

DOWNTOWN CLASS A OFFICE SPACE FOR LEASE



Centrepoint

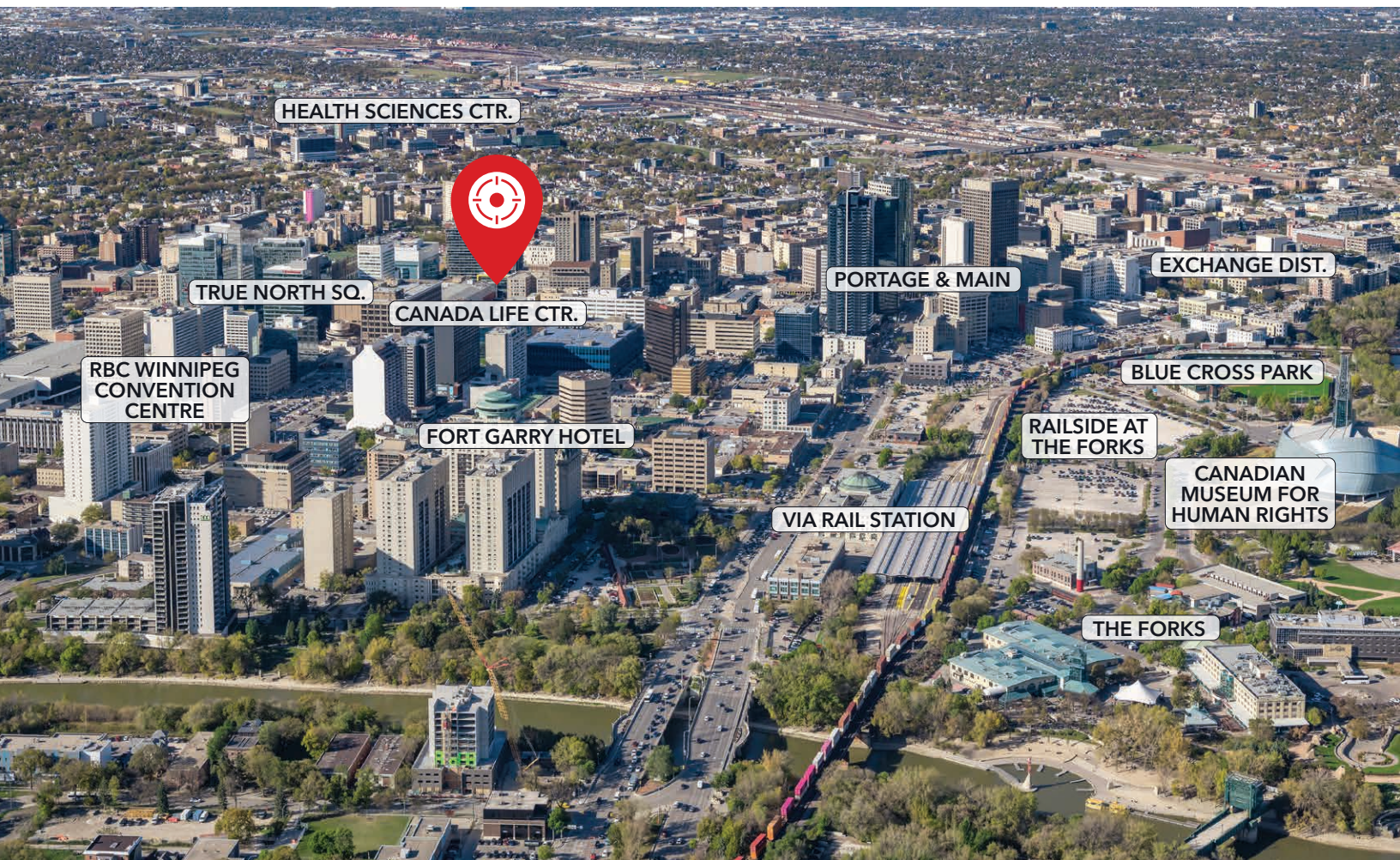
311 PORTAGE AVENUE, WINNIPEG, MB

PROUDLY MANAGED BY



INTRODUCING CENTREPOINT

Capital Commercial Real Estate Services is pleased to offer space for lease at Centrepoint. 311 Portage Avenue & 314 Donald Street is a signature property in the SHED District in Downtown Winnipeg, located directly across from Canada Life Centre at the corner of Portage Avenue and Donald Street. The property includes a five-storey, 103,935 square foot LEED Gold Certified office building with access to 401 parkade stalls via an above-ground walkway, along with highly visible main-floor retail.



