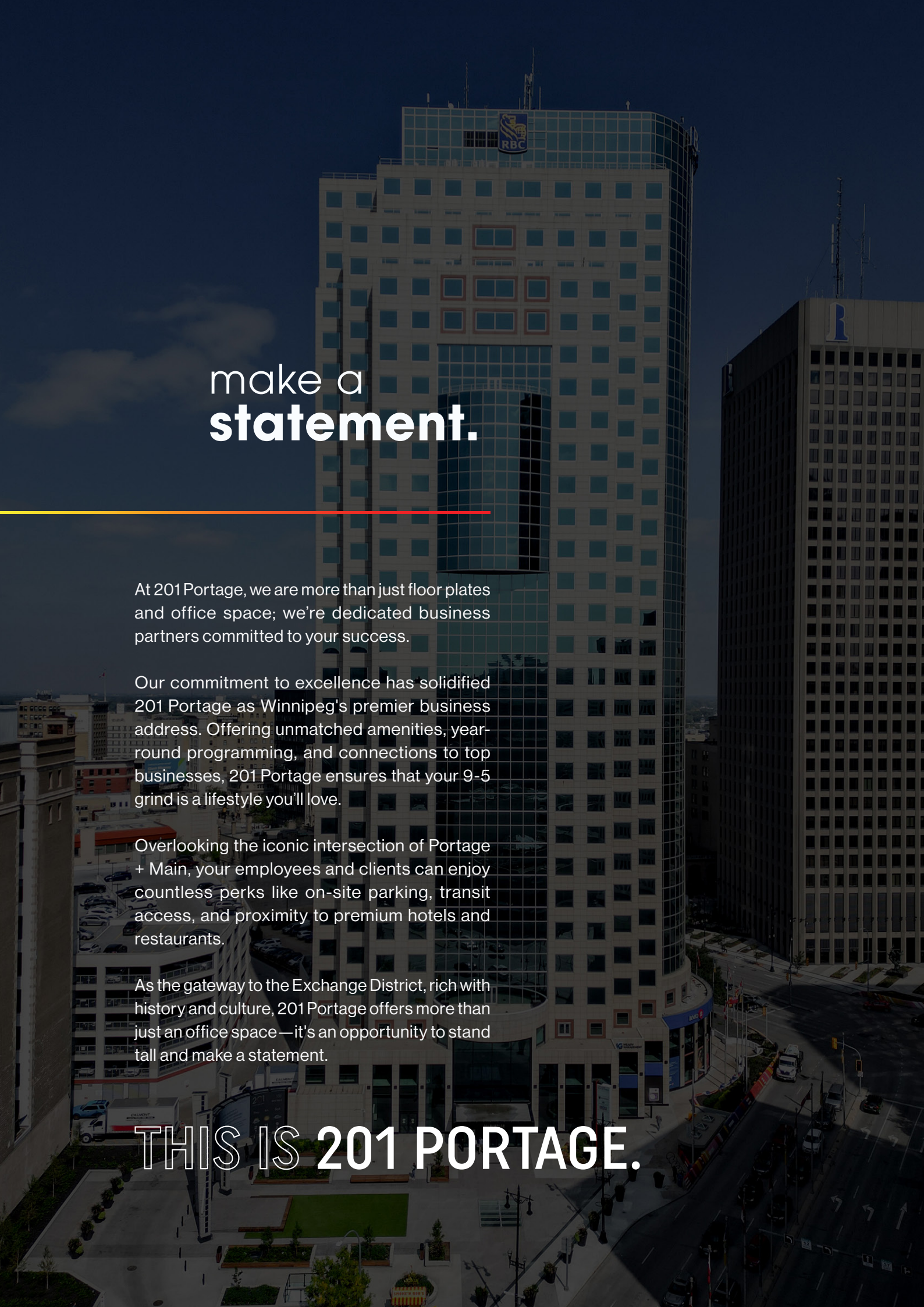




201
PORTAGE

make a
statement.

