



433 | **MAIN STREET**
@ *BANNATYNE AVENUE*
WINNIPEG, MB

Partnership. Performance.

OFFICE SPACE FOR LEASE

Various units available in a premier downtown location.

433 Main Street

Details

WHY PEOPLE LOVE WORKING DOWNTOWN

- A strong sense of community amongst local businesses
- Central location makes downtown a transit hub
- More than 72,000 office workers create density during business hours
- A bustling entertainment crowd keeps the population thriving in the evening
- Downtown projects a strong worldwide brand and socio-economic image
- Positive momentum keeps flowing with both public and private investments



Area Highlights

- Just two blocks away from Portage and Main / Winnipeg Square
- One block to concourse connection
- Serviced by over 25 transit routes
- 24/7 building operation
- Many parking options available in surrounding area
- On-site security and Building Engineer
- Efficient floor plate for open concept



Building Highlights

- Constructed in 1976
- Upgraded HVAC in 2010
- Upgraded elevators (2015)
- New lobby and upgraded common areas
- Contractual parking available
- Units available:

Unit	Size	Net rental rates
1210	5,685	\$10.00 psf
1000	9,633	\$10.00 psf
920	2,192	\$10.00 psf
310	5,762	\$10.00 psf
100 (End Cap)	2,534	\$12.00 psf

- **CAM/Tax: \$16.48 psf/annum (2016 Est. budget)**
Includes Property Management fees

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Please contact the agent below for more information

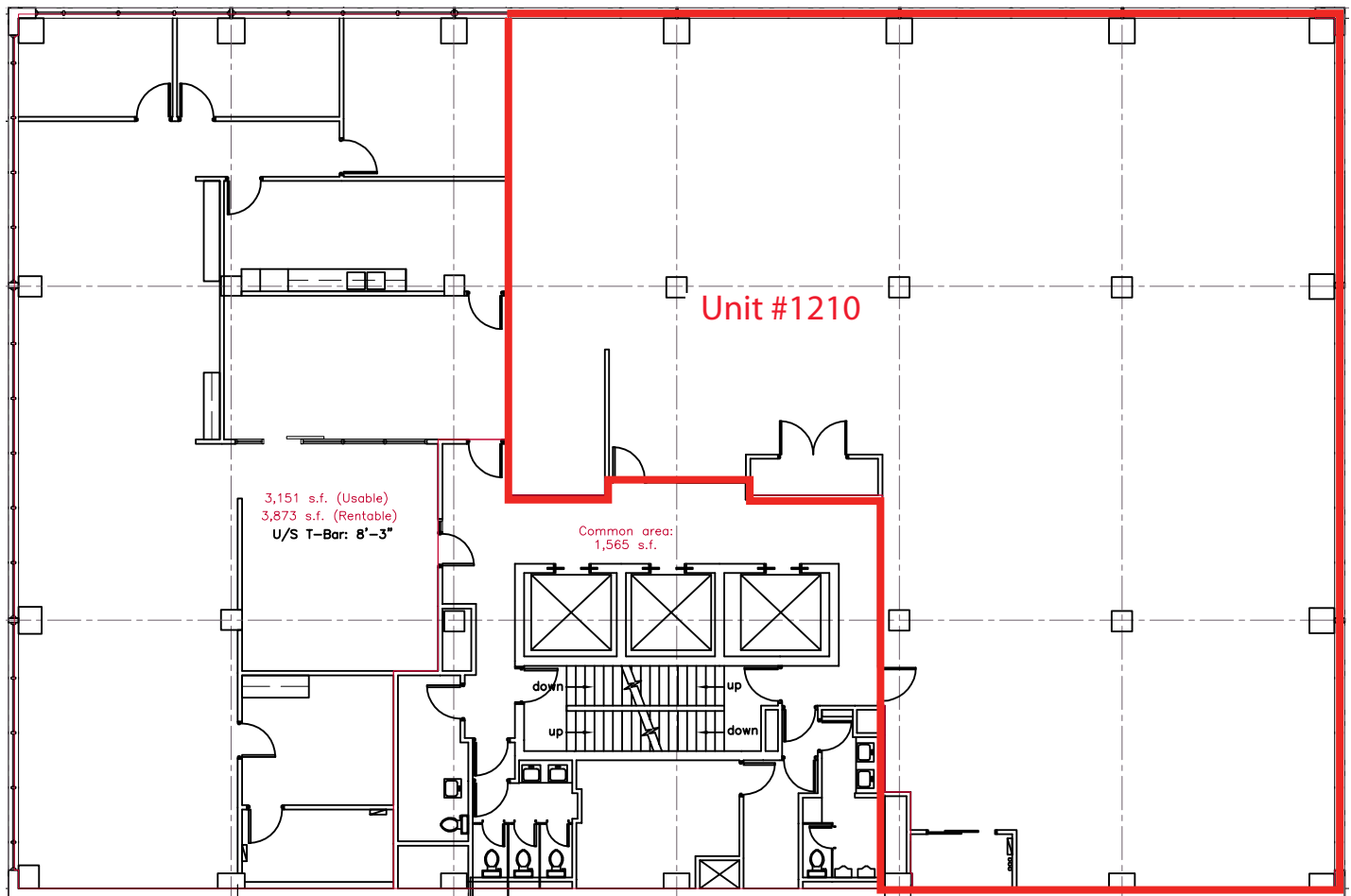
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Avison Young Commercial Real Estate (Manitoba) Inc.
330 Portage Avenue, Suite 1000, Winnipeg, Manitoba R3C 0C4