PROPERTY DETAILS

BUILDING DETAILS

GROSS LEASABLE AREA (+/-)	104,067 sq. ft.
AVERAGE FLOORPLATE (+/-)	23,300 sq. ft.
YEAR BUILT	2014-2015
BUILDING CERTIFICATION	LEED Gold Certification
PARKING	274 stalls 1 stall per 256 sq. ft
NUMBER OF FLOORS	5
ZONING	M - Multiple Use
ELEVATORS	3 servicing the office building and 3 servicing the Alt Hotel

OFFICE AVAILABILITY

AREA AVAILABLE (+/-)	Suite 205:	10,545 sq. ft.
	Suite 300:	8,328 sq. ft.
	Suite 330:	13,168 sq. ft.
	Full Third Floor	21,774 sq. ft.
NET RENT	\$20.00 per sq. ft.	
ADDITIONAL RENT	\$21.64 sq. ft.	
BROKER FEE	\$1.00 per sq. ft. per annum (Years 1-5)	
	\$0.50 per sq. ft. per annum (Years 6-10)	

HIGHLIGHTS

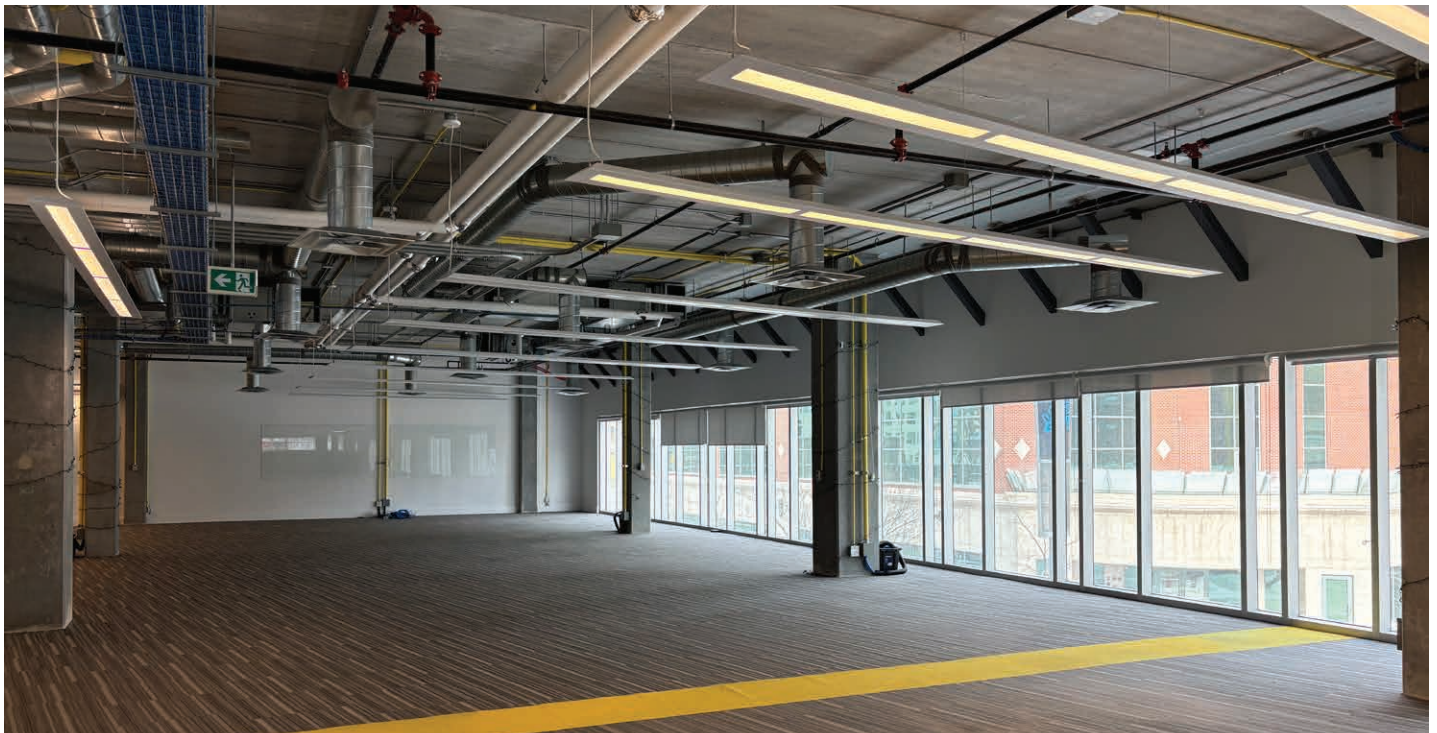
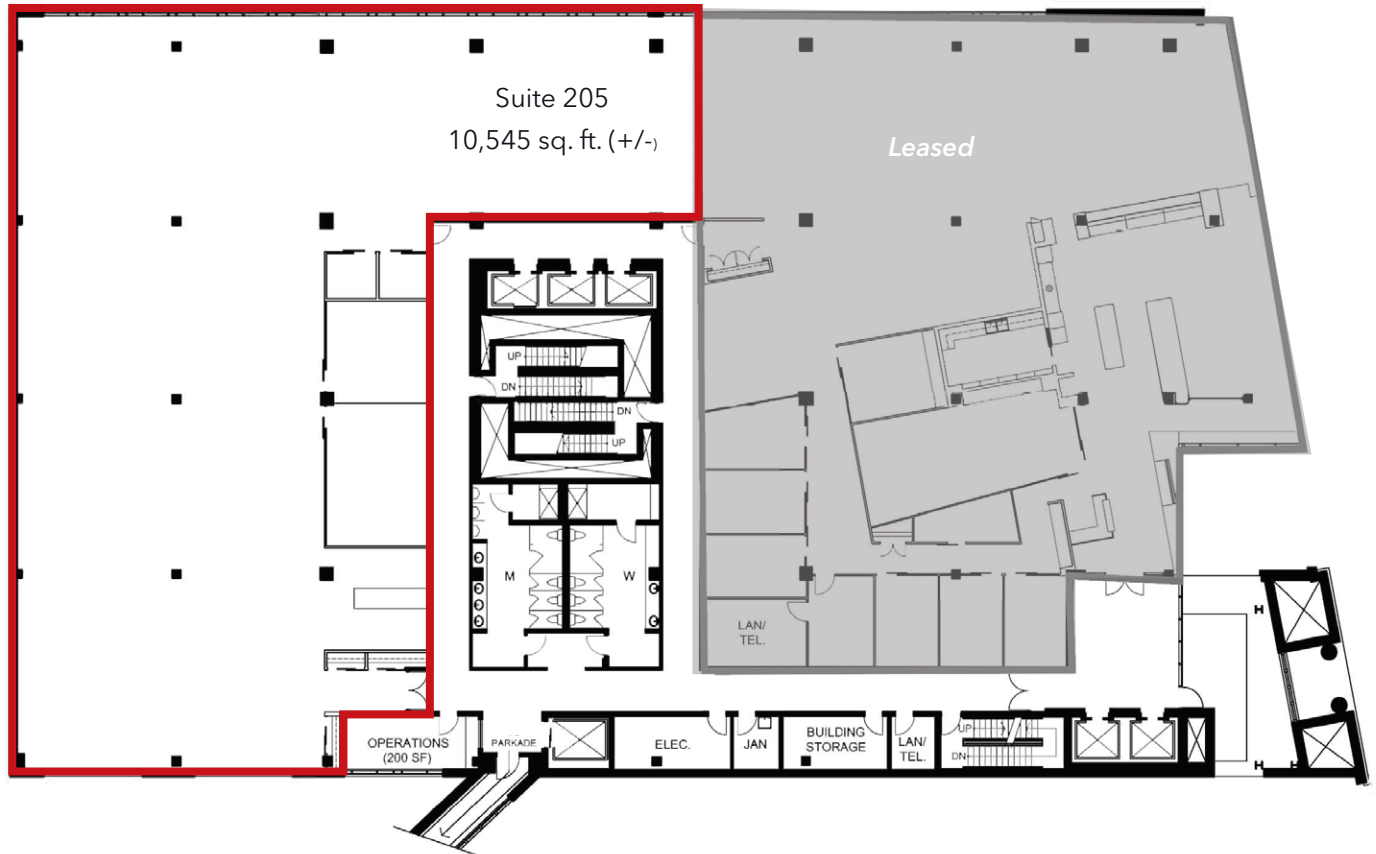
- Storage options available
- Building signage options available
- Building monument signage available
- Showers and other building amenities available
- Main floor tenants include: Tim Hortons and Browns Socialhouse



