



Colliers

Net Rent:

\$18.00
PSF



Close to
greenspace



Parking
on site

For Lease | 330 St. Mary Avenue, Winnipeg

Skywalk connected office space **for lease**

330 St. Mary Avenue boasts high quality office space located in Winnipeg's Central Business District. The building is prominently located on both St. Mary Avenue and Hargrave Street.

Thanks to it's close proximity to Canada Life Centre, the SHED (Sports hospitality & Entertainment District) and numerous amenities, this space offers much more than simply serving as a workplace.

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Property Overview

Thanks to it's close proximity to Canada Life Centre, the SHED (Sports hospitality & Entertainment District) and numerous amenities, this space offers much more than simply serving as a workplace. With the building's convenient skywalk, you'll be connected Winnipeg's thriving business community and all downtown has to offer. The 4-star rated Delta Winnipeg Hotel is next door, perfect for travelers, and Cityplace shopping mall is across the street. 330 St. Mary Avenue was also certified BOMA BEST Gold in July of 2022.

Rentable Area	Suite 120	705 SF	Contiguous: ± 5,374 SF
	Suite 840	695 SF	
	Suite 1160	3,117 SF	
	Suite 1170	2,257 SF	
Net Rent	\$18.00/SF		
Additional Rent	\$16.52/SF (CAM & Tax) (est. 2025)		

- Features**
- 15 minutes to J.A.R. International Airport
 - Excellent access in and out of downtown
 - Skywalk connected
 - Manned security
 - On-site parking
 - BOMA Gold Certification 2022
 - Great surrounding amenities
 - Fully accessible main floor washrooms

Highlights

Excellent downtown location walking distance to countless amenities including BellMTS Place, Cityplace, Millenium Library, True North Square, Broadway corridor, The Forks, Portage and Main, and The Exchange District.

Parking Ratio

1:1,000 SF

Pylon Signage

Exterior signage negotiable

Available

Immediately

Key Highlights



Excellent transit access



Surrounded by numerous restaurants



Parking available in attached parkade



Close to parks and greenspace



Environmental Social and Corporate **Governance**



Certified BOMA BEST Gold - July 2022

330 St. Mary Avenue achieved BOMA BEST Gold certification and the highest certification score in Manitoba over the past two years. Together with our partners, we will continue to be creative, persistent, and view every challenge as an opportunity to meet the highest standards of environmental stewardship.

Race to Reduce Award - 2018

The purpose of this award is to recognize an individual who is a building's energy efficiency champion and who has demonstrated a commitment to realizing energy reductions in their participating Race building.

BOMA Canada Toby Award (Office Building 100,000 - 249,000 SF) - October 2018

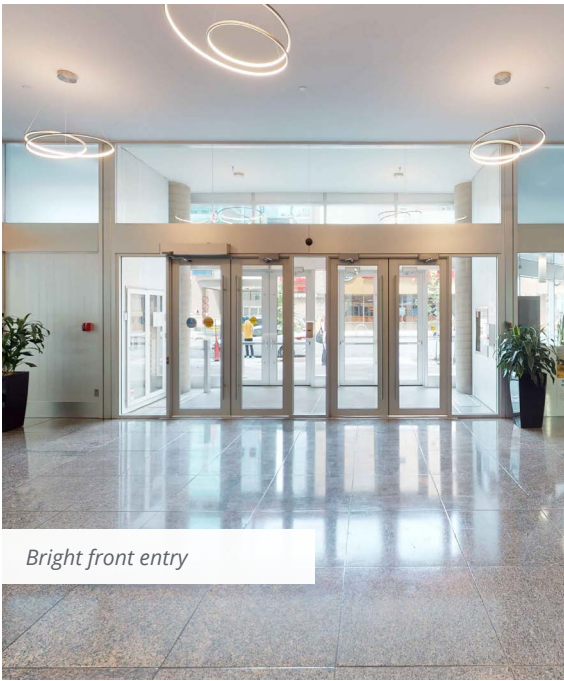
The Outstanding Building of the Year (TOBY®) Awards is the most prestigious and comprehensive program of its kind in the commercial real estate industry recognizing quality in commercial real estate buildings and rewarding excellence in building management.

