



Suites 700 & 800 - 242 Hargrave Street, Winnipeg, Manitoba

Premium Office Space at True North Square

For Sublease 

Features

- 17 storey executive high rise office tower in Winnipeg's transformative and newest mixed-use development, at the heart of the Sports, Hospitality, and Entertainment District (SHED)
- 8th floor suite offering turnkey office fixtures with open concept office space, +/- 11 private offices, 2 large board rooms and a high end kitchen
- 7th floor suite offering turnkey office fixtures with open concept office space, +/- 9 private offices, 2 large board rooms and a high end kitchen

Property Details

+/- 15,000 to 44,370 sq. ft.

AVAILABILITY

TBN

BASE RENT

\$22.12/sq. ft.

ADDITIONAL RENT (2023 EST.)

May 31, 2031

HEAD LEASE EXPIRY

Certifications & Awards



LEED® Gold Certified



BOMA BEST Gold certification



**Fitwel®
Viral Response
Certified**

Fitwel Viral Response



**BOMA Manitoba 2023
Property Management
Team of the Year**



**Rick Hansen
Foundation
Accessibility
Certification™**

On-Site Building Amenities



**Tenant-only
fitness centre**



**State of the art
Conference Centre**



**End-of-trip
shower facility**



**Tenant-only 4th
floor rooftop
terrace**



**Bike share
program**



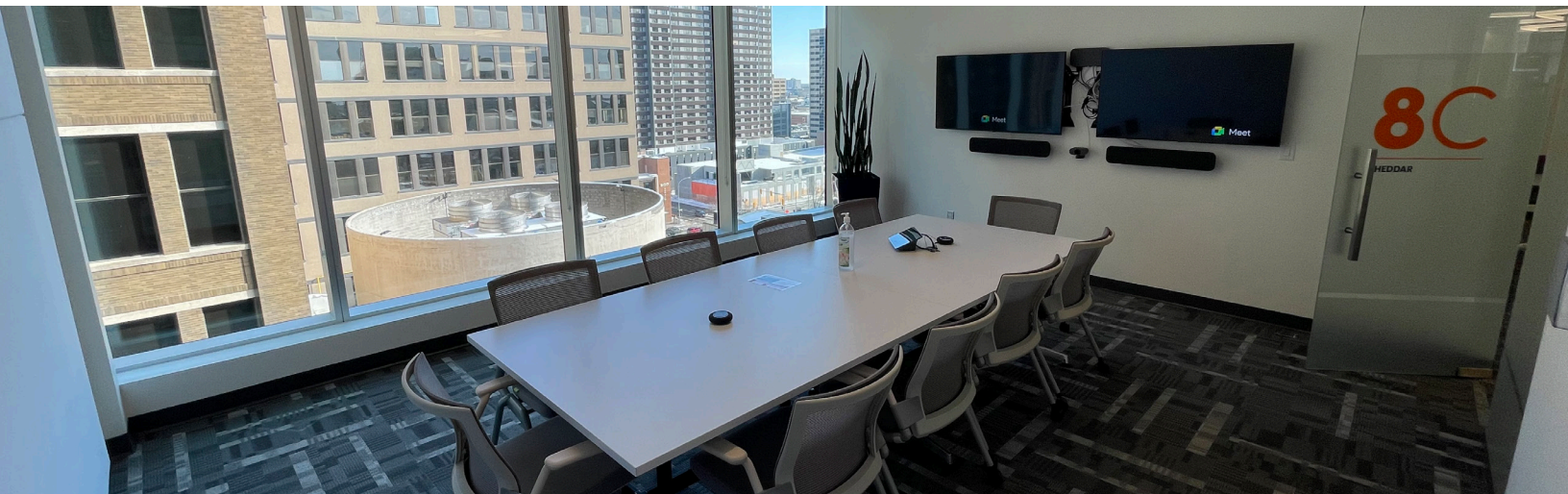
**Electric vehicle
parking & charging**



**Public plaza for
tenant and public
events**



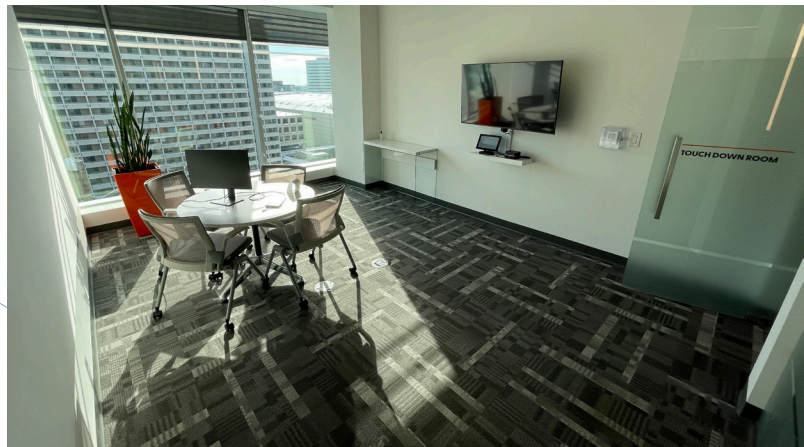
**Hargrave St.
Market including
Mottola Grocery**



