310 Broadway, Winnipeg MB

Prominently located Broadway office space **for lease**

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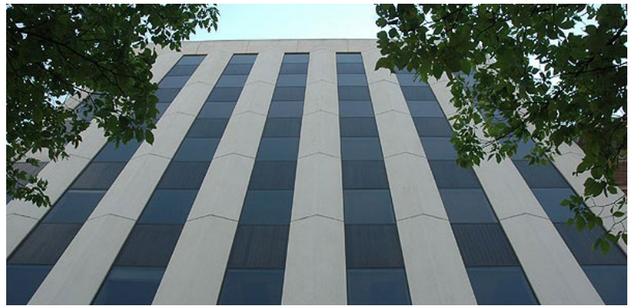
Office Tower **Overview**

The Broadway corridor is home to many office buildings, restaurants, and amenities.



310 Broadway is a first class office building located in the heart of the picturesque Broadway corridor. The subject property is situated in an advantageous location on the periphery of the Central Business District and Winnipeg's Sports Hospitality and Entertainment District (the SHED). The street passes by several of Winnipeg's beautiful heritage buildings, including the Manitoba Legislative Building, Fort Garry Hotel, and Provincial Law Courts Building. Broadway acts as an unofficial boundary between the commercial and residential areas in the south part of downtown, with the climate controlled indoor skywalk and excellent amenities within walking distance.

Civic Address	310 Broadway, Winnipeg Manitoba	
Net Rent	Units 600, 702, 800: $13.50/SF	
Additional Rent	$11.45/SF + mgmt fee (4% of gross rent)	
Available	600	7,283 SF
	702	3,766 SF
	800	7,282 SF

Features

- Two elevators
- Excellent transit access
- Convenient parking located nearby
- Existing improvements in place
- 97 walk score
- Card access security
- Law courts 5 minute walk
- Multiple units available

The **Area**

The Broadway corridor is home to many office buildings, restaurants, and amenities. Just a short walk down Broadway in either direction gets you to the Legislative building green-space or The Forks bustling marketplace. Downtown Winnipeg has grown significantly in the past few years with recent developments, including True North Square and 300 Main. Just a short walk from Broadway is The Exchange District which boasts some of Winnipeg's trendiest restaurants and boutique shops.

Location **Overview**

310 Broadway is located along one of Winnipeg's busiest downtown corridors.

Wander around downtown for the day and you'll find yourself surrounded by Winnipeg's famed architecture, a mix of turn of the 19th century and early 20th century masonry (or, as we like to say, stone skyscrapers) and modern glass buildings. You'll also be introduced to downtown's culinary scene, where gourmet sandwiches, food trucks, and handcrafted cocktails are aplenty.

310 Broadway has a Walk Score of 93 out of 100. This location is a Walker's Paradise so daily errands do not require a car. It is an eight minute walk from the VIA Rail Vancouver - Toronto and the VIA Rail Winnipeg - Churchill at the Winnipeg stop. Nearby parks include Fort Garry Gateway Park, Millennium Library Park and Mayfair Recreation Centre.

Walk Score	Transit Score	Bike Score
93	85	75

3km radius around property

Current Population	Daytime Population	Average Household Income	Average Asking Rent	Current Availability Rate
109,302	**205,125**	**$62,347**	**$16.52**	**13.2%**

TransCanada Highway
0 minutes

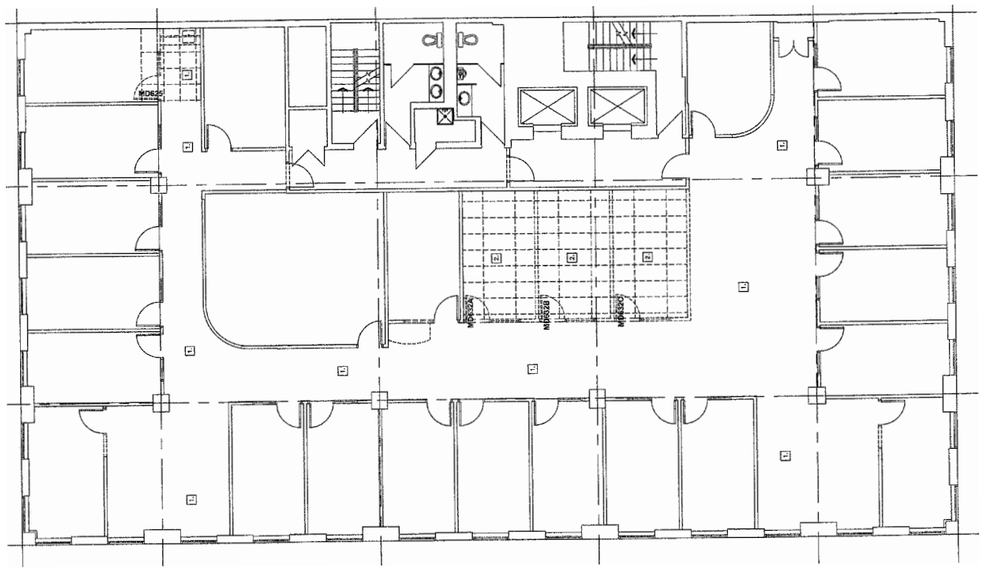
Airport
20 minutes

Train Station
5 minutes

Linedn Woods 10 minutes	**River Heights** 7 minutes	**Whyte Ridge** 14 minutes
Fort Garry 8 minutes	**Norwood** 5 minutes	**Transcona** 14 minutes