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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12th Floor – Unit 1210: 5,685 sf



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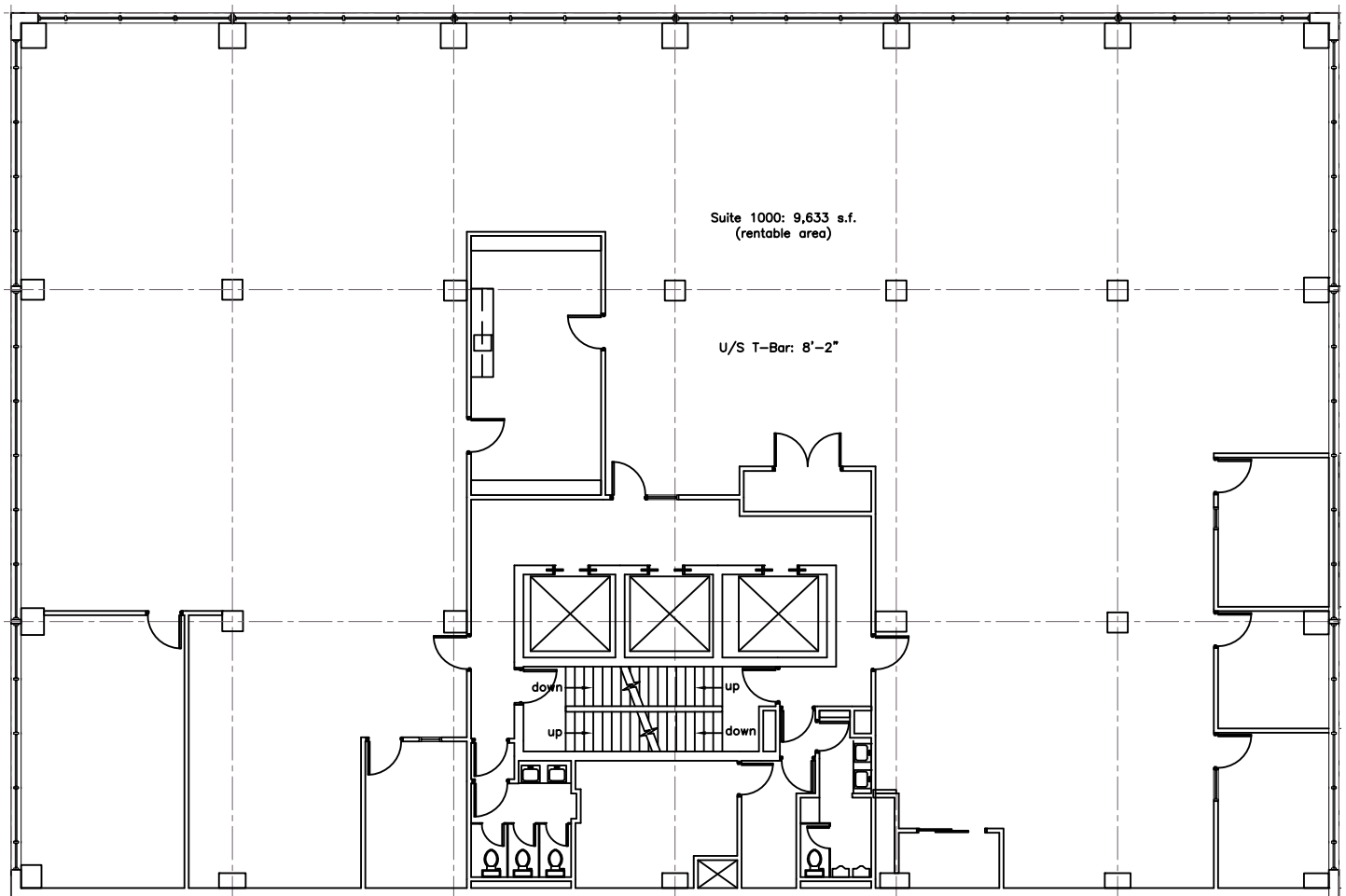
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10th Floor – 9,633 sf



