

WORK

Profile: People who work downtown



SAMPLE OF LARGE CORPORATIONS BASED IN DOWNTOWN WINNIPEG:

- Canada Post
- CanWest Global Communications
- Cargill
- Ceridian Canada
- Great-West Life
- Hudson's Bay Mining & Smelting
- Investors Group
- James Richardson & Sons
- Manitoba Hydro
- Manitoba Public Insurance
- North West Company
- Wawanesa Mutual Insurance
- Workers Compensation Board

SPOTLIGHT: MANITOBA HYDRO OFFICE TOWER

- 695,742 S.F.
- 22 storeys
- 1,800 Hydro employees
- 152 underground parking stalls
- \$278 million

Hydro will increase the downtown working population by 3%



WHAT PEOPLE WHO WORK DOWNTOWN SPEND MONEY ON:

- Shopping
- Restaurants
- Professional Services

nearly

70,000

downtown workers in Winnipeg



DOWNTOWN RETAIL: SOME RECENT OPENINGS & EXPANSIONS

PROPERTY	S.F.	LOCATION
L.A. Collection	7,900	Portage Avenue
Hakim Optical	13,400	Portage Avenue
Shoppers Drug Mart	9,000	Portage Place
Evolution Café	850	Carlton Street
SK8 Skates	-	The Forks
Starbucks	2,200	Winnipeg Square
Connect Four Clothing	1,500	Exchange District
Hilary Druxman	1,000	Exchange District
Katch 22	1,450	Exchange District
Oui Bistro & Wine Bar	104 seats	Exchange District

2006 WINNIPEG OFFICE INVENTORY AND VACANCY

	INVENTORY	VACANCY (S.F.)	VACANCY (%)	EST. 2007 VACANCY (%)	AVERAGE NET RENT (\$)	UNDER CONSTRUCTION* S.F.
Downtown Class A	2,221,091	189,758	7.9	8.9	14.95	695,000
Downtown Class B	2,513,086	187,344	6.9	9.4	11.60	0
Downtown Class C	2,070,692	296,569	14.3	14.0	10.00	0

Source: Avison Young and NewWest Enterprise Property Group

*Source: CB Richard Ellis

“Retail will have the most to gain from the construction of the tower, as the influx of Manitoba Hydro employees will strengthen existing retailers and restaurants in the surrounding area. The Hydro Tower will also provide an opportunity for new retail stores to lease space in a unique building.”

*Avison Young Commercial Real Estate
(Manitoba) Inc.*

Excerpt from the Manitoba Hydro Office Tower Information and Impact Report, May 2007

2005/2006 WINNIPEG BUILDING SALES

PROPERTY	TYPE	\$ MILLIONS
cityplace shopping centre	Retail/Office	78.5
MTS Place (33 Main, 191 Pioneer)	Office	51.1
CanWest Global Place (50%)	Office	40.0
330 St. Mary and 175 Hargrave	Office	25.3
Medical Arts Building	Office	14.0
NewPort Centre	Office	13.0
280 Broadway and 70 Smith Street	Office	11.0
Royal Bank Building (50%)	Office	9.0
175/185 Carlton	Office	-



RECENT DOWNTOWN LEASE TRANSACTIONS

LEASEE	SQ. FT.
Priority Restorations	42,700
CN Rail	38,000
National Microbiology Lab	36,000
Winnipeg Land Titles Office	33,000
MTS Allstream	19,100
Great West Life	18,500
People First	13,000
E-Care	9,633
London Life	9,600
Adapsys	9,000
Yellow Pages	8,204
Husmann Canada	7,500
Tetrem Capital Patners	5,000
Lasik Surgery	4,000

Portage Place is seeing very low vacancy levels over the past two years