BOMA Manitoba Toby Award (Office Building 100,000 - 249,000 SF) - May 2018

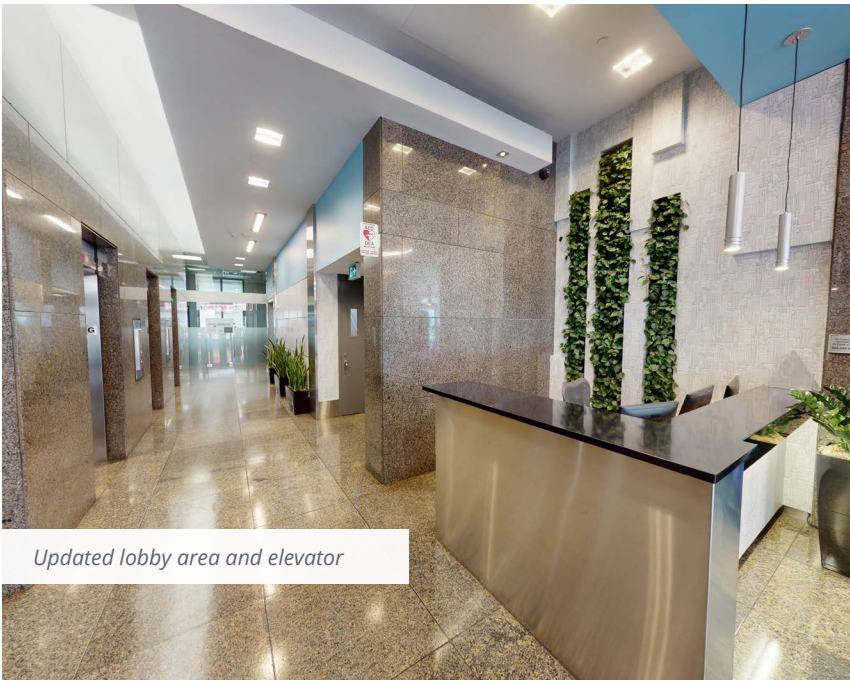
The Outstanding Building of the Year (TOBY) went to 330 St. Mary Avenue (Colliers international). The building has achieved a remarkable 23% reduction in greenhouse gas emissions and has undertaken several retrofits including a replacement of the building curtain wall and LED lighting upgrade.

BOMA Best Silver - May 2016

BOMA Best Silver is awarded to buildings that have met the BEST Practices and have achieved between 50 and 79% on the questionnaire.



