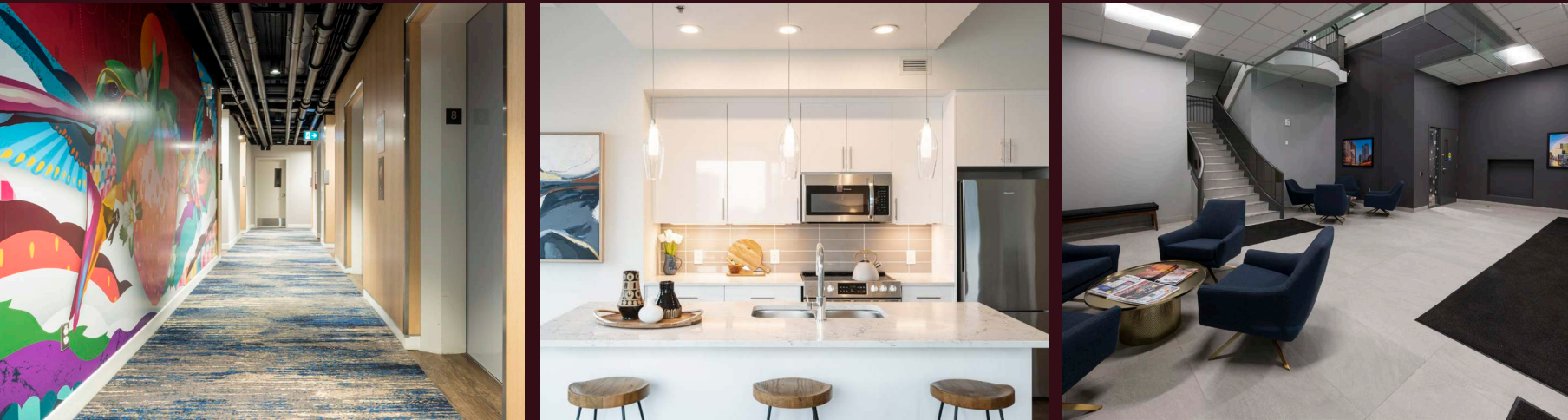




THE ARTS RESIDENCES

104 RESIDENTIAL SUITES
+ 14K SF COMMERCIAL





Situated on 1.38 acres in the heart of downtown Winnipeg, The Arts is a fully renovated mixed-use tower that blends local arts with contemporary rental living. In 2020 the tower at The Arts was converted from medical office space to an impeccably designed and fully modernized purpose built residential building. The Property is comprised of a 104-suite high-rise apartment building, 8 units of commercial space and a 380 stall parkade.



Vibrant City Living

Well located connecting tenant' to the arts, culture and cuisine of downtown Winnipeg. Services, major employers, amenities and transit is right at the doorstep



Amenity Spaces

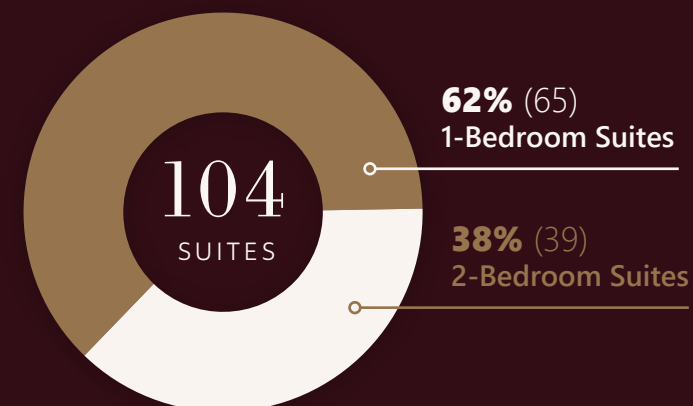
Fitness centre, yoga room, games room, party room



Highlights

Elevated rental living, The Arts features a collection of commissioned paintings and murals crafted by a team of local artists.

RESIDENTIAL SUITE MIX BREAKDOWN



The Arts Residences:

Located at 233 Kennedy Street & 218 Edmonton Street in Winnipeg, Manitoba



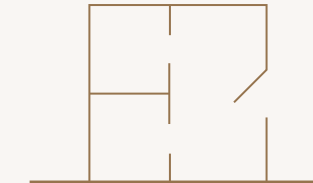
1979

Year originally built.
Converted in 2020



104

Number of
residential suites



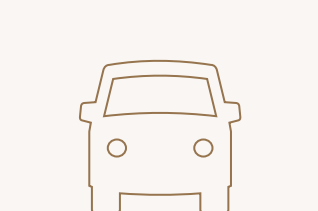
817sf

Average residential
suite size



14Ksf

Commercial space
across 8 units



434

54 surface parking stalls +
380 parkade parking stalls



1.38ac

Acres of land
+/-



LOCAL AMENITIES

- 1

The Forks
Unique restaurants, local shops & outdoor spaces
 - The Forks Market
 - Old Spaghetti Factory
 - Fergie's Fish & Chips
 - Simon's Steaks
 - Manitoba Theare for Young People
 - CN Stage & Field
 - Pulse Gallery
 - The Pancake House
 - Riverstone Spa
 - Bistro Boreal
 - The Common
- 2