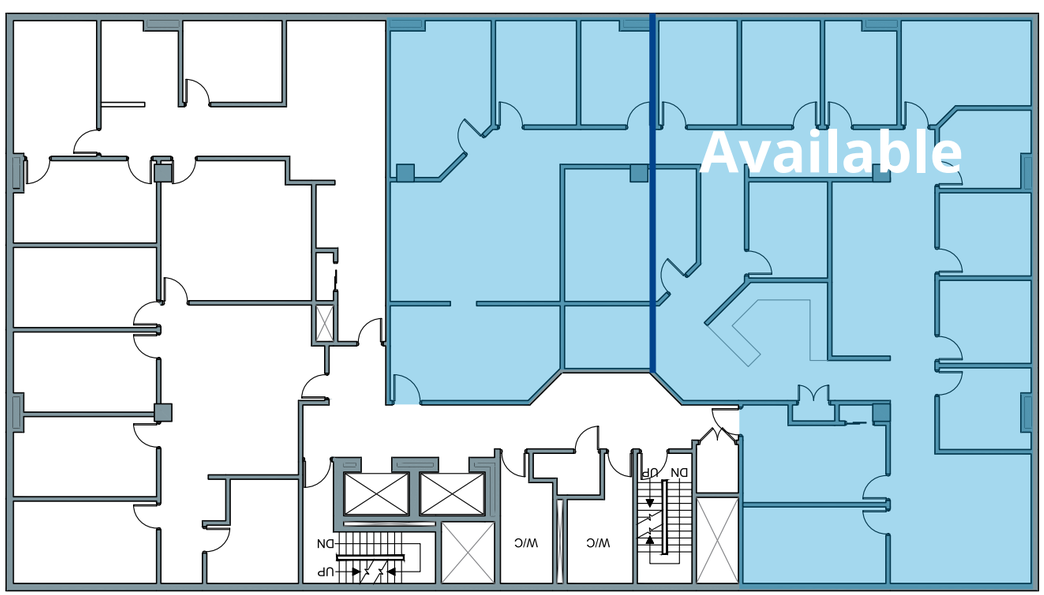
Floor **Plans**

Suite 600



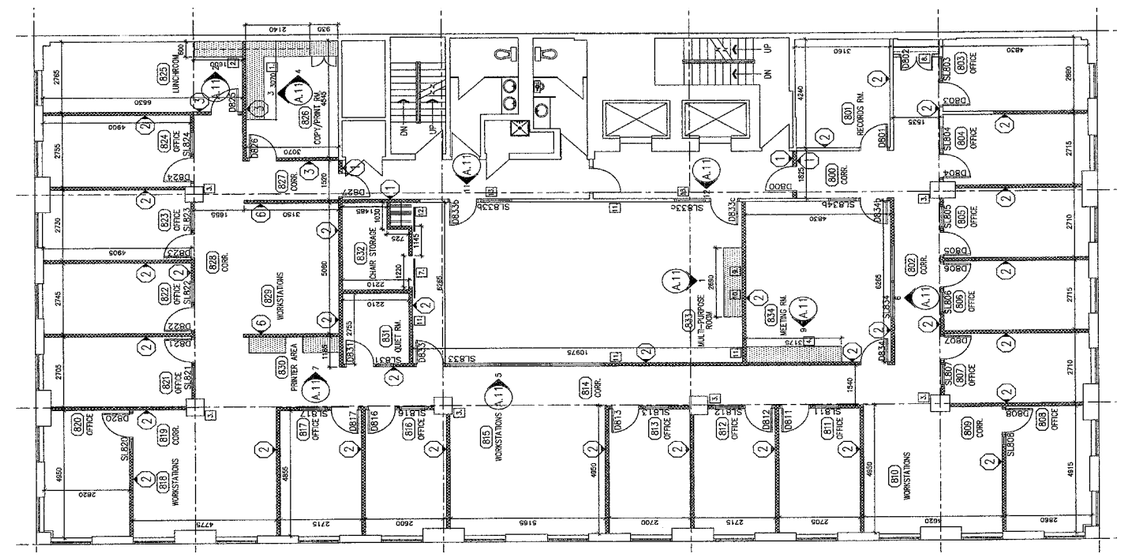
7,283 SF | Fully developed office space

Suite 702



3,766 SF | Fully developed office space

Suite 800



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