

287 BROADWAY AVENUE



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FOR LEASE

exciting downtown redevelopment

net rent

Main Floor

\$18.00/ SF NET (main floor retail food court)

Office

\$16.50/ SF NET

additional rent

\$11.53/ SF + management. (5%) (2019)

available space

retail

- main floor: +/- 1104 rentable SF / 950 SF useable

office

- 2nd floor: 8,702 SF usable / 9,268 SF rentable

- 3rd floor: 2,045 SF usable / 2,470 SF rentable

available parking

\$245/ month (underground), \$175/ month (surface)



Joe Banfield | jbanfield@joebanfield.com | office 204.831.3927 | cell 204.955.6831 | toll free 1.800.361.0500
www.joebanfield.com | 1601 Buffalo Pl Winnipeg, MB R3T 3K7



for lease

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total building redevelopment top of B class market

building currently features

- Abundance of natural light on each floor
- Restaurant court on main floor
- Generous improvement allowances on undeveloped vacancies
- Corner building signage opportunity on major North & East bound arteries
- On-site surface & underground parking
- On 9 major bus routes, 3 blocks from the Graham Avenue transit corridor
- Great downtown location close to all amenities such as restaurants, The Forks, The Squash Club, The Winter Club, The Manitoba Club, The Legislature, upscale downtown residential accommodations & hotels
- Building naming privileges available
- Brand new building lobby & common areas (2013/2014)
- Brand new elevators (2014)
- Brand **new windows that open** & new building envelope (2012)
- Brand new VRF HVAC, electrical & plumbing throughout (2012)
- Brand new roof (2014)
- LEED silver certification equivalent redevelopment



RE/MAX
COMMERCIAL

RE/MAX
PROFESSIONALS
Each office independently owned & operated

for lease

287 BROADWAY AVENUE



green building highlights

Based on nationally recognized green building practices & standards

Note that the following measures were to be incorporated in the construction on 287 Broadway Avenue. These measures would result in a LEED Silver designation if LEED certification procedure were pursued.

Transportation

- The site has an excellent connection to 6 bus routes from the building's front door, and easy access to the rest of Winnipeg's public transportation network
- Secure bicycle storage & changing facilities will be provided for building occupants
- Dedicated charging stations & priority parking for Electric/Hybrid vehicles will be provided

Reduce environmental impact

- The parking garage reduces the need for exterior paved surfaces for parking
- The high efficiency washroom fixtures reduce load on water & waste infrastructure
- Extensive building renovations retain the original core and structural elements, while re-fitting the building with more efficient building technologies- This has significantly reduced construction waste
- A waste management program during construction increased re-use & recycling
- All heating and cooling equipment is free of CFC & HCFC refrigerants

Energy efficient building design

- The building energy consumption will exceed Model National Energy Code for Buildings targets by 40% lowering building operating costs. To help increase efficiency, the building includes:
 - High efficiency heating & cooling equipment
 - High quality glass and a thermally efficient wall assembly
- All of the building's operation systems are fully commissioned to ensure proper installation, operation and maintenance

Increased occupant comfort & hygiene

- 100% fresh air ventilation and an intelligent heat pump climate control system provides consistent temperatures, and a pleasant working environment in all areas of the building
- Increased ventilation rates & high quality air filters reduces airborne particles
- Localized climate control zones decreases cold & hot spots within the building and increase comfort
- Large areas of glazing provides excellent day-lighting
- Operable windows give occupants personal control of their environment
- Tenant improvement guidelines provide standards to maintain occupant comfort and energy efficiency throughout the building's life