Note: Existing furniture can be negotiable

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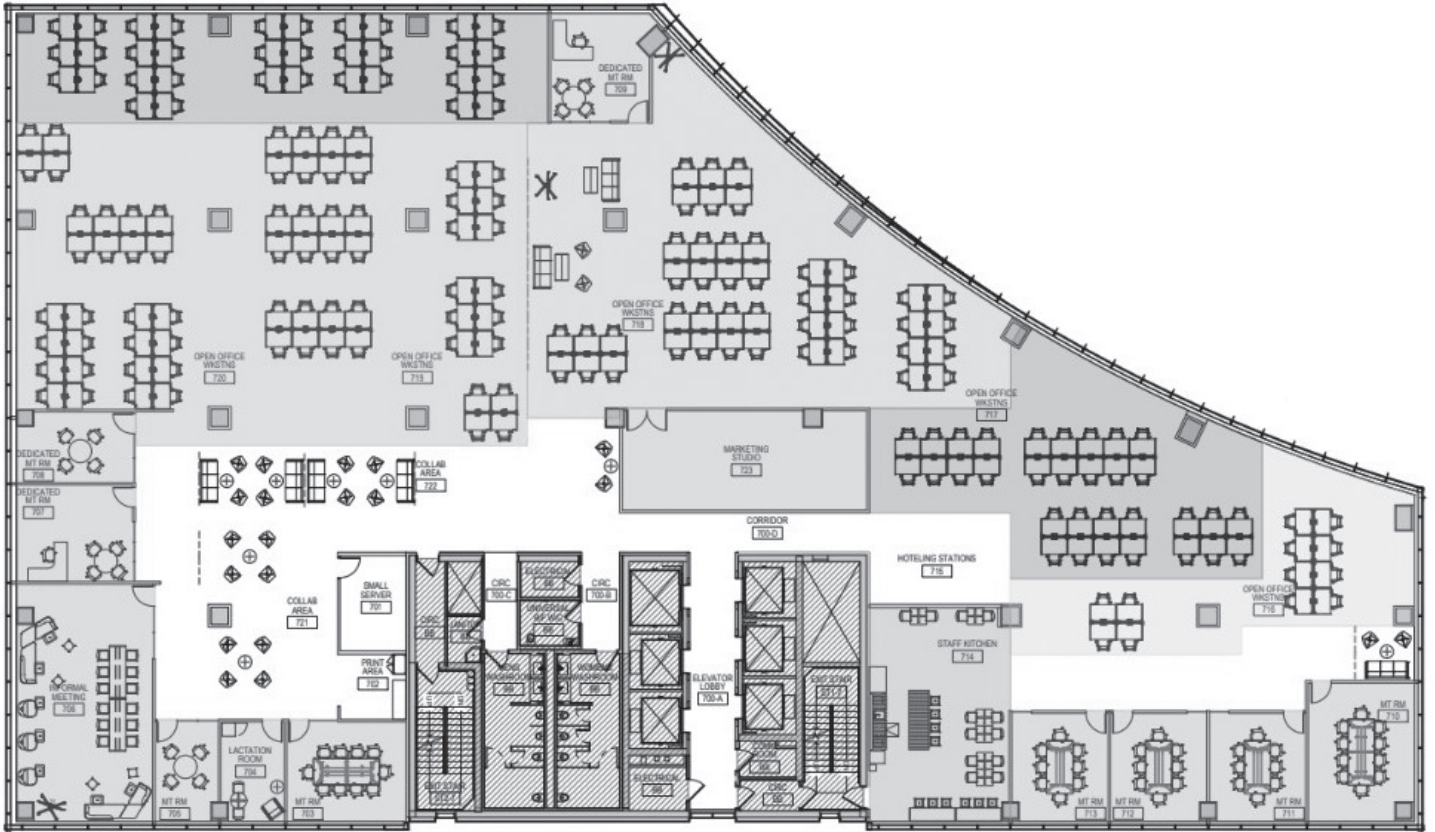


