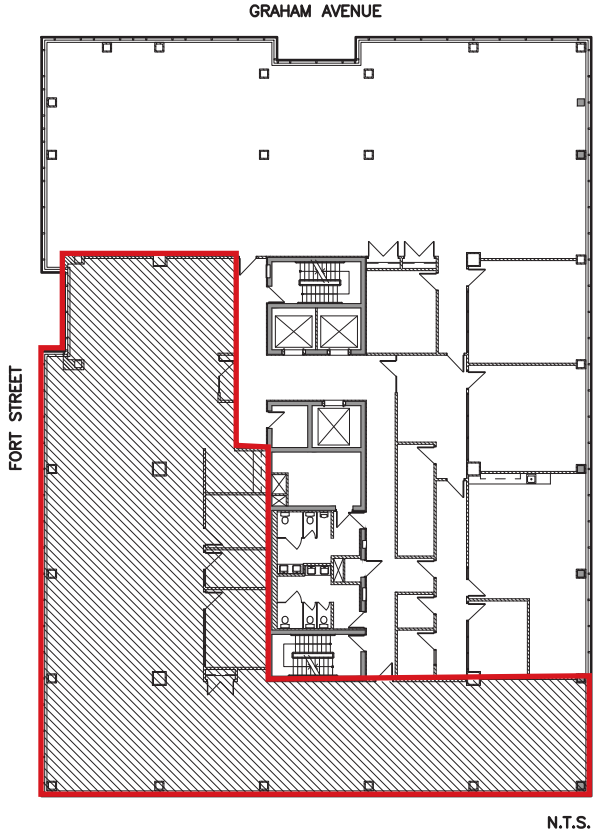
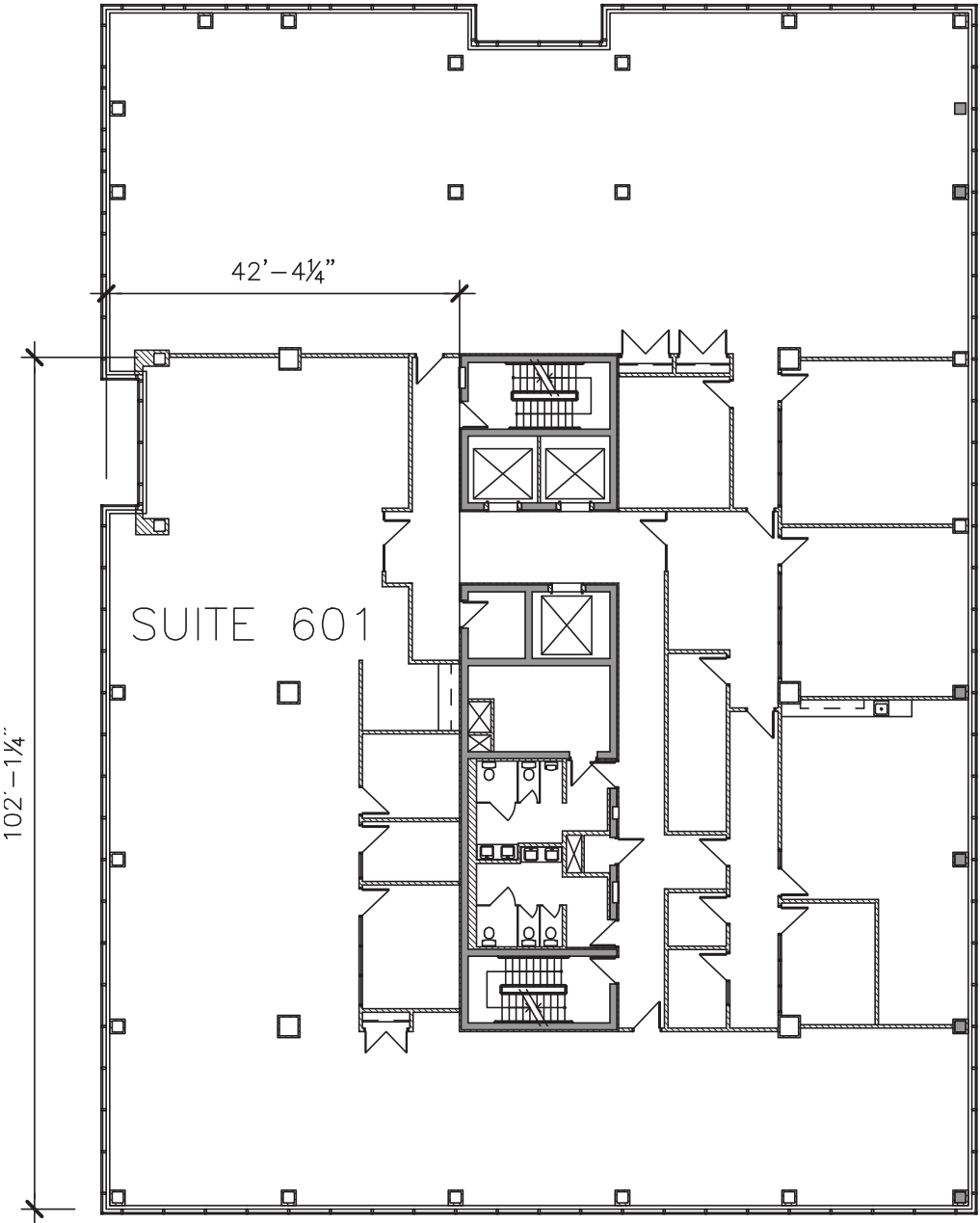
SUITE 400

