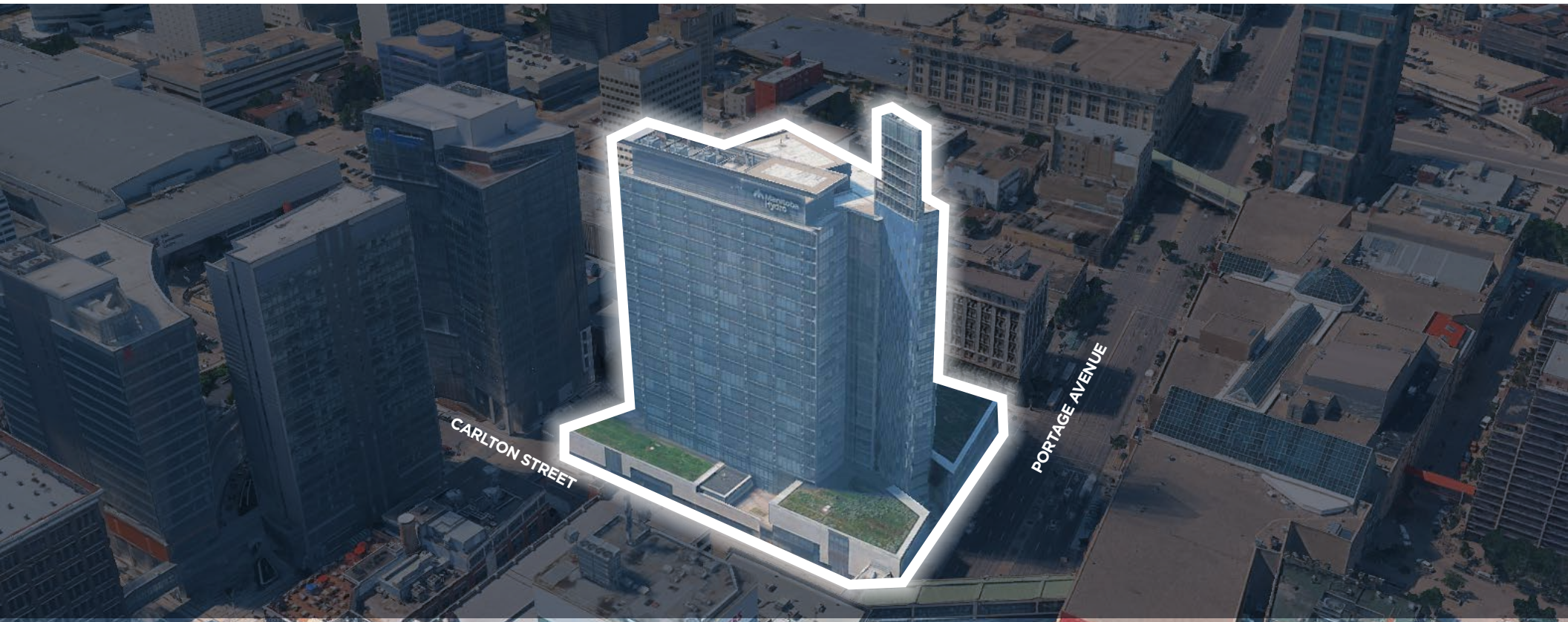


TURN-KEY RESTAURANT SPACE FOR LEASE

MANITOBA HYDRO PLACE

375 GRAHAM AVENUE - UNITS T106 & T107



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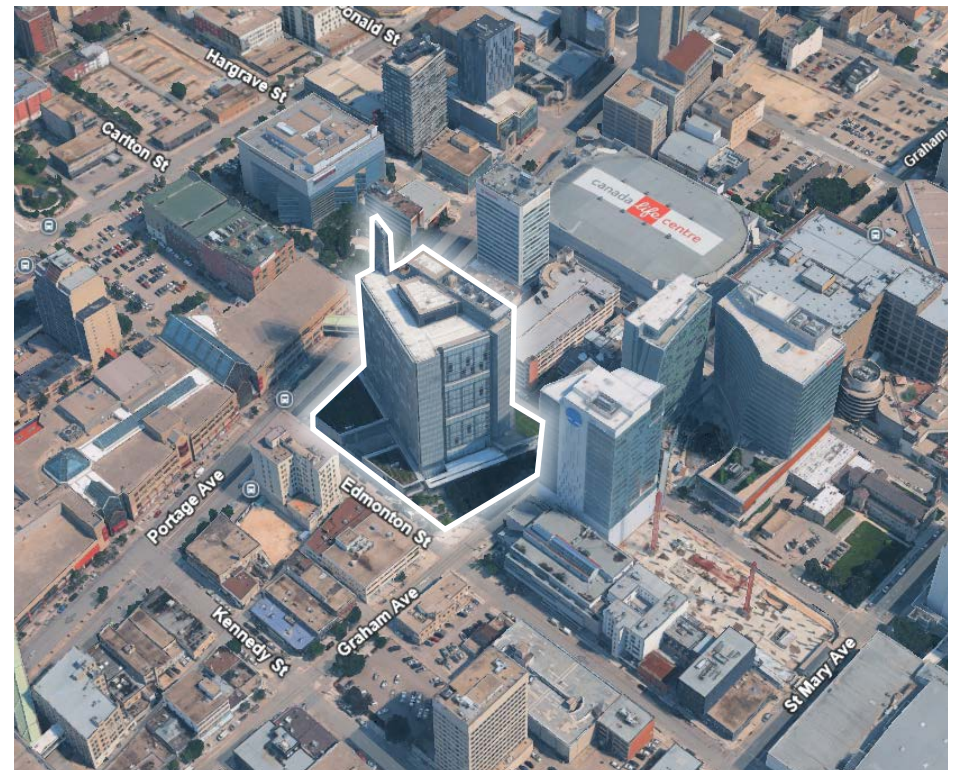
PROPERTY HIGHLIGHTS