An aerial photograph of the 201 Portage building, a tall, modern skyscraper with a grid-like facade of windows. The building is situated in an urban environment with other buildings and streets visible. The sky is clear and blue. The text "make a statement." is overlaid on the left side of the image.

make a statement.

At 201 Portage, we are more than just floor plates and office space; we're dedicated business partners committed to your success.

Our commitment to excellence has solidified 201 Portage as Winnipeg's premier business address. Offering unmatched amenities, year-round programming, and connections to top businesses, 201 Portage ensures that your 9-5 grind is a lifestyle you'll love.

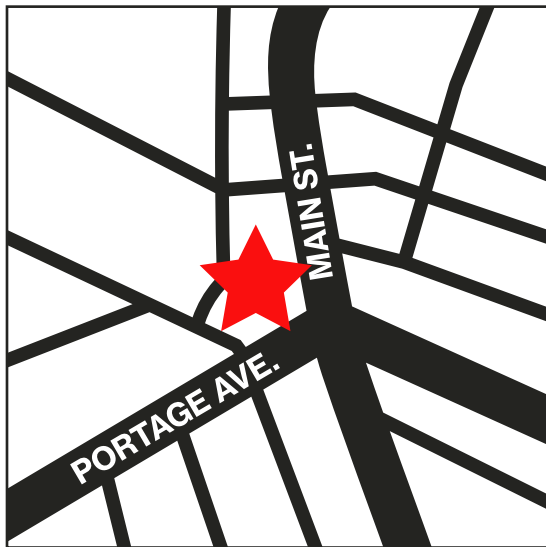
Overlooking the iconic intersection of Portage + Main, your employees and clients can enjoy countless perks like on-site parking, transit access, and proximity to premium hotels and restaurants.

As the gateway to the Exchange District, rich with history and culture, 201 Portage offers more than just an office space—it's an opportunity to stand tall and make a statement.

THIS IS 201 PORTAGE.

201

P O R T A G E



ADDRESS

201 Portage Avenue (Portage and Main)
Winnipeg, MB R3B 3K6

PROPERTY MANAGER

Harvard Developments Corporation

SIZE

506,413 sq.ft. (47,000 sq.m)

HEIGHT

33 storeys / 420 feet

PARKING

- 898 stalls
- Three levels of heated underground parking
- Seven levels of open-deck parking
- Secured bike rack

TRANSIT ROUTES

Eastbound - 11, 15, 21, 22, 24, 28, 41, 67

Westbound - 11, 15, 16, 18, 20, 21, 22, 24, 28, 29, 31, 32,
33, 35, 41, 42, 45, 46, 47, 48, 58, 67



AMENITIES

Welcome to the 201 Portage Food Court, your one-stop shop to recharge and refuel during your day. Sprawling over 2,000 sq. ft, here you'll discover a diverse selection of culinary delights and refreshing beverages to cater to every taste bud. Indulge in whatever you crave amidst our spacious seating area, or take a moment to unwind in our cozy adjacent lounge. From mouthwatering burgers to nutritious açai bowls, tantalizing sushi, and fresh salads, the 201 Portage Food Court boasts several options to keep you satisfied and energized throughout your day.



**MERCATINO
FRESH FOOD CO.**

Bon Sushi



Bringing fine dining, premium coffee, and mouth-watering burgers to the historic intersection of Portage and Main, 529 Uptown is NOW OPEN at 201 Portage. Perfect for meetings, casual lunches, or entertaining clientele, 529 Uptown offers a flavourful fusion of elegant mix of seafood, soups, salad, A5 Wagyu beef, and an expansive wine selection.

A sister restaurant of 529 Wellington, 529 Uptown is a high-end restaurant on the north side of the 201 lobby. In addition to 529 Uptown, is a new high-end coffee bar on the south side, a burger stand called 529 Burger, and two kitchens on the concourse level.





201 FITNESS

Located on the 7th floor, this 7,000-square-foot fitness centre features a variety of free weights, strength machines, and cardio equipment. Open 24 hours a day, the facility is equipped with a cycle room, providing tenants with the perfect space to be active on their own. Secure change rooms and showers are also available on-site.



