



**EXPRESSION OF INTEREST
OFFICE ACCOMMODATIONS
FOR THE
CITY OF WINNIPEG
133-2004**



In support of Plan Winnipeg 2020 vision for downtown revitalization, the City of Winnipeg, Planning, Property and Development Department is inviting Expressions of Interest from landlords/owners interested in leasing or selling office accommodations to the City of Winnipeg in accordance with the following criteria:

- a) Preference will be given to buildings which closely match Plan Winnipeg's desire to promote the adaptive reuse of listed heritage buildings for civic use provided such buildings are suitably renovated to health, safety, and accessibility standards while remaining affordable. Consideration will be given to how proposed locations will support downtown revitalization (eg. assist in supporting retail, mixed use-residential and commercial development).
- b) The space must be located in the City of Winnipeg downtown area within the area bounded by the Red River on the East, Logan Ave. on the North, Osborne/Balmoral on the West, and the Assiniboine River on the South, and within 1 1/2 blocks of a major bus route. Preference will be given to those submissions that reflect the City Hall Campus Plan Strategy.
- c) Approximately 76,000 usable square feet of contiguous barrier free space incorporating if possible a minimum of 14,000 square feet on the main floor in order to facilitate convenient customer access. The City of Winnipeg's "Draft Standards for Leased Accommodations" may be picked up at the address below.
- d) Interested parties are asked to identify parking stalls and expected rate, preferably numbering in the range of 200 – 250 within 1000 feet of the building, which would be available for exclusive day time use of the occupants and/or their customers.
- e) Properties being offered for lease should include details of the lease term, rates, operating expenses to be borne by the Tenant and an estimate of tenant improvement costs and method for repayment of same should be submitted. Sketch plans showing floor plates with a functional office space design, site plan and parking in relation to the building should also be submitted.
- f) Properties being offered for sale should include terms of the sale, details of existing leases, operating expenses, building details including floor plate, site plan and parking in relation to the building.

The space occupancy would be required 18 months to 2 years following Council approval to proceed. As such landlords/owners would be required to provide details as to timing of space availability.

Interested parties should respond in writing to the address listed below by:

**2:00 P.M. (Winnipeg Time)
May 14, 2004**

For further information contact:

**THE CITY OF WINNIPEG, PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
CIVIC ACCOMMODATIONS DIVISION
3RD FLOOR 65 GARRY STREET, WINNIPEG, MB. R3C 1C4
DARRYL PRATT, LEASING OFFICER (204) 986-2318
Email; dpratt@winnipeg.ca**

This is only an inquiry as to the availability of the space for lease or sale. The City of Winnipeg will not necessarily invite offers or lease/purchase any of the said space. The City reserves the right to invite offers for this or similar projects, from any landlords/owners.

Winnipeg, Manitoba
(March 15, 2004)

City of Winnipeg
Planning, Property and Development Dept
Civic Accommodations Division