(+/-) 6,456 SF AVAILABLE

- Prime main-floor restaurant and patio opportunity within Manitoba Hydro Place
- Turn-key restaurant improvements including existing kitchen infrastructure, bar area, main dining lounge, private dining space, and outdoor patio
- Includes walk-in coolers and freezers, additional separate storage area, and a covered, temperature-controlled loading area
- Strong exposure to high-volume foot traffic driven by Canada Life Centre events, including Winnipeg Jets games, concerts, and other events
- Ideally located in Downtown Winnipeg's SHED (Sports, Hospitality and Entertainment District), within a 3-minute walk to Canada Life Centre and True North Square
- Two indoor parking stalls available at market rates, with an abundance of nearby parkades and street parking available nearby
- Available September 1, 2026

LEASE RATE: \$20.00 PSF

CAM & TAX: \$15.31 (MGMT FEE INCLUDED IN CAM)





DOWNTOWN WINNIPEG

With the development of True North Square, including the new 23-storey tower now home to Wawanesa Insurance and its 1,300 employees, the number of workers in the heart of downtown Winnipeg continues to grow.

Residency in downtown Winnipeg is also the highest it has been, with new builds such as 300 Main and 225 Carlton having brought revitalization to downtown, while conversions like the Medical Arts building into “The Arts Residences” have also supported population growth in the area. More than 18,000 people are currently living in downtown Winnipeg.

Activities in downtown Winnipeg are also driving foot traffic to the area. Beyond Jets games in the winter months and Whiteout parties during the playoffs, the return of the Winnipeg Sea Bears for a fourth season will draw large crowds this summer, along with the many concerts and events hosted at the Canada Life Centre.

With the recent announcement that True North Real Estate Development will be leading the Portage Place redevelopment, the area will continue to see revitalization, including a full-size grocery store, apartments, health centres, and urban green areas.

Weekly Farmers’ Markets throughout summer months bring additional foot traffic to Manitoba Hydro Place.

Downtown Winnipeg is on the cusp of something new and exciting, and you have an opportunity to get in on the action!

AMENITIES MAP

BUSINESSES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
TRUE NORTH SQUARE	7
WAWANESA INSURANCE	
MNP	
SCOTIABANK	
SKIP THE DISHES	
ASSINIBOINE CREDIT UNION	

HOTELS

FAIRMONT HOTEL	1
RADISSON HOTEL	2
ALT HOTEL	3
DELTA HOTEL	4
THE FORT GARRY HOTEL	5

ATTRACTIONS & SHOPPING

TRUE NORTH PORTAGE PLACE REDEVELOPMENT	1
CITY PLACE SHOPPING CENTRES	2
WINNIPEG SQUARE SHOPPING CENTRE	3
WINNIPEG ART GALLERY	4
CHILDREN'S MUSEUM	5
EXCHANGE DISTRICT	6
THE FORKS MARKET	7

