

326 Broadway

Winnipeg, Manitoba



PROPERTY SUMMARY

Fourth Floor Office:	1,276/SF
Net Rent	\$12.00/SF
Additional Rent	\$11.00/SF (Includes Utilities)
Zoning	M - Multiple Use Sector

DEMOGRAPHICS

	1 km Radius	3 km Radius
Total Population (2011)	16,459	106,195
Daytime Population (2015)	82,646	206,414
Private Dwellings (2011)	10,399	50,149
Median Age (2011)	34.3	36.4
Avg. Household Income (2011)	\$38,515	\$52,128

(Reference: Environics Analytics Group ©2015)
(Reference: Statistics Canada 2011 Census)

PROPERTY HIGHLIGHTS

- Situated on the southeast corner of Broadway & Hargrave Street.
- Located amongst the growing cluster of fine dining restaurants and coffee shops along Broadway, one of Winnipeg's most picturesque downtown streets.
- Steps away from many downtown amenities including The Forks, Canadian Museum for Human Rights, Winnipeg Convention Centre, MTS Centre and upscale restaurants.



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326 BROADWAY

LEASING INQUIRIES

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