

SKY CITY

WINNIPEG



THE ECONOMY



"We don't boom and we don't bust," Manitobans will say, pointing to a range of solid economic sectors: agriculture, health sciences, hydro-electric power, manufacturing, transportation, aerospace and financial services."

"The province is projected to have the third-highest rate of economic growth this year – 2.2 per cent according to RBC Economics Research, outpacing the national average of 1.7 per cent – and to enjoy the lowest unemployment rate in the country, 5.4 per cent, well below the Canadian norm of 7 per cent."

GLOBE & MAIL

"Canada's Unlikely Economic Sweet Spot," April 30, 2016.

THE RESURGENCE OF DOWNTOWN



"We see a major return to downtowns...Winnipeg is in the second inning of revitalization."

- Ben Myers,
SVP Market Research & Analytics,
Fortress Real Developments

"I can't wait. Five years from now, this place is going to be unbelievable!"

- Doug McKay,
Director of Commercial Development,
Longboat Development Corp

WINNIPEG SUN

"SkyCity Targets 2017 Construction Date," April 7, 2016

SKYCITY CENTRE WINNIPEG

WILL BE **THE TALLEST TOWER**
BETWEEN CALGARY AND
TORONTO WHEN COMPLETE

35,000^{SF}

INDOOR & OUTDOOR AMENITY SPACE

60,000^{SF}

OFFICE SPACE

20,000^{SF}

RETAIL SPACE W/ GROCER

45

STOREY TOWER
PLUS A 6-STOREY PENTICE

388

RESIDENTIAL
CONDOMINIUM UNITS

2KM

SKYWALK WITH
AN ABOVE-GROUND,
CLIMATE-CONTROLLED
PATH SYSTEM, WHICH
CONNECTS TO THE
MAIN UNDERGROUND
PEDESTRIAN WALKWAY.

5

LEVELS OF
CLIMATE-CONTROLLED
PARKING



GREAT LOCATION

SkyCity Centre Winnipeg is in the heart of the downtown SHED district at 245 Graham Avenue, on the southeast corner of Graham and Garry Streets. The average size of these condominium apartments will be about 700 sf, at a targeted average price of around \$290,000 or approximately \$410 psf. The 8-storey podium will include 20,000 sf of ground-floor retail space, 60,000 sf of office space and covered parking for residential and commercial tenants.

IMPECCABLE DESIGN

Developed by Fortress, SkyCity Centre Winnipeg is designed by award-winning firm Kirkor Architects, with interiors by Union 31, and landscaping by local firm Scatliff + Miller + Murray. Amenity space includes a 46th-floor 'Sky Lounge,' a huge Movement Haus gym designed by fitness gurus The Benchmark Group, a movie theatre, a games room, and extensive outdoor landscaped terrace.

SALES SUCCESS

60
UNITS
SOLD

OPENING
WEEKEND

100
UNITS
SOLD

OPENING
WEEK

150 FIRM SALES
AS OF MAY 2016

SkyCity experienced the biggest pre-construction condo sales launch of any project in Winnipeg's history, with extensive investor interest. The \$900,000 sales centre was built by EllisDon and features an 8' scale model and fully furnished model suites. The top pre-construction sales brokerage in Winnipeg, Royal LePage Dynamic Real Estate, is handling the residential transactions.



PROJECT TIMELINE:

**JANUARY
2016**

OBTAINED
EXCAVATION AND
SHORING PERMITS

**MARCH
2016**

STARTED
CONSTRUCTION
DRAWINGS

Q1 2017

GROUND
BREAKING

2018

CONSTRUCTION
CONTINUES

Q4 2019

FIRST
OCCUPANCIES

DOWNTOWN WINNIPEG

Like many of the major metro areas of Canada, Winnipeg is witnessing a 'return to downtown.' According to the City of Winnipeg's "Downtown Trends" publication, 72,000 people go downtown to work each weekday. In addition, some 40,000 students go to school downtown on a typical day.

There are approximately 16,000 people living in downtown Winnipeg, an increase of about 25% over the past six years. With this gentrification it is expected that the downtown population will grow by 5,000 to 6,000 residents per year to 2021.

THE RETURN TO DOWNTOWN WINNIPEG



40-storey rental
apartment tower by Artis
REIT at 300 Main Street.

\$400M True North Square,
which has plans for another
275 residential units
between two of its four
towers with occupancy in
2019-20, along with office,
hotel and commercial
occupants.



180M+ expansion of the RBC Winnipeg
Convention Centre.

Centrepoint, the
\$130M mix-used
development across
from the MTS Centre,
includes the completed
Glasshouse Skylofts.



MBLL (Manitoba Liquor and
Lotteries) headquarters, in a
renovated Medical Arts Building
on Kennedy Street, with a \$66M,
75,000 sf. expansion to the
existing 15-storey building.





FORTRESS
REAL DEVELOPMENTS

 @FortressRDI |  FortressRealDevelopments.com |  [FortressRDI](https://www.facebook.com/FortressRDI)

Issued: July 4, 2016