DRIVE TIMES

3 MINS
TRUE NORTH SQUARE

4 MINS
CANADA LIFE CENTRE

5 MINS
EXCHANGE DISTRICT

6 MINS
THE FORKS

11 MINS
PORTAGE/MAIN



100
WALK SCORE



88
BIKE SCORE



78
TRANSIT SCORE

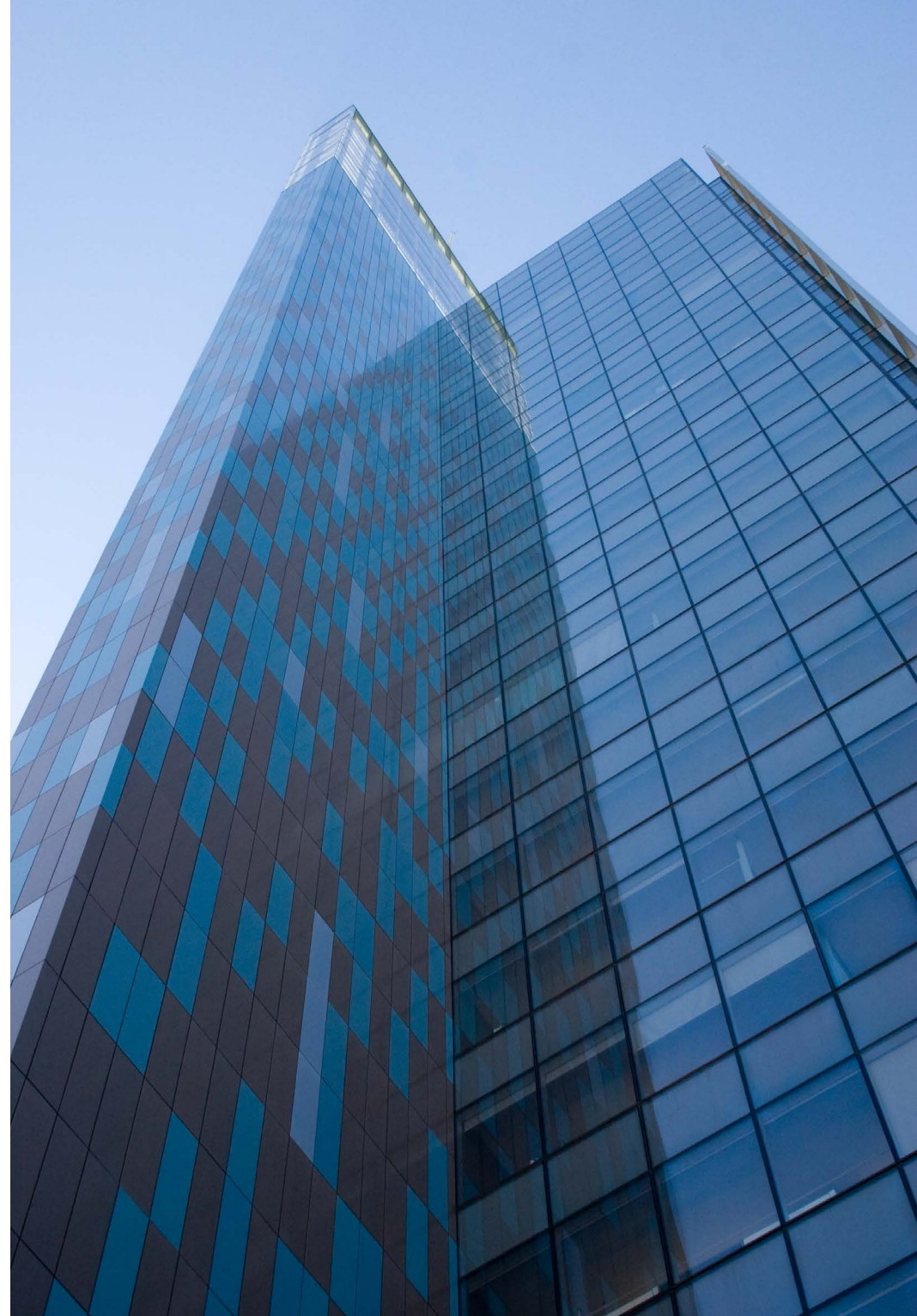
MANITOBA HYDRO PLACE

Manitoba Hydro Place is one of the most iconic buildings in downtown Winnipeg. As a LEED Platinum Certified building, it offers world-class energy efficiency and a signature, unique design.

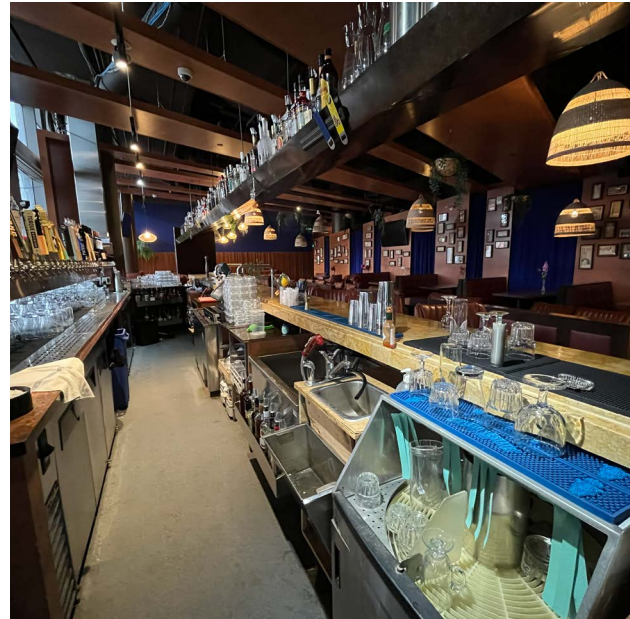
The building's energy efficient design features a solar chimney, a geothermal HVAC system, and 100% fresh air (regardless of outside temperature).