201 CONFERENCE CENTRE

Conveniently located on the concourse level of 201 Portage, this state-of-the-art meeting space accommodates over 70 people and can be divided into two separate rooms to suit groups of various sizes. The 1,600 sq. ft. innovative space features video/audio conferencing functionality, smart boards, and free Wi-Fi and is also available rent-free to 201 Portage tenants.



Landsaped to perfection, the 201 Portage Plaza attracts both our tenants and the public, providing an attractive gathering point to eat, visit, and enjoy regular local outdoor entertainment. Recent enhancements have transformed the Plaza into a standout amidst the urban landscape, capped off by a cutting-edge media panel, the largest high-resolution media panel outside of Toronto. The media panel has created a world-class gathering point for events and provides a highly engaging advertising opportunity for both tenants and third-party advertisers.



201 EVENTS

201 Portage is proud to offer year-round events and programming, designed to improve the lives of our tenants as well as foster and facilitate the growth of the business community at 201. These engaging and highly interactive talks, seminars and networking events are a unique opportunity to connect with others, learn something new, and stay engaged with the latest trends in the business community.



grain is our business.
and we're **growing**
strong at 201 portage.

john heimbecker
PARRISH & HEIMBECKER LTD.



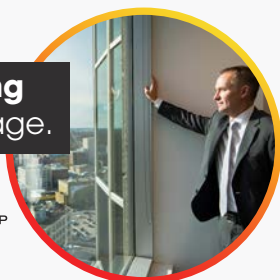
201 portage is
our **easy button**.

charlie spiring
WELLINGTON ALTUS
WEALTH MANAGEMENT



it's more than space.
it's our **connection**
to the **community**.

gail asper
THE ASPER FOUNDATION



we are **raising**
the bar at 201 portage.

norm snyder
TAYLOR MCCAFFREY LLP

AVAILABILITY

Floor	Suite	Sq.Ft.	Comments
Main	P-1	2,618	LEASED Hillcrest Court St. May be subdivided into smaller units. Great retail
02	210	7,847	Incredible opportunity for exposure and views into newly renovated Main Floor Lobby and Portage & Main.
04	400	10,574	Large open floor plate consisting of 10,574 square feet, delivered in base building shell condition.
06	640	3,420	LEASED Consists of a reception area, open work station area, kitchen area and more. Incredible views of Portage & Main. 6th floor offers brand new renovated lobby and washrooms. Available December 1, 2025.
06	660	6,400	Space available in base building condition. Potential for lobby exposure.
07	700	8,209	Large open floor plan delivered in base building shell condition. Incredible views at Portage & Main. Entire floor can be made available for a total of 15,515 sq. ft.
10	1020	1,424	LEASED Open space shell condition with roughed-in plumbing. Direct lobby exposure with great views of Portage & Main. 10th floor offers brand new renovated lobby and washrooms. Potential to combine with adjacent unit to maximum of 3,157 sq. ft.
10	1040	1,733	LEASED Large open area, 1 office or meeting room.
11	1180	1,586	Large open space, 1 office, kitchen and file storage area.
24	2400	3,128	Mostly wide open space with work stations, reception, board room, 3 offices or meeting rooms, kitchen/break room and storage area. Elevator lobby exposure. Actual suite configuration varies slightly from the plan shown - kitchen/break room and storage areas have been reversed. Available January 2026
24	2420	3,937	LEASED The space is delivered in base building shell condition and consists of a reception area, 3 offices, board room, large open area for workstations, kitchen, copy/storage area, IT/server room, and incredible views throughout.

leasing contact.