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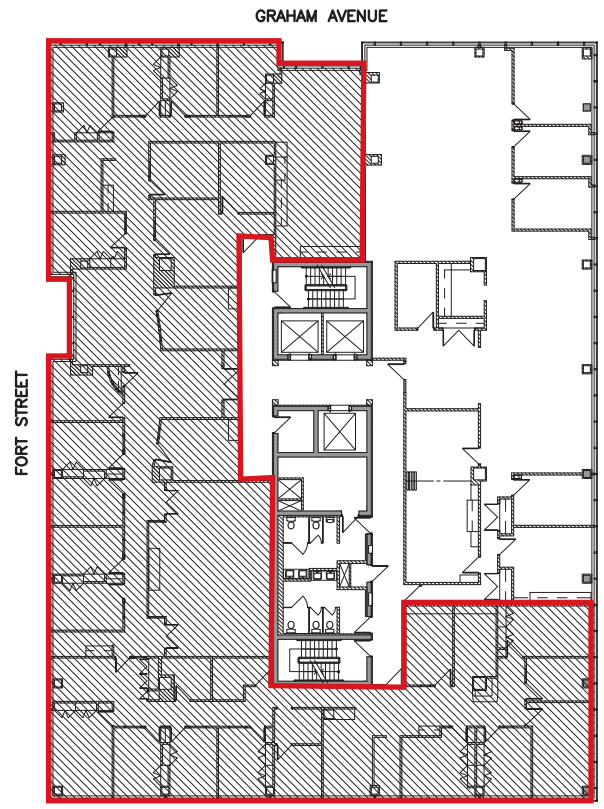
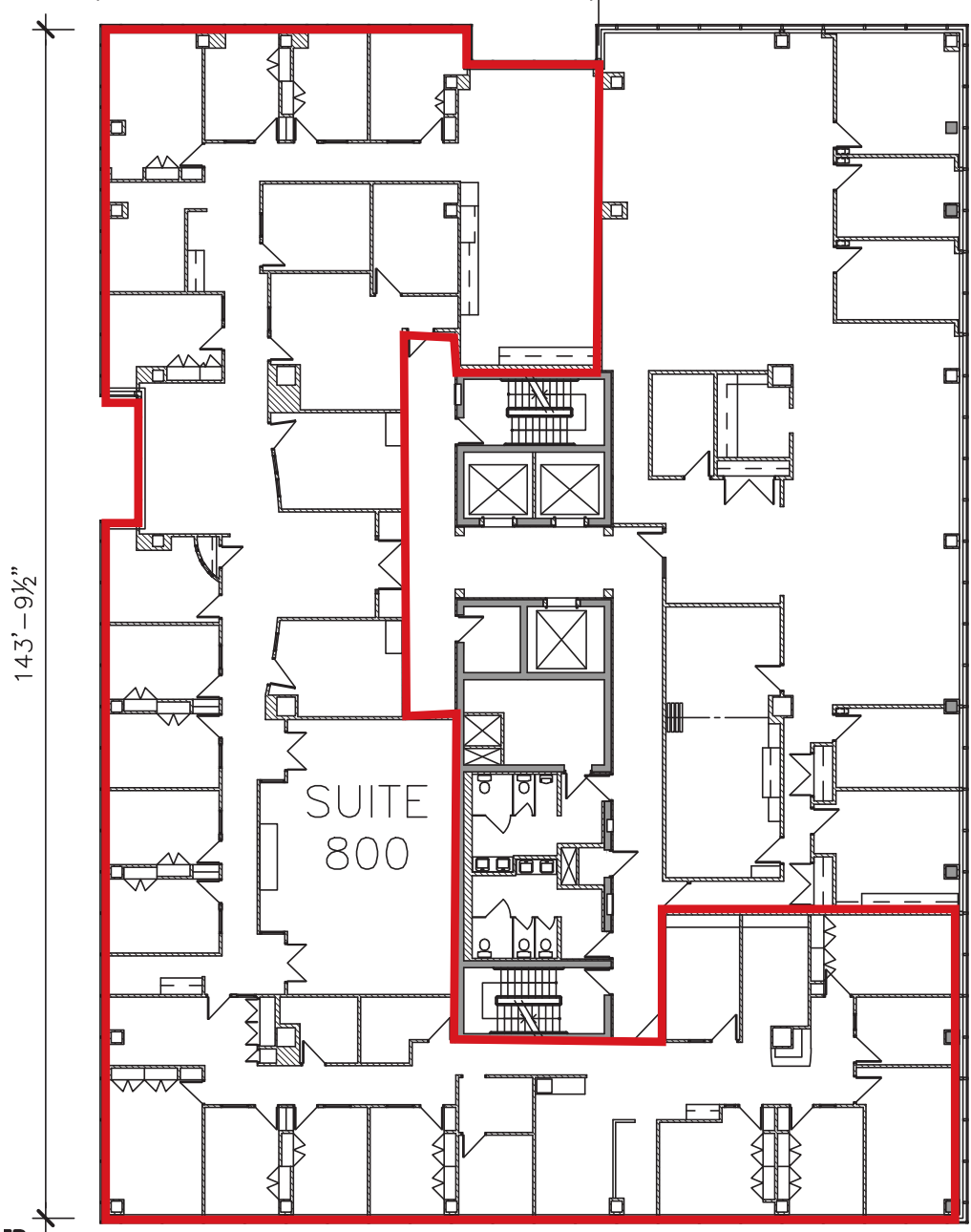