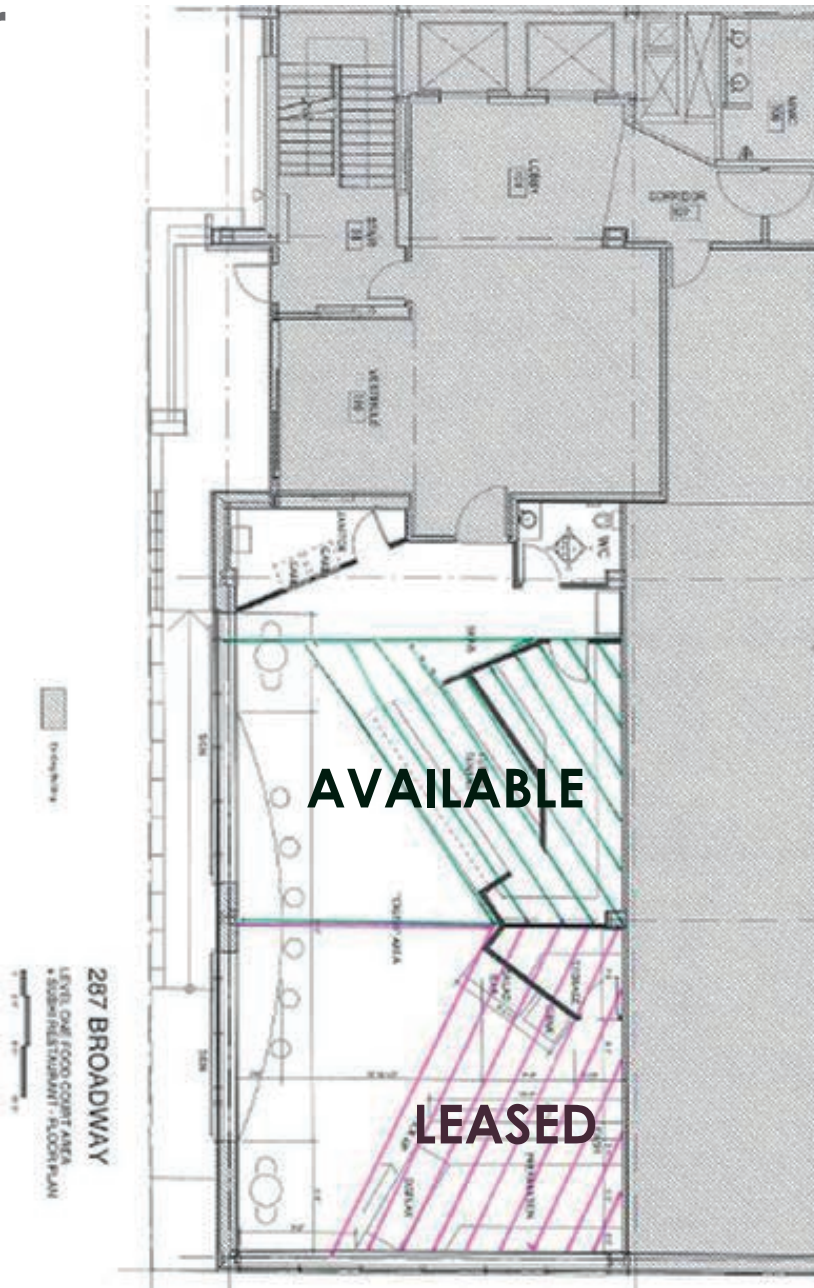
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main floor

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- 1st floor-
950 SF usable
1,137 SF rentable
- leased



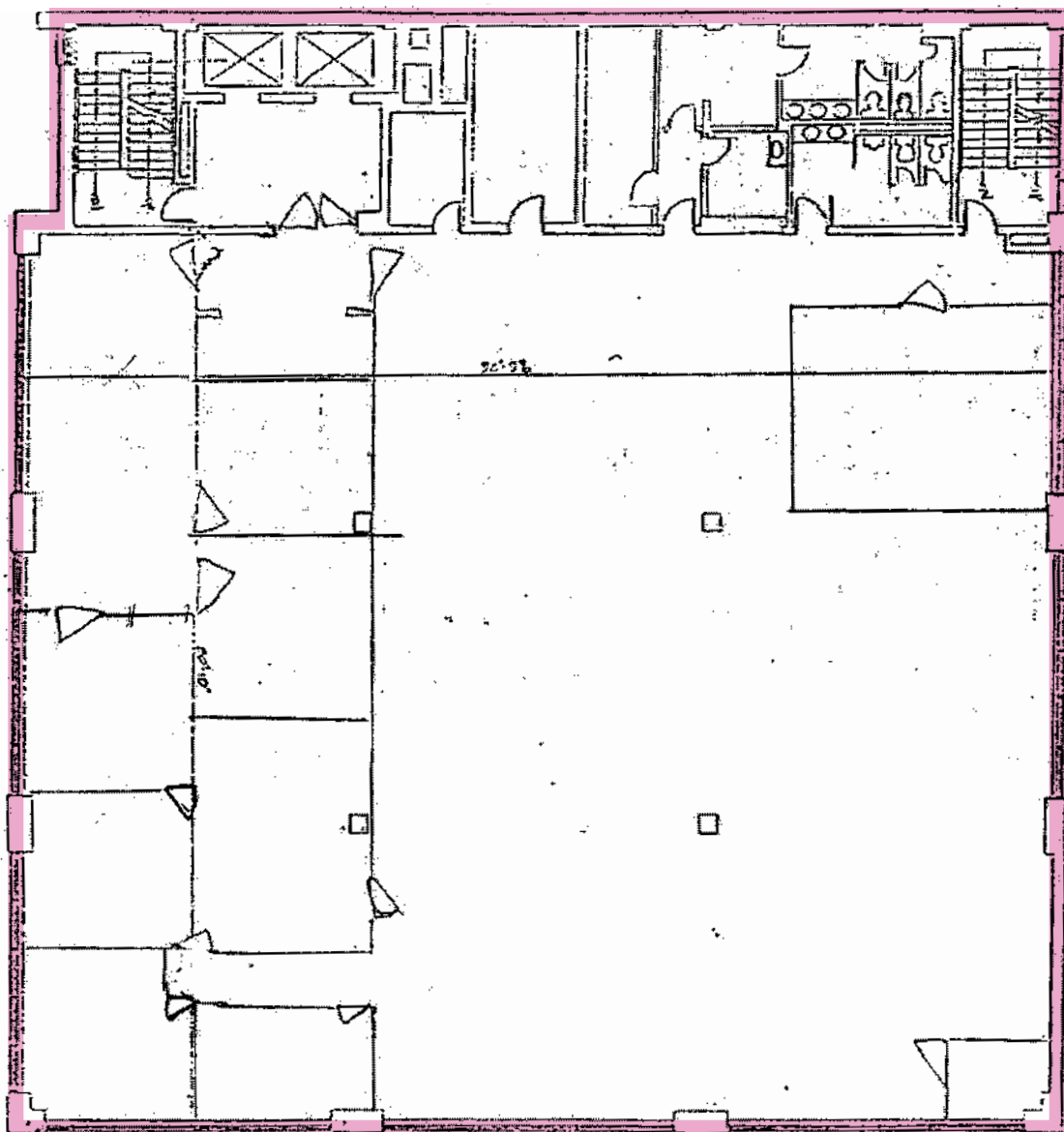
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2nd floor