Downtown Winnipeg
The City's lively urban core, home to major attractions, the commercial core, lively residential neighbourhoods, shops, restaurants and entertainment
- 3

SHED District
Downtown's Sports, Hospitality and Entertainment District comprised of True North Square, an iconic mixed-use development in the heart of Winnipeg's burgeoning downtown and Canada Life Centre, which is the home of the Winnipeg Jets and go-to venue for big music acts
 - Burton Cummings Theatre
 - Royal Winnipeg Ballet
 - Dalnavert Museum
 - Red Swan Pizza
 - Metroplitan Theatre
- 4

Theatre District
 - Centennial Concert Hall
 - Royal Manitoba Theatre
 - Manitoba Museum
 - Pantages Theatre
 - Rubia Darya Gallery
 - Tom Hendry Theatre

DOWNTOWN WINNIPEG

The Arts Residence and Parkade is well situated in walking distance from major employers in downtown Winnipeg and surrounded by major downtown attractions, educational institutions, shopping and entertainment attractions and exciting new developments.

The Property is strategically located beside the Sports, Hospitality and Entertainment District (SHED) and near most of the recent Winnipeg downtown development activity including True North Square, RBC Convention Centre, Manitoba Hydro and the Canada Life Centre.

The Property offers great exposure along major Downtown arterial routes, Graham Avenue Transit Mall and are adjacent to The Winnipeg Skywalk System, which provides a 2 kilometer year-round climate-controlled pathway to downtown buildings, office towers, shops, and amenities. It is well situated in walking distance from most major downtown attractions and major employers in downtown Winnipeg including the headquarters of Canada Life, Wawanesa, and Investors Group and post-secondary institutions Red River College Polytechnic Exchange District Campus and the University of Winnipeg.

The location offers excellent connectivity to all areas of the City via public transit providing access to downtown Winnipeg and surrounding suburb communities. The Property is serviced by 18 transit routes along Graham Avenue Transit Mall and 20 additional routes along Portage Avenue. Graham Avenue Transit Mall is a 9-block transit route reserved for Winnipeg Transit buses, cyclists, and pedestrians. On average, 1,700 buses operate on the Graham mall each weekday.



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OFFERING PROCESS

SITE VISITS

Prospective purchasers will have the opportunity to visit The Arts via prescheduled property tours. These tours will include access to a sampling of available suites and limited access to property personnel. In order to accommodate the ongoing operations of the Property(s), visitation will require at least 48 hours’ notice. No property tours will be allowed without a scheduled appointment and prospective purchasers may not contact the Property(s) or visit the Property(s) without being accompanied by a representative from JLL or Capital Commercial.

AGENCY DISCLOSURE

It is understood that Jones Lang LaSalle Real Estate Services, Inc., Brokerage and Capital Commercial Real Estate Services Inc. in its capacity of conducting the real estate brokerage activities of JLL/Capital Commercial, has entered into a client relationship.

GENERAL PROVISIONS

The Confidential Investment Memorandum (the “CIM”) is only provided to qualified parties with an expressed interest in acquiring the Property(s). The recipient agrees not to reproduce this document, in whole or in part, to use the information contained herein for any purpose other than the evaluation of the investment opportunity, and to keep permanently confidential all such information that is not in the public domain.

The CIM provides detailed information relating to certain physical, financial and location characteristics of the Property(s). The prospective purchaser acknowledges that neither JLL, Capital Commercial nor the Vendor makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained within any Marketing Materials relating to the Property(s) (including the CIM) or otherwise and such information, whether conveyed orally or in writing, has not and will not be relied upon by the prospective purchaser who acknowledges that by accepting the information it is relying solely upon its own independent investigation and verification. The prospective purchaser acknowledges that JLL, Capital Commercial and the Vendor expressly disclaim any and all liability for any errors and omissions in any written or oral communication transmitted or made available to the prospective purchaser.

The terms and conditions in this section will relate to all of the sections in this CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies.

SUBMISSION GUIDELINES

Parties are invited to submit an Offer to Purchase through JLL and/or Capital Commercial.

For More Information, Please Contact a Member of the Listing Team

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*Sales Representative / **Broker