

RICHARDSON CENTRE AMENITIES

1 Lombard Place | Winnipeg, Manitoba



RICHARDSON CENTRE LIMITED



BGO
Properties



HIGHLIGHTS



- Located at historic Portage & Main
- Connected to the Fairmont Hotel and renovated Concourse, with Hy's Steakhouse on the main floor
- Climate controlled access to downtown pedestrian underground and skywalk system
- 24 hour, 7 days a week on-site security with CCTV surveillance in public areas
- State of the art conference centre that can accommodate up to 170 guests for meetings and business functions
- Achieved BOMA BEST Gold certification for demonstrating best practices in utilities management, waste reduction, building environment, indoor air quality and tenant awareness
- Fitwell Certified - Richardson Building
- LEED EB-O&M Certified - 161 Portage Avenue East

FIND IT HERE



Pedal in the Peg
Bike rentals downtown



Access to the Downtown Skywalk
Reach the Canada Life Centre, Millenium Library and more, all indoor through the Downtown Skywalk



Hundreds of Events Downtown, yearly!
Theatre, Festivals, Shows, Sports and more!

30+

Artist galleries and studios in the area

100+

Restaurants & Bars Nearby



Winnipeg Transit
Access to 60+ routes, and 3 free routes to get you around downtown and The Forks!



Outdoor Markets
Alleyway and Farmer's



Tours
Food Tours & Historic Tours



First Fridays
The First Friday of every month galleries and restaurants are open late in the Exchange District



Direct access to the underground
Multiple food courts, convenience stores, gyms, major banks and more!



Short walk to Blue Cross Park
Baseball park



Short walk to Canadian Museum for Human Rights and The Forks



AMENITIES

CONCIERGE

Located in the Richardson Centre Concourse, our Concierge office is available during business hours to support all of your Richardson Centre Amenity needs. From arranging parking, to coordinating a special event in one of our spaces, we're here to ensure a successful experience.

PARKING

Richardson Centre Parkade is connected to the Richardson Concourse and the downtown climate-controlled pedestrian and skywalk system and is comprised of a 541 car enclosed parking garage together with two surface parking lots, providing an additional 136 stalls. The four underground levels of parking accommodate approximately 218 vehicles: the remaining levels are open air. All levels of the Parkade are connected to the concourse and surface level by stair and elevator. There are four EV (Electric Vehicle) charging stations in the surface parking lot.

The parking ratio is 1 parking stall for every 1,000 square feet of Rentable Area leased with the facility providing both monthly and casual use to tenants and public.

Current Parking Rates:

- Unreserved aboveground \$225 + GST
- Unreserved surface lot \$195 + GST
- Reserved underground \$325 + GST

ACCESS TO PUBLIC TRANSIT

Winnipeg Transit runs east and west on Portage Avenue East with a stop directly out front of the Fairmont Winnipeg hotel. Winnipeg Transit also runs north and south on Main Street, just steps outside the Richardson Building.



RETAIL SERVICES

Hy's Steakhouse and Cocktail Bar is conveniently located in the building on the ground floor with direct access from the lobby and off of Lombard Avenue.

On the concourse level are Tim Hortons, Marcello's, Corner Store, CIBC Banking Services, Pop Colab, Kurt Lincoln, MadeHere, The Printshop, Dental Designs, Align Chiropractic, and CJNU Radio.

The building is located at the historic Portage and Main intersection in downtown Winnipeg. Steps from the Exchange District filled with shops, theatres, restaurants and immediately adjacent to Manitoba's premier hotel, Fairmont Winnipeg, and the downtown indoor walkway systems.

SECURITY

The main security control desk in the Richardson Building concourse CCTV room is operated 24 hours per day, seven days per week, with security officers patrolling all Richardson Centre buildings, parkade and surface lots continuously. A secondary security desk is located on the main floor lobby of the Richardson Building.

Richardson Building and 161 Portage Avenue access doors and elevators are open to the public 6:00 am to 6:00 pm, and secured evenings, weekends, and general holidays. Elevators to certain floors are secured 24/7 requiring an access card for entry. During non-business hours, and provided they have been granted access by their employer, access pass holders may enter their building and floor via the access panels on the exterior of the respective doors and in the elevators.

Richardson Centre security also provides a "Safe Walk" service on the property to accompany any tenants to/from their vehicles parked in the Richardson parking areas.



CLIKFIX TENANT SERVICES

ClikFIX is BGO's exclusive tenant service contact centre providing 24/7 service for our tenants. Designed to make it easy for the Tenant, ClikFIX provides a central resource for service needs. ClikFIX personnel are available 24 hours per day, seven days a week to receive requests via phone, email, or online.



CAR WASH

Experience the convenience and quality of Winnipeg Auto Care located in the Richardson Centre Parkade. With just a few clicks, effortlessly purchase and schedule your vehicle detailing service appointment online.