FLOOR PLANS

2ND FLOOR

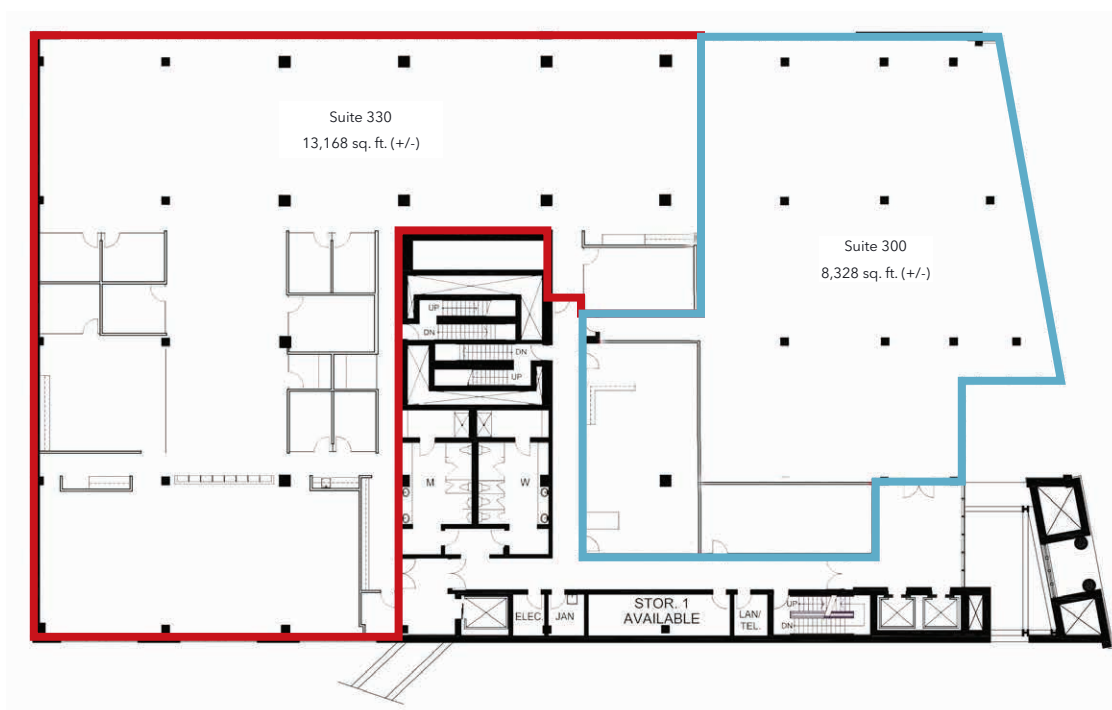
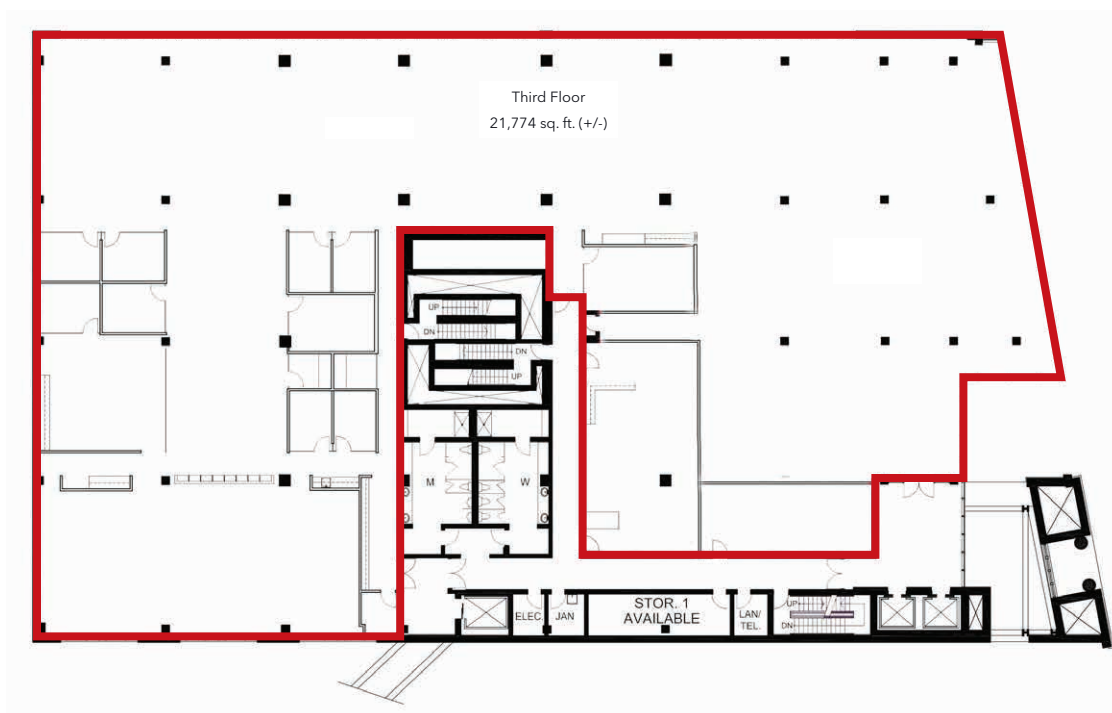
- Suite 205: Open workspace ready for additional build-out