8,702 SF usable / 9,268 SF rentable



BROADWAY AVENUE

The descriptions & details contained herein of the Landlord's renovation & upgrade plan are included & intended for informational use only & are subject to change.



Joe Banfield cell 204.955.6831 | jbanfield@joebanfield.com

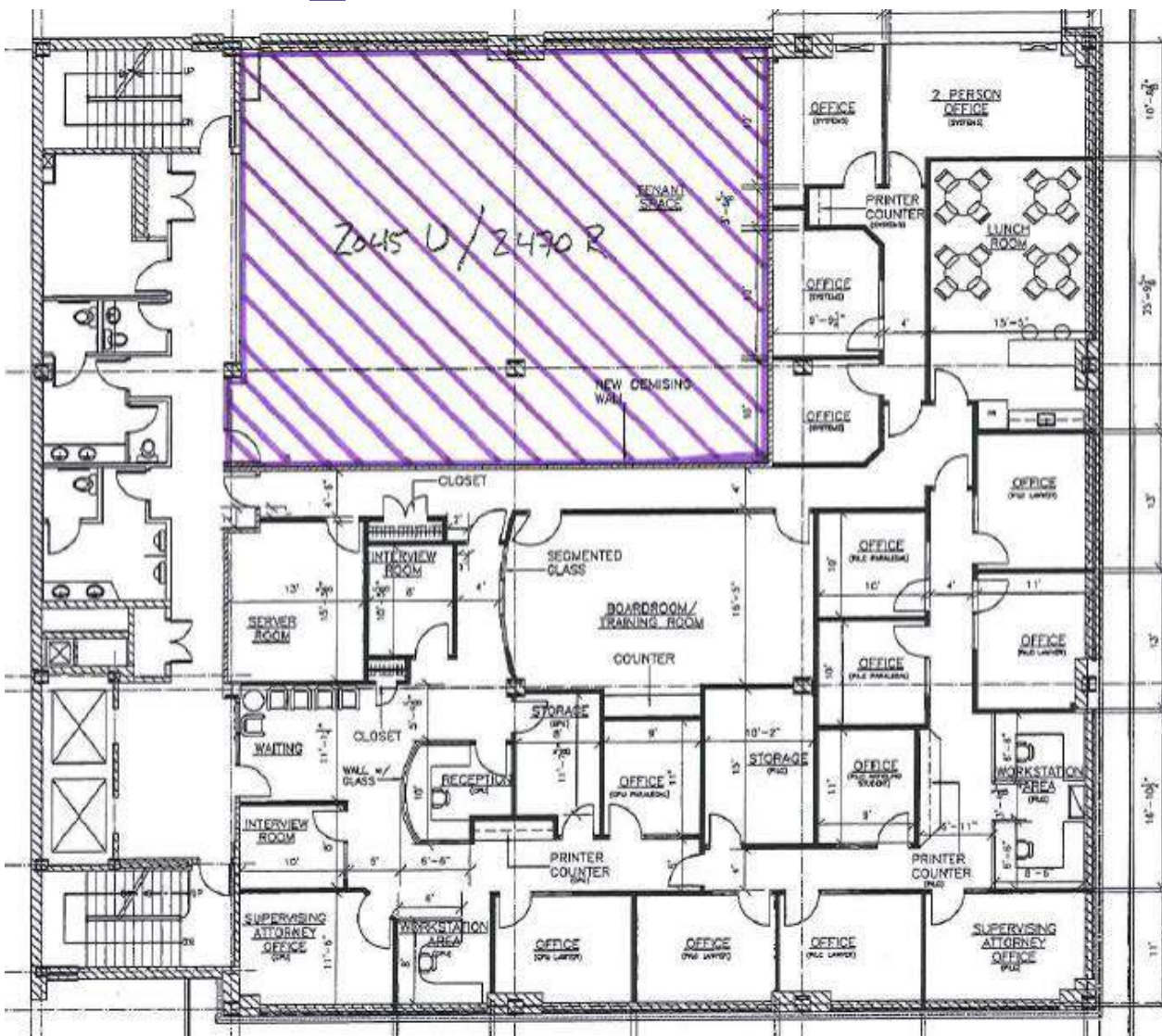
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3rd floor