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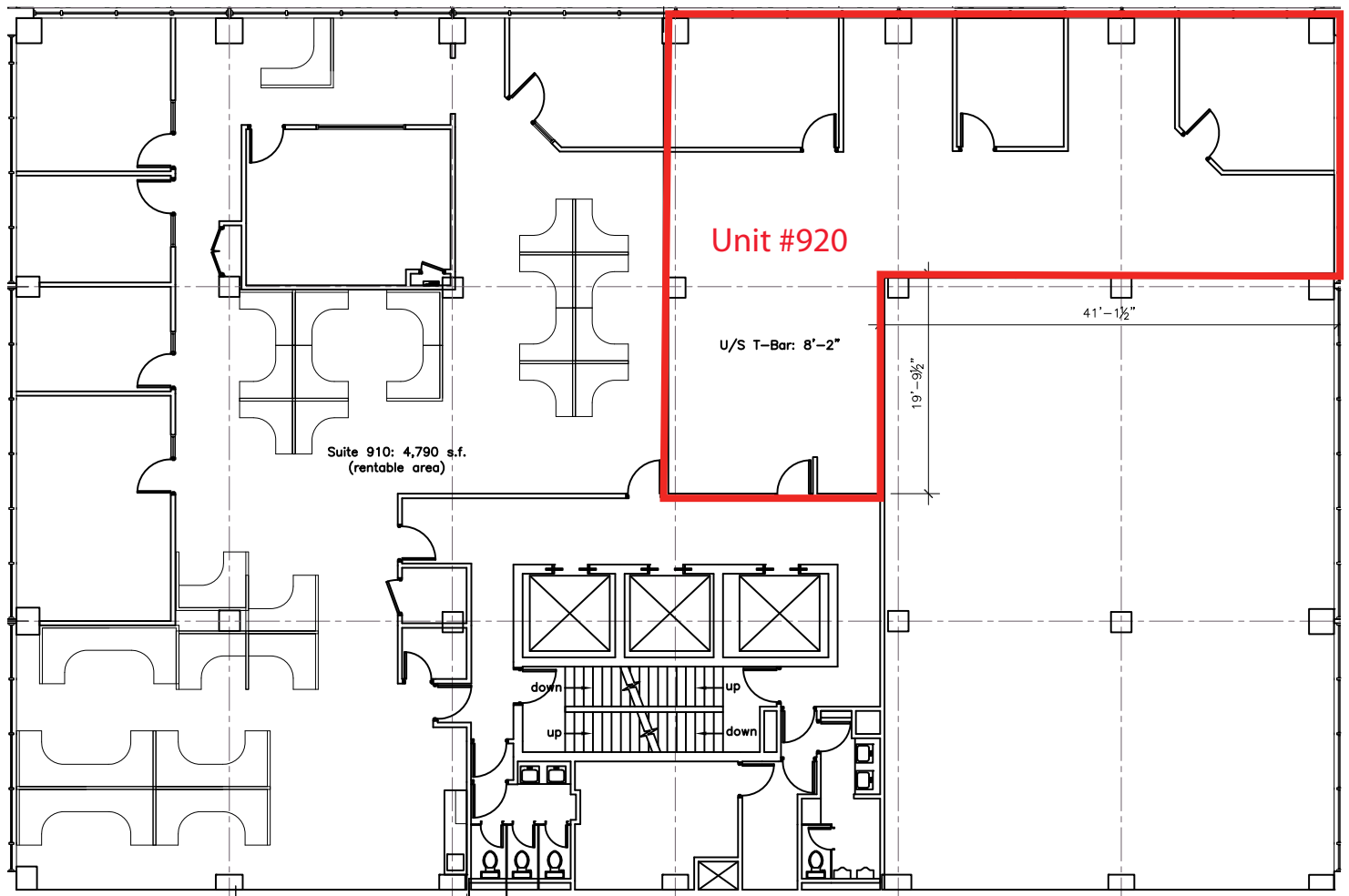
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9th Floor – Unit 920: 2,192 sf