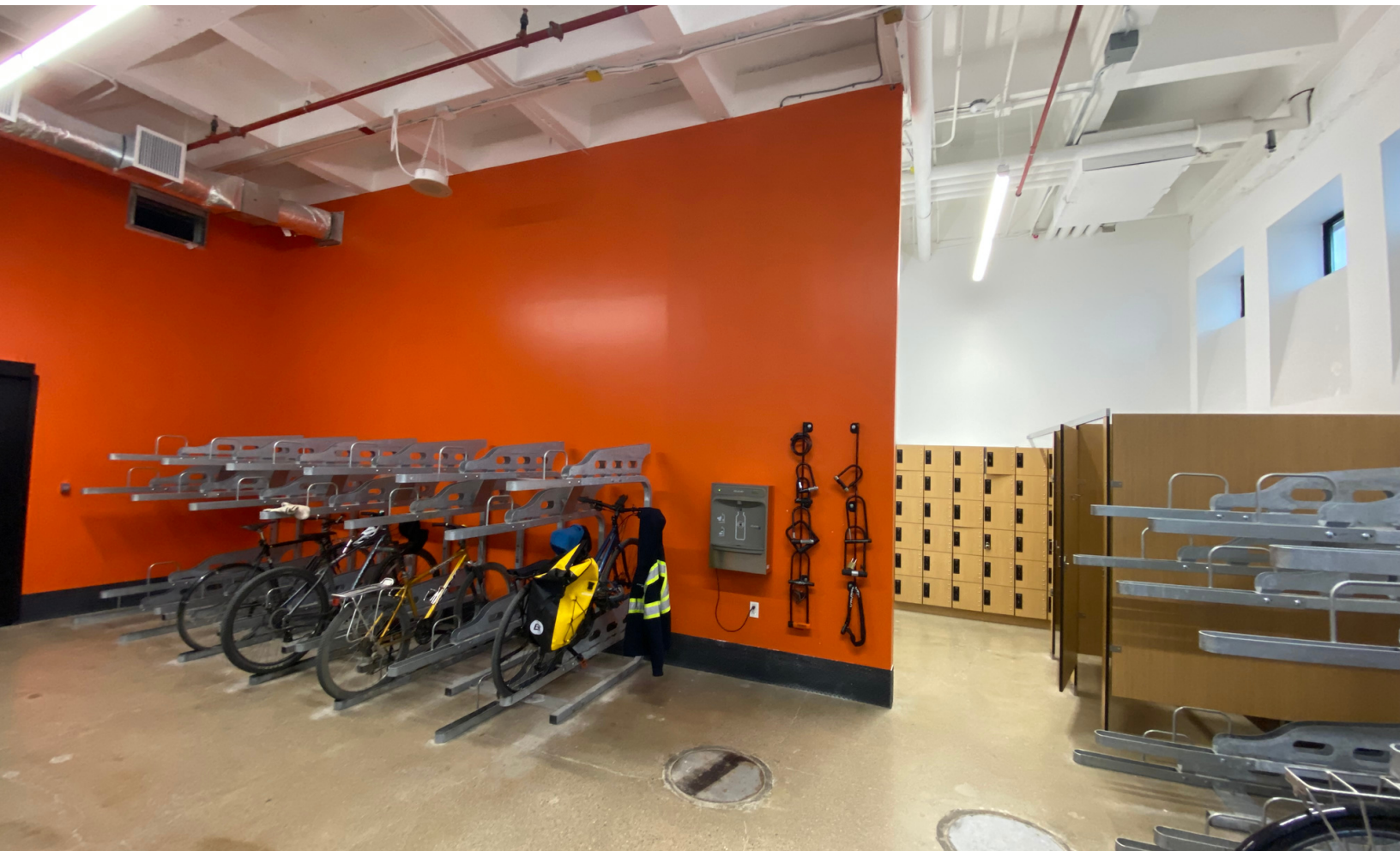
Simply entrust your keys to our dedicated security team and a Winnipeg Auto Care wash attendant will meticulously detail your vehicle to perfection. Your car will be prepared and waiting for you at your designated time, ensuring a seamless and satisfying experience.



BIKE STORAGE FACILITY

Discover the Richardson Centre bike storage facility: meticulously designed with our valued tenants in mind. Experience peace of mind with our secure storage, accommodating both large-tire and standard bicycles. Equipped with convenient tool kits and lockers, our facility ensures your biking needs are met with ease.

As part of our ongoing commitment to tenant satisfaction and experience, the Landlord is actively exploring the addition of shower and wellness facilities.



CONFERENCE FACILITY

The Richardson Centre Conference Centre includes two spacious rooms that can be combined into one large meeting room, seating up to 170 people. Additionally, one boardroom is available for smaller engagements of up to ten people.

All rooms have audio visual equipment, access to the internet and teleconferencing capabilities, both wired and wireless.

Catering partners include the following:

- The Fairmont Hotel
- Marcello's
- Tim Hortons
- Hy's Steakhouse



TENANT LOUNGE

The Richardson Centre Tenant Lounge is a multipurpose, tenant exclusive, gathering and recreational space that includes flexible meeting and event areas, arcade and board games, a refreshment station, four televisions, and a Golf Lounge consisting of a Foresight Sports GCHawk Golf Simulator and a Multi-Sport Simulator.

The Lounge is a complementary amenity available for tenants throughout the day, while also functioning as private event space by appointment.

Catering partners include the following:

- The Fairmont Hotel
- Marcello's



TENANT LOUNGE - GOLF SIMULATOR

Unique to the Richardson Centre, The Golf Lounge is equipped with a state-of-the-art golf simulation system. With over 70 courses available, including Pebble Beach, St. Andrews and La Jolla Pines, the GCHawk offers something for every golf enthusiast. Bring your own clubs or reserve a set upon booking the space, we offer Men's Right, Men's Left, Women's Right, and Women's Left.

MULTI Games Hub: Compete for high scores in soccer, hockey, dodgeball, football, or any of the numerous options available via the multi-sport simulator.