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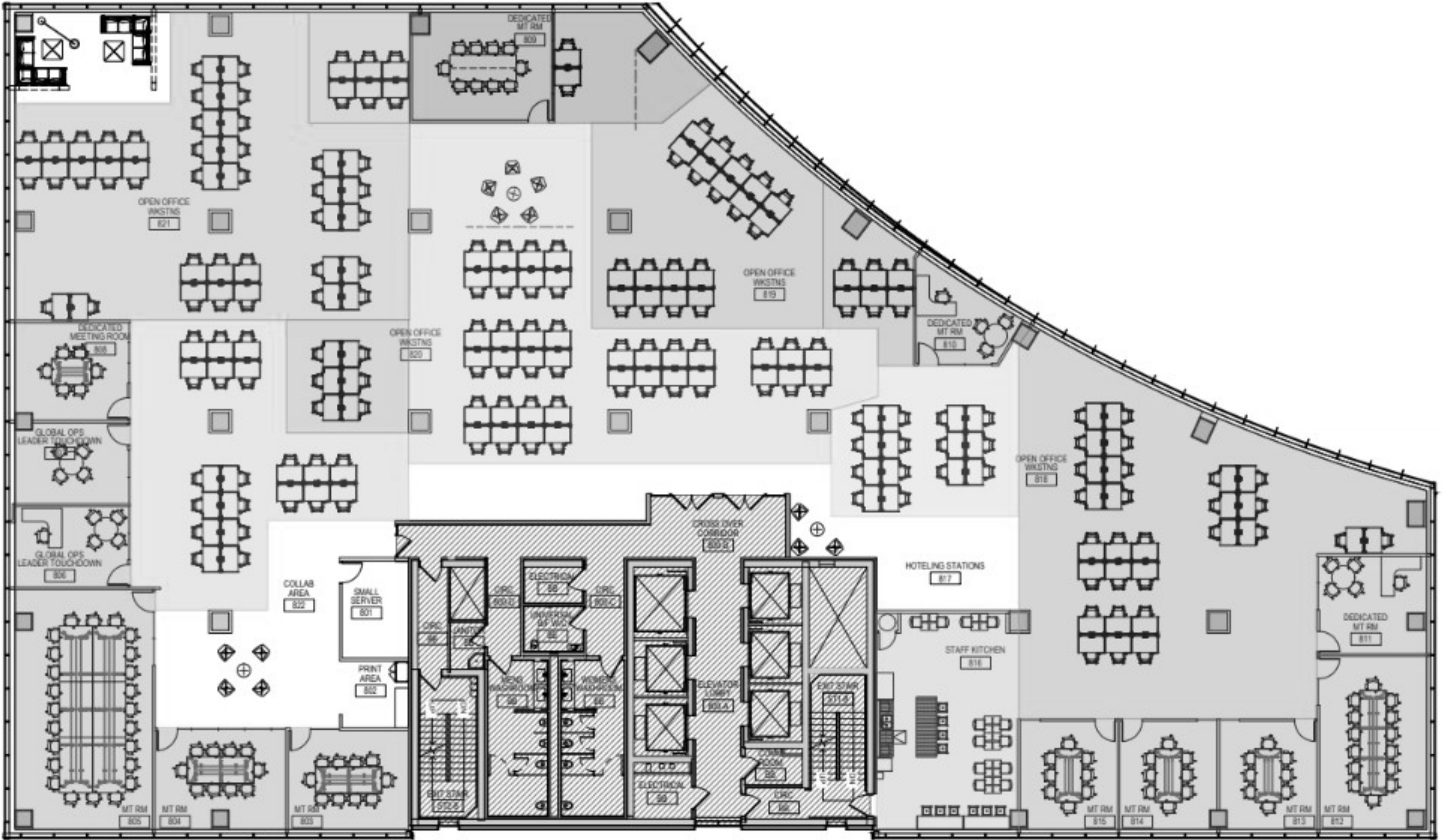
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7th Floor Plan



8th Floor Plan



Join True North Square



- Hargrave St. Market is the newest and most exciting addition to Winnipeg's food scene.
- Consisting of local restaurants including:
 - Gusto North
 - Mottola Grocery
 - Yard Burger
 - The Good Fight Taco
 - Saburo Kitchen
 - Lake of the Woods Brewing Company
 - Fools + Horses
 - Miss Browns
 - Rose Bar
- The first floor of Hargrave St. Market is home to Mottola Grocery offering pantry staples, quick and healthy lunch options & culinary delicacies.
- Lake of the Woods Brewing Company brews out of the second level of Hargrave St. Market. Enjoy a pint or take home products from their tasting room and retail store on the first floor.





LEGEND

- 1. Cityplace Shopping Centre
- 2. Canada Life Centre
- 3. Millennium Library
- 4. RBC Convention Centre
- 5. Portage Place Mall
- 6. Manitoba Legislative Building
- 7. Hudson Bay Building (Southern Chiefs Org)
- 8. Winnipeg Art Gallery
- 9. Law Courts | Court of King's Bench of MB
- 10. University of Winnipeg

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