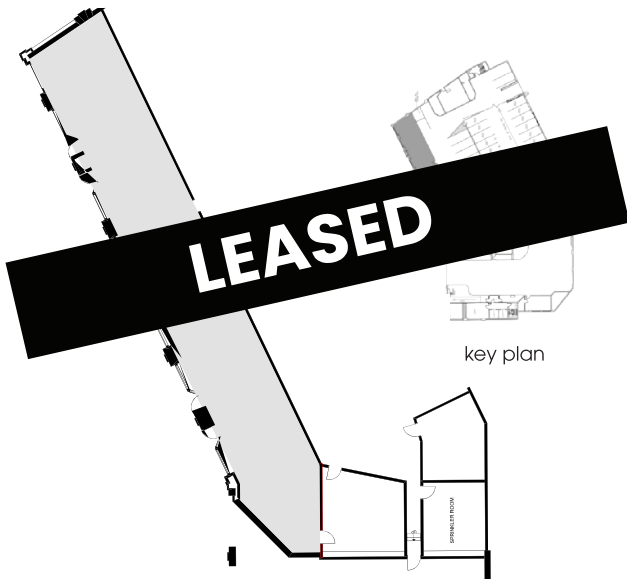


Gail Auriti

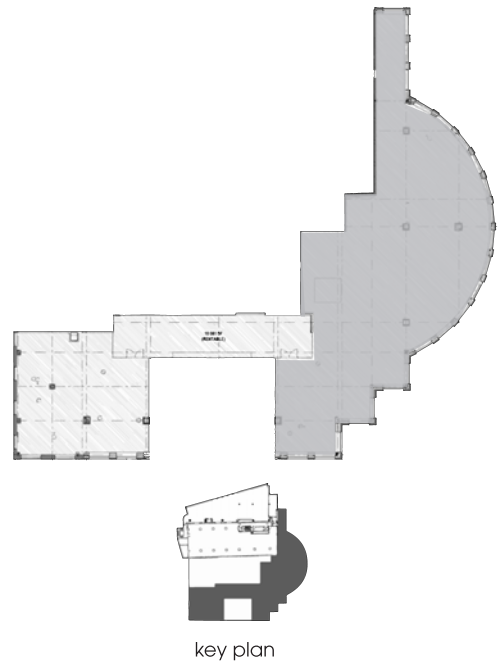
Broker

(204) 988.1069 gauriti@harvard.ca

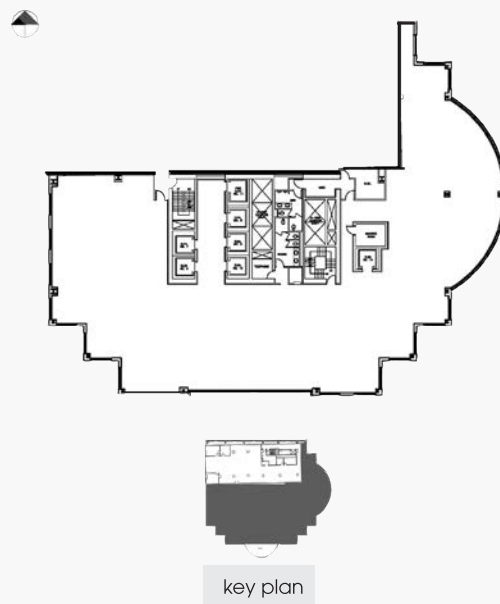
suite **p-1** | **2,618** sq.ft



suite **210** | **7,847** sq.ft

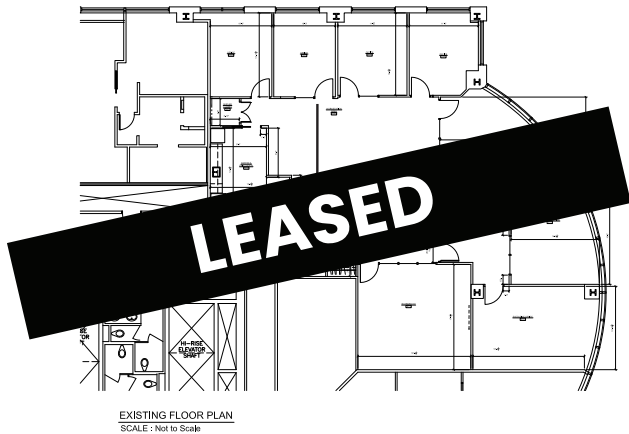


suite **400** | **10,574** sq.ft

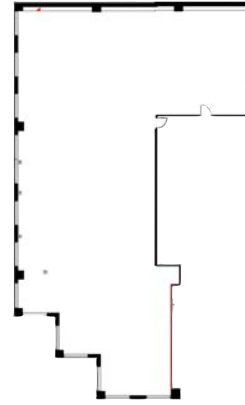


FLOOR PLANS

suite **640** | **3,420** sq.ft

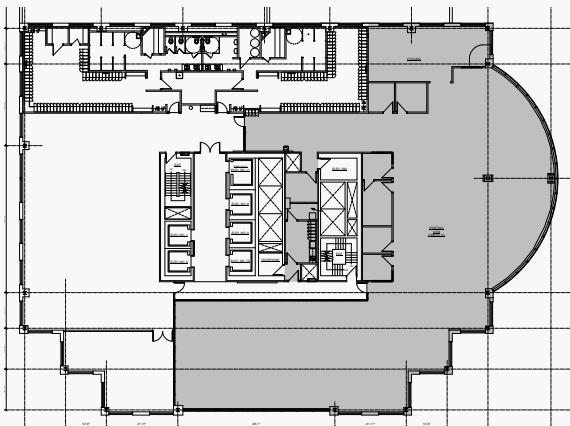


suite **660** | **6,400** sq.ft



key plan