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Suite 601 Floor Plan // 6,733 sq. ft.

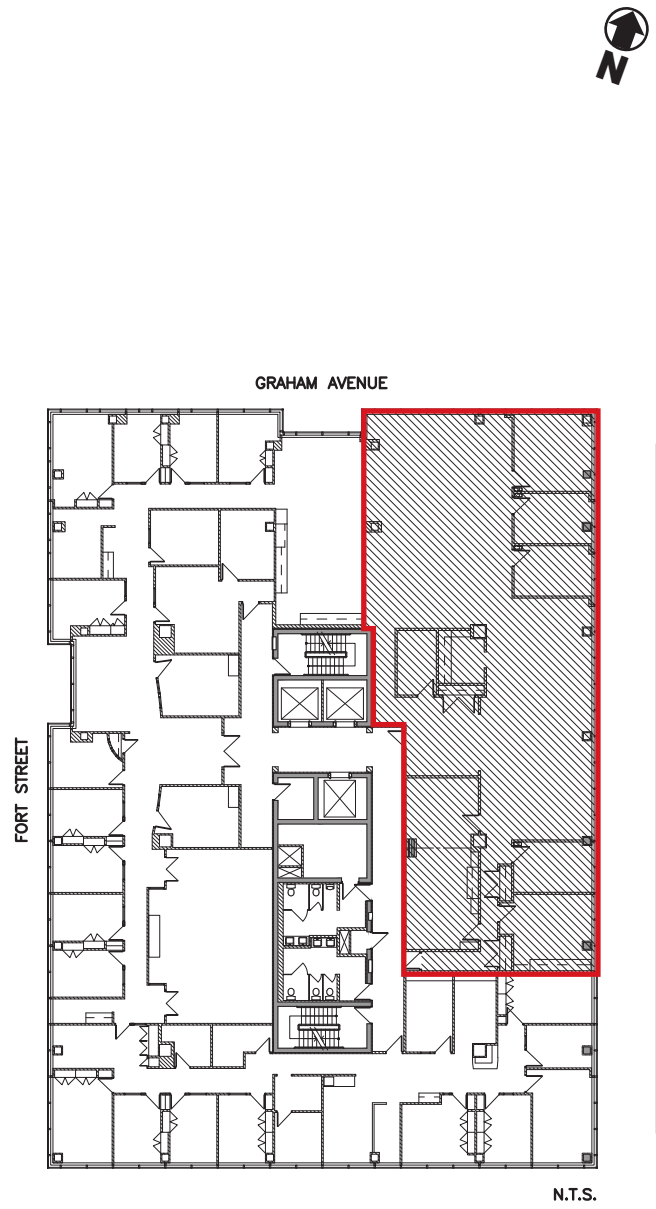
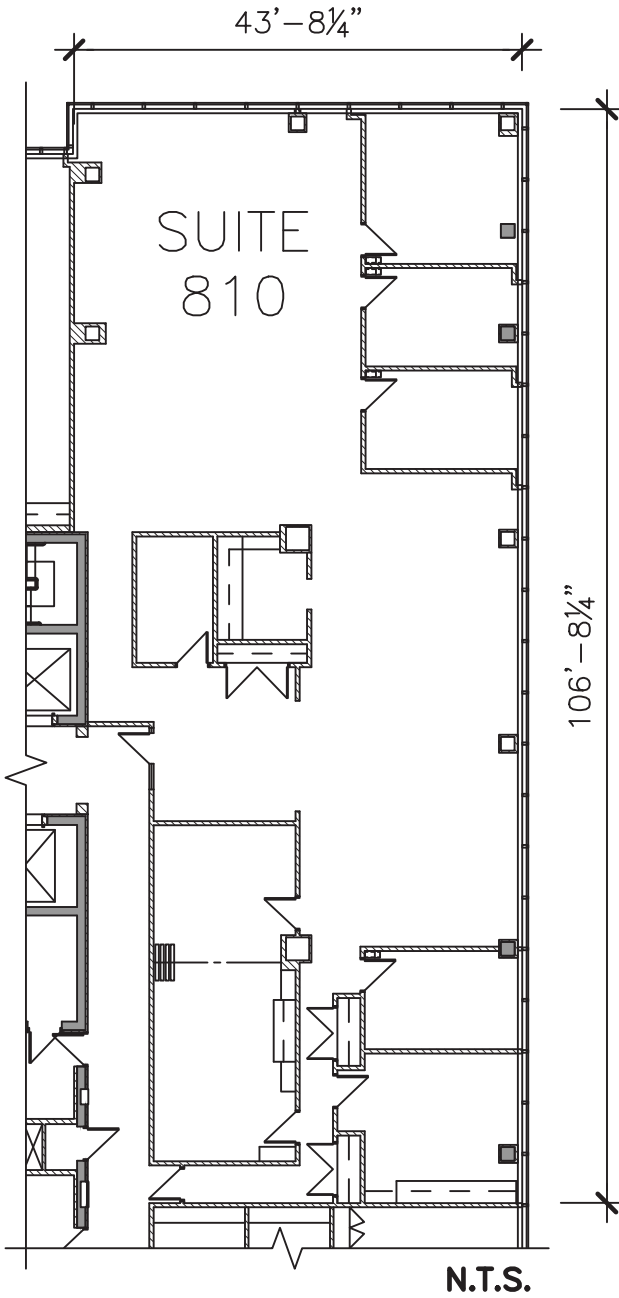


Suite 800 Floor Plan // 10,449 sq. ft.

