240 Graham Avenue
The Cargill Building
Winnipeg, MB

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Building Information

LOCATION
240 Graham Avenue is located in the centre of Winnipeg’s business district on Graham Avenue between Garry Street and Fort Street. The property is an important link in the city’s enclosed climate controlled pedestrian walkway.

THE BUILDING
This 8 storey modern office building was built in 1982, with a total of 174,484 square feet of rentable space. The building’s energy management systems translate into low operating costs. The main floor lobby and all multi-tenant floor common areas have been remodeled and all common area washrooms were extensively upgraded. A staircase providing direct access from the lobby to the skywalk was installed in 2005.

TYPICAL RENTABLE FLOOR AREA
Approximately 23,500 rentable square feet per floor with a 5’ X 5’ planning grid.

NET RENT
$18.00 per rentable square foot per annum *(main floor)*
$16.50 per rentable square foot per annum *(floors 2-8)*

ADDITIONAL RENT
$11.92 per rentable square foot per annum *(2015 estimate)*

BUILDING HIGHLIGHTS
› Close proximity via skywalk connection to retail, entertainment and hotel facilities.
› Serviced by four (4) Otis Elevators, which were fully modernized with state of the art digital controls and redecorated cabs in 2009.
› Property Management is provided by Royal Canadian Properties Limited with on-site maintenance provided by the building’s operating engineer and support staff.
› 72 indoor parking stalls and 34 outdoor stalls (which are fenced, paved, electrically serviced and well lit for security.)
› Low operating costs due to state-of-the-art heat and energy management systems.
› Building is fully accessible to persons with disabilities.
› Excellent transit service. The building is conveniently located on the Graham Avenue transit mall and has excellent access to a wide range of bus routes.
› Security personnel monitor the building from 5:00 am - 9:00 am and 4 pm - 1 am weekdays, and 7 am - 1 am on weekends. The exterior of the building is video monitored with a mobile patrol between 1:00 am and 5:00 am.
› Professional quality tenants.
## The Opportunity

<table>
<thead>
<tr>
<th>SUITE</th>
<th>RENTABLE SQ. FT.</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>104</td>
<td>1,465</td>
<td>Excellent exposure beside Tim Hortons with direct access from Fort Street. Developed office/retail space.</td>
</tr>
<tr>
<td>260</td>
<td>2,583</td>
<td>Skywalk unit- developed office/retail space.</td>
</tr>
<tr>
<td>296</td>
<td>1,150</td>
<td>Skywalk corner unit - developed office/retail space.</td>
</tr>
</tbody>
</table>

## Tenant Roster

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>TENANT</th>
</tr>
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<tbody>
<tr>
<td>3rd</td>
<td>Cargill Limited</td>
</tr>
<tr>
<td>4th</td>
<td>Cargill Limited</td>
</tr>
<tr>
<td>5th</td>
<td>Heritage Canada</td>
</tr>
</tbody>
</table>
| 2nd   | Pall’s Unisex Hairstyling  
CBV Collections Services Ltd.  
Warren Still & Johnstone Ltd.  
Western Economic Diversification Entrepreneurship Manitoba  
Currency Mart Inc. |
| Main  | Tim Horton’s  
A.D.L. Contact Lenses Ltd.  
Cargill Limited |
| 6th   | Cargill Limited  
Western Economic Diversification  
Health Canada  
Disabilities Initiatives Office |
| 7th   | Western Economic Diversification  
Myers Weinberg LLP |
| 8th   | Royal Canadian Securities Limited  
Minister’s Regional Office  
Cross Lake Education Authority  
Cargill Limited  
Myers Weinberg LLP |
<table>
<thead>
<tr>
<th>Floor</th>
<th>240 Graham Avenue</th>
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<tbody>
<tr>
<td>8</td>
<td></td>
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<tr>
<td>7</td>
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<td>6</td>
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<tr>
<td>4</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Available Suite 260 2,583 sq. ft.</td>
</tr>
<tr>
<td></td>
<td>Available Suite 296 1,150 sq. ft.</td>
</tr>
<tr>
<td>Main</td>
<td>Available Suite 104 1,465 sq. ft.</td>
</tr>
</tbody>
</table>
Available Units

Main Floor

Unit 296

Unit 260

Unit 296

Unit 296

Main Floor
This brochure does not purport to be all inclusive or to contain all the information that a prospective tenant may require in deciding whether or not to lease the property. Information contained herein has been obtained from various sources deemed reliable. We have no reason to doubt its accuracy but neither the Landlord, nor Colliers International, Patrick Burke Independent Broker (herein referred to as 'the Agent') make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein. The Landlord and the Agent expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communications transmitted or made available to prospective tenants. The property is subject to prior Lease, withdrawal or changes without notice. Prospective tenants are strongly advised to undertake a thorough review of all important facts relative to the property.

Typical Building Floor Plan (Floors 4-8)