200 GRAHAM AVENUE
±4,640 SQ. FT. BUILT-OUT OFFICE SPACE AVAILABLE FOR SUBLEASE
THE OPPORTUNITY

The 6th floor at 200 Graham Avenue provides turn-key office space offered at a discounted net rental rate. Existing office improvements are in excellent condition and include open workstations, conference rooms, break-out rooms and furniture. 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. LEASED
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
SURROUNDING AREA

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

295 GARRY STREET
376 STALLS
$195-230 PER MONTH

266 SMITH STREET
64 STALLS
$200 PER MONTH

265 SMITH STREET
164 STALLS
$200-290 PER MONTH

225 FORT STREET
153 STALLS
$195-215 PER MONTH

225 FORT STREET
153 STALLS
$195-215 PER MONTH

295 GARRY STREET
376 STALLS
$195-230 PER MONTH

WINNIPEG SQUARE
978 STALLS
$290-355 PER MONTH

IMPAK LOT 73
159 STALLS
$215 PER MONTH

IMPAK LOT 86
42 STALLS
$215-230 PER MONTH

PROPERTY LOCATION
## PUBLIC TRANSPORTATION

**WINNIPEG TRANSIT ROUTES**
within a 2-minute walk:

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<th>14</th>
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**RAPID TRANSIT ROUTES**
within a 2-minute walk:

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