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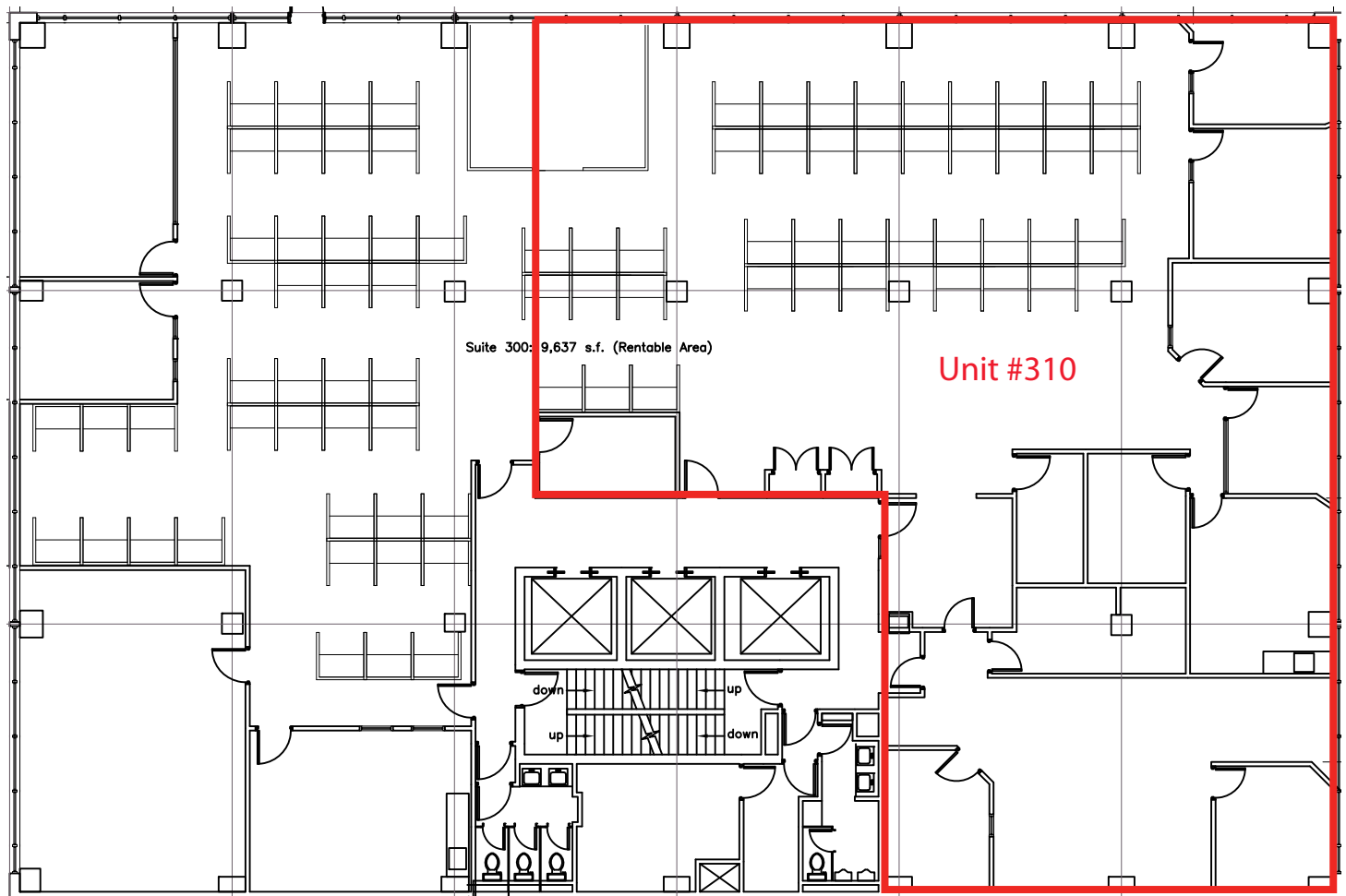
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3rd Floor – Unit 310: 5,762 sf