suite **700** | **8,209** sq.ft



suite **1020** | **1,424** sq.ft

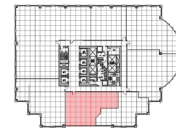
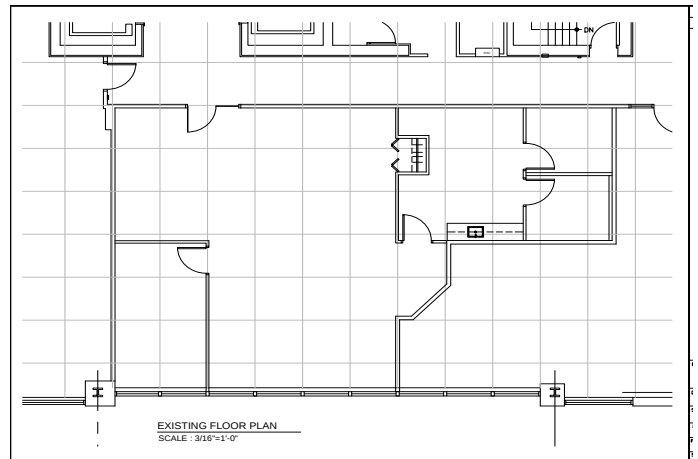


KEY PLAN

suite **1040** | **1,733** sq.ft



suite **1180** | **1,586** sq.ft

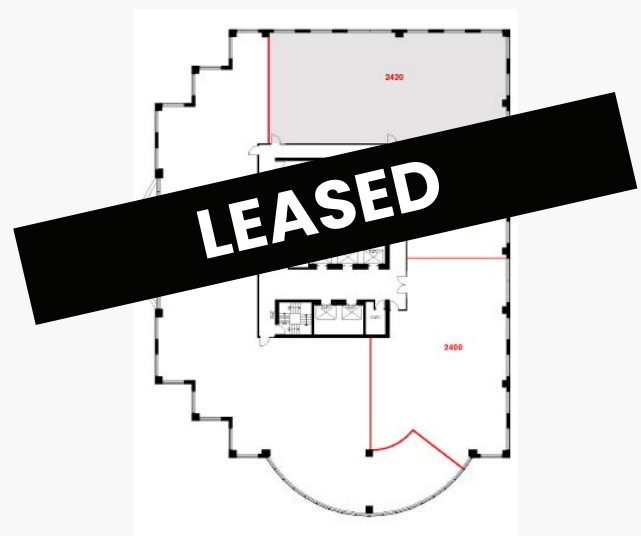


suite **2400** | **3,128** sq.ft



Suite contains minor variations
Available January 2026

suite **2420** | **3,937** sq.ft



201

P O R T A G E

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201portage.com



HARVARD
Developments
— A HILL COMPANY —