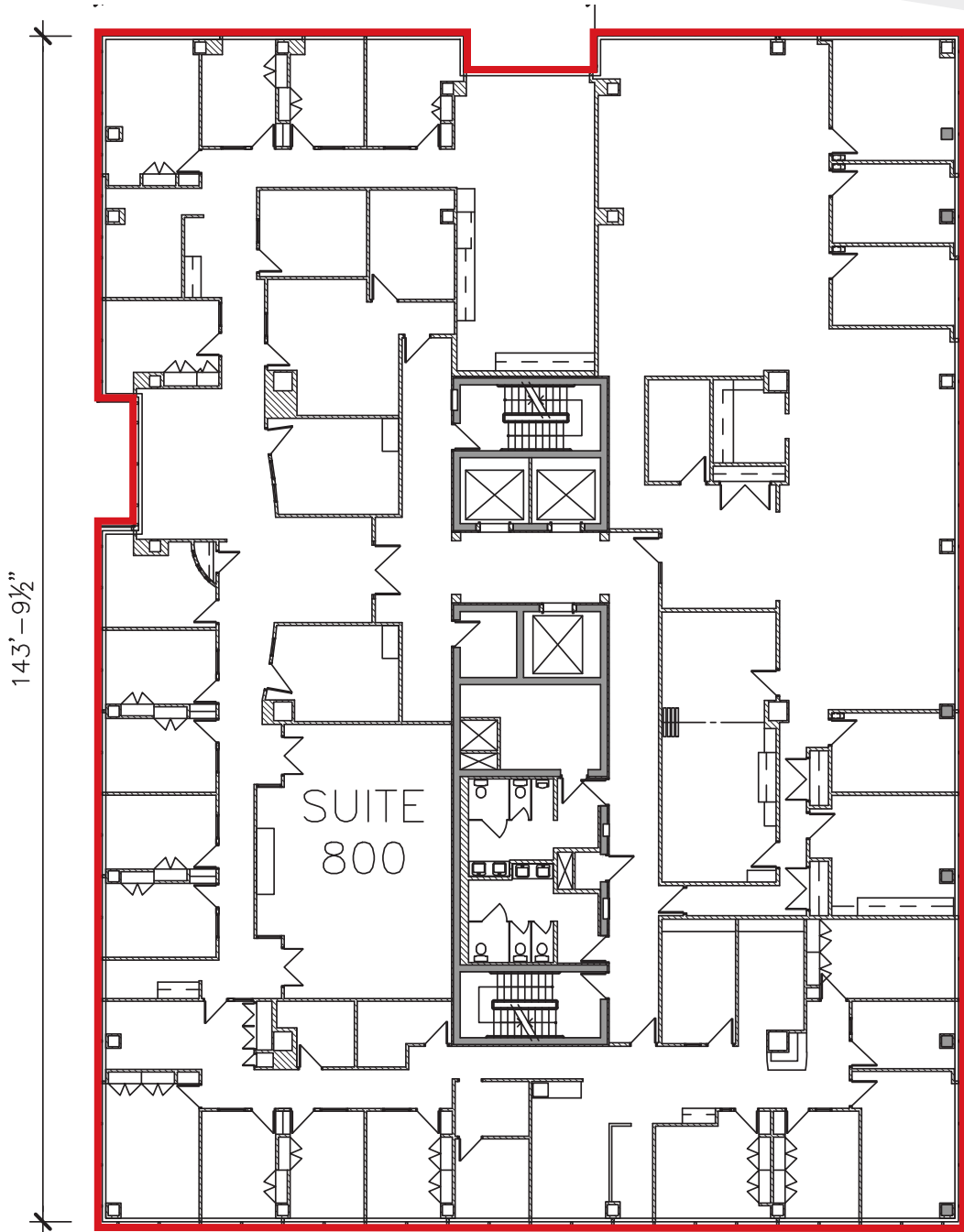


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Suite 810 Floor Plan // 5,424 sq. ft.



8th Floor Plan // 15,873 sq. ft.





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