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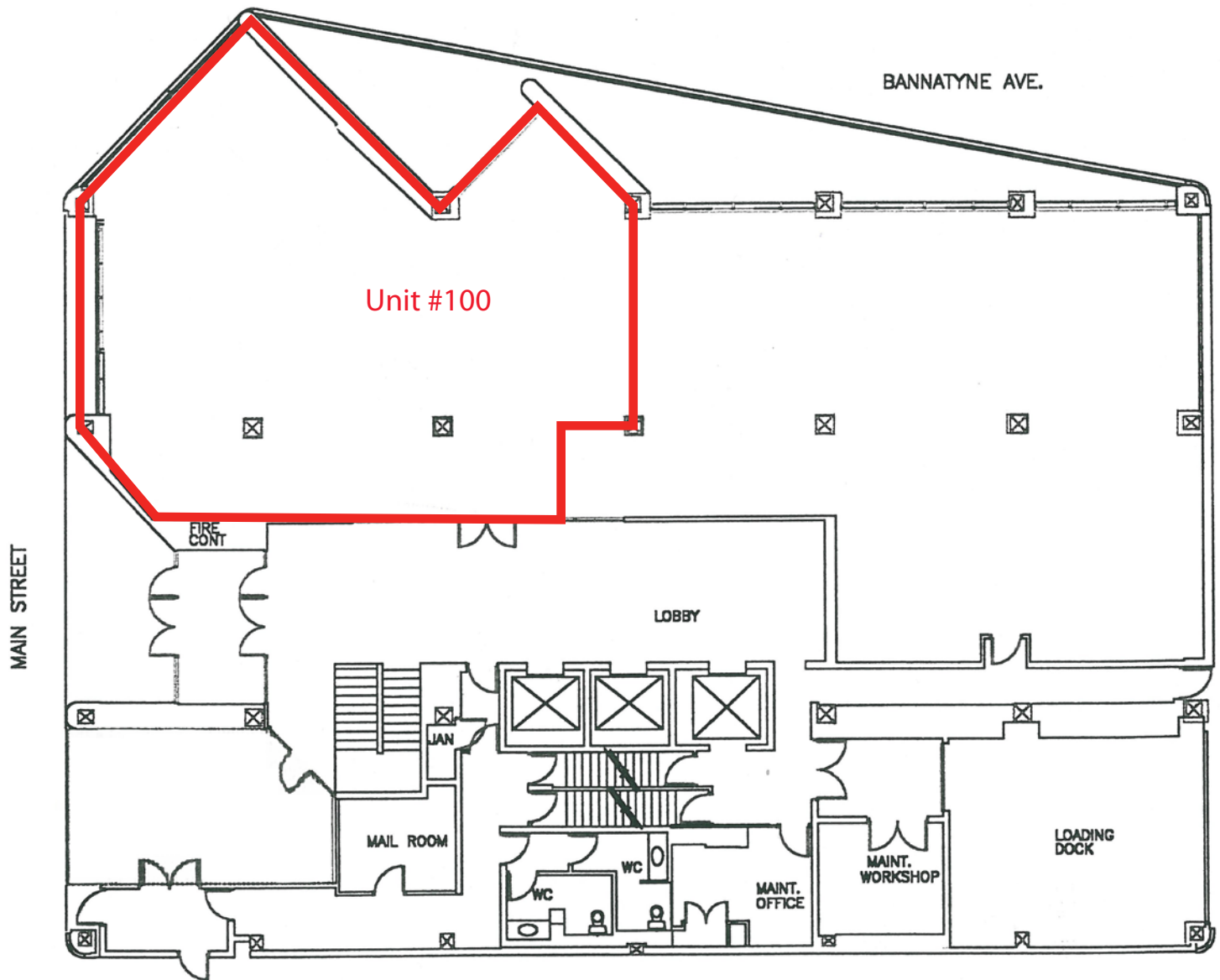
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Main Floor – 2,534 sf



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