2,045 SF usable / 2,470 SF rentable



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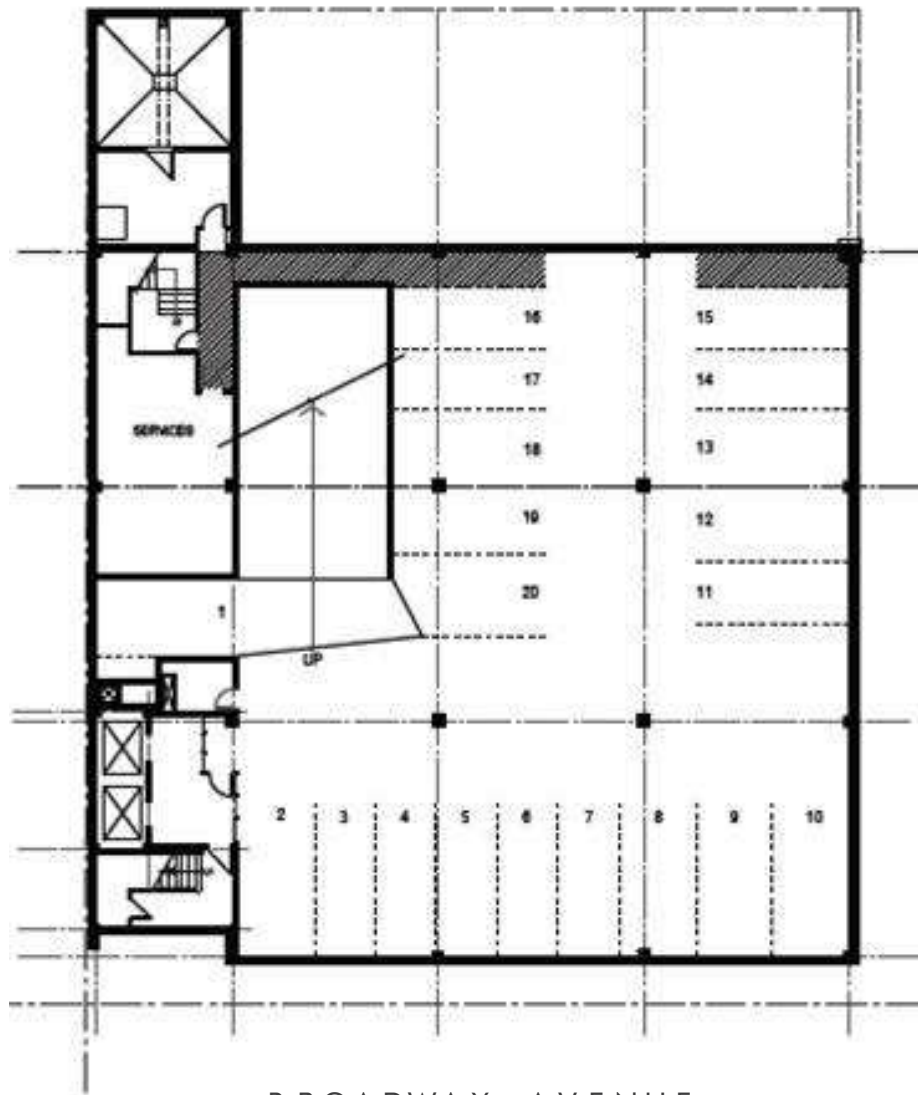
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basement plan with heated parking



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