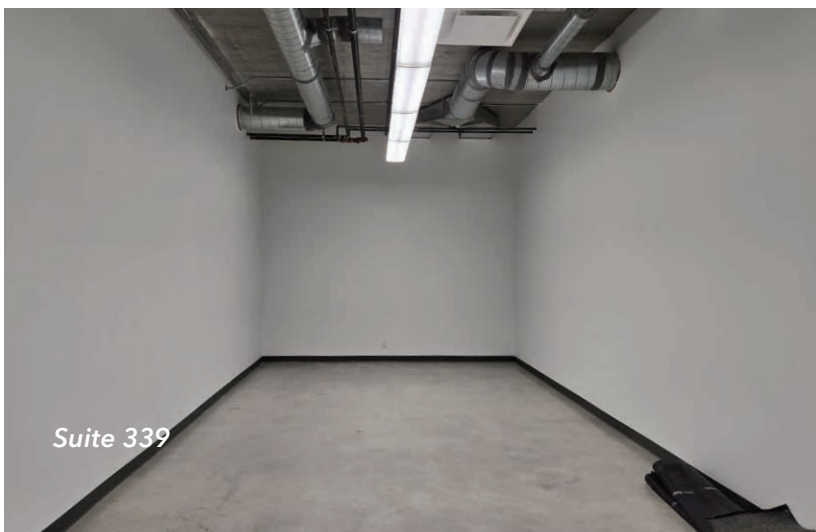
FLOOR PLANS

3RD FLOOR

- Suite 300: Ready for build-out
- Suite 330: Move-in ready



Third Floor



STACKING PLAN

5	Leased Suite 500			Leased Storage
4	Leased Suite 400			
3	Available 3rd Floor			
2	Available Suite 205		Leased Suite 200	
M	Browns Socialhouse Suite 100	Tim Hortons Suite 100B	Available Suite 105	ALT Hotel Lobby



ACCESSIBILITY & TRANSPORTATION

PUBLIC TRANSPORTATION

311 Portage Avenue offers outstanding public transportation access in the heart of downtown Winnipeg. Located on Portage Avenue, one of the city's primary transit corridors, the property is directly served by Winnipeg Transit, with bus stops immediately outside the building along both Portage Avenue and Donald Street. This provides frequent service and easy connections to destinations across the city, supporting efficient daily commuting.

THE WINNIPEG SKYWALK

In addition to transit at street level, the building is located in close proximity to Winnipeg's downtown skywalk system, allowing occupants to travel comfortably between nearby offices, hotels, shopping, and services without going outdoors. The skywalk connection enhances year-round mobility, particularly during winter months, and adds a valuable layer of convenience for employees and visitors alike. Together, strong transit service and enclosed pedestrian access make 311 Portage Avenue a highly accessible and commuter-friendly downtown location.



THE SHED

(SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT)

The Property is in the vibrant Winnipeg Sports, Hospitality and Entertainment District which has been under continuous development since 2004 when the Canada Life Centre was completed. The SHED is now a focal point for the City's downtown core and has created a prime commercial, social and cultural hub for downtown Winnipeg. The SHED is home to Manitoba Hydro Place, Canada Life Centre, the RBC Convention Centre, Centrepont and True North Square. Recent SHED district development activity includes 242 Hargrave Street, 225 Carlton Street, Sutton Place Hotel and Residences, and the Wawanesa Insurance Tower.

11

city blocks in
the heart of
downtown

1

NHL arena &
major concert
venue

4

hotels including
the Alt Hotel at
Centrepont

20+

restaurants
including Gusto
North and Rudy's

1.8k

new downtown
residential units
completed since 2016

5

entertainment
venues including
the Royal Winnipeg
Ballet and the MET



Contact

DAWSON GROENING, Advisor, Sales & Leasing

(204) 985-1383

dawson.groening@capitalgrp.ca

BRETT CHARTIER, Associate Vice President, Sales & Leasing

(204) 985-1366

brett.chartier@capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

PROUDLY MANAGED BY

Epic
Investment
Services

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.