With Manitoba Hydro employees located in the building, the restaurant / market will have "built-in" customers every day who desire the ability to have quick and healthy meals, coffee, and snacks.

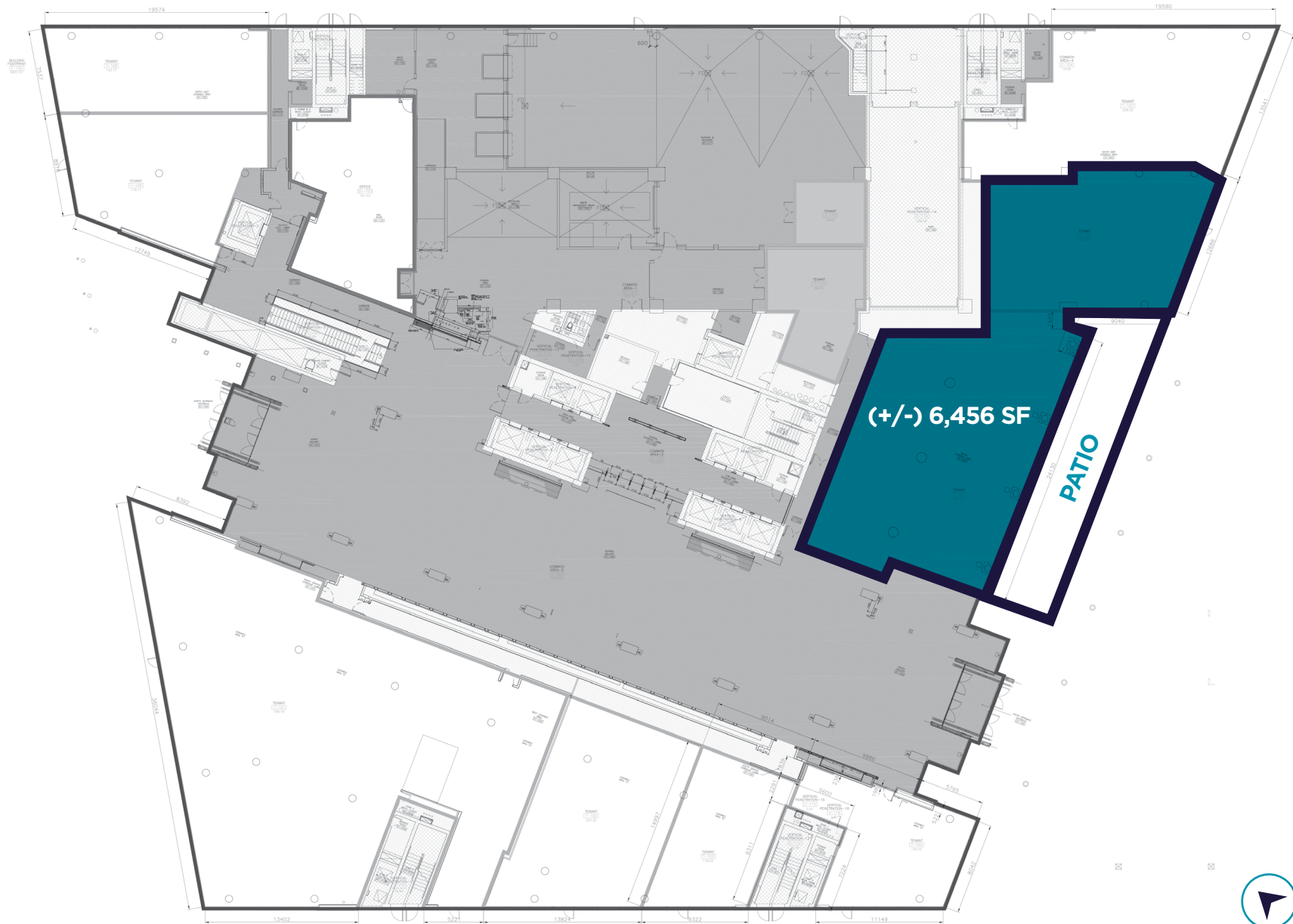
The building is also highly accessible on foot via the skywalk system and from outside.



UNIT PHOTOS



FLOOR PLAN





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