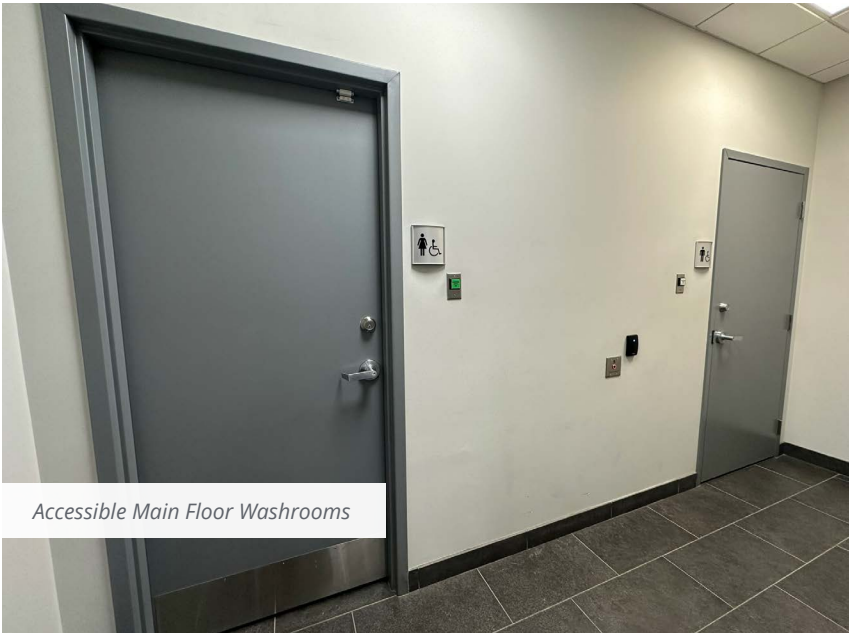
Bright front entry



Updated lobby area and elevator



Main floor security/Electronic directory



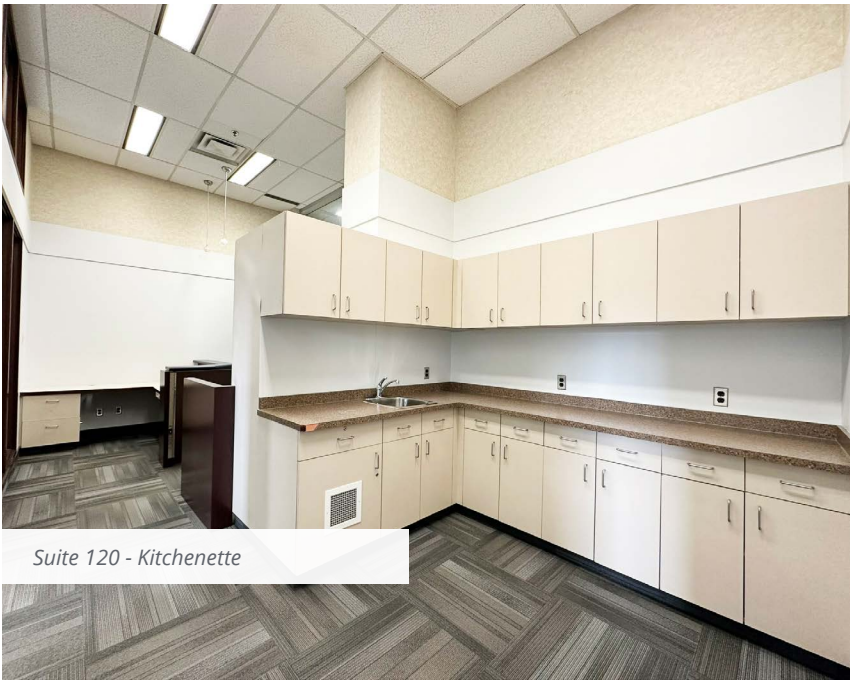
Accessible Main Floor Washrooms



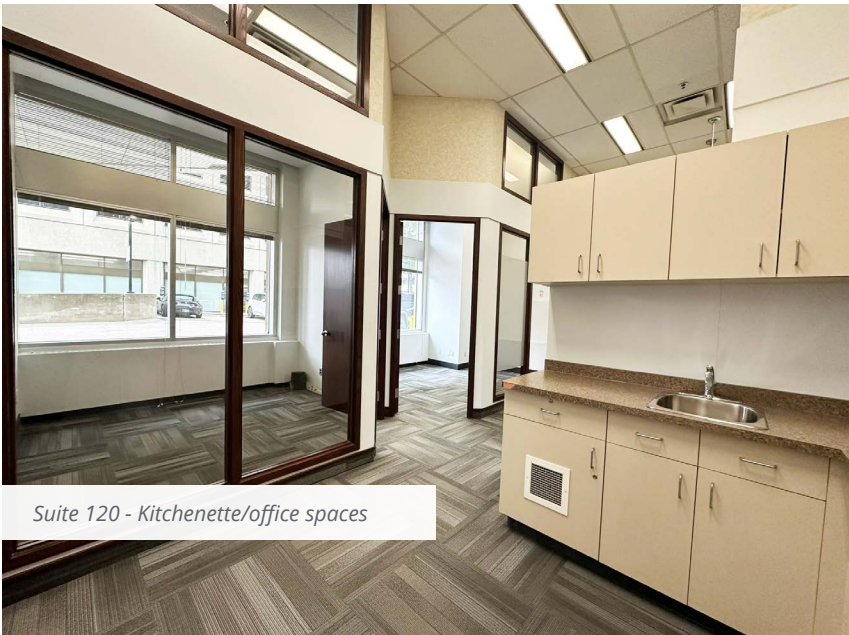
Newly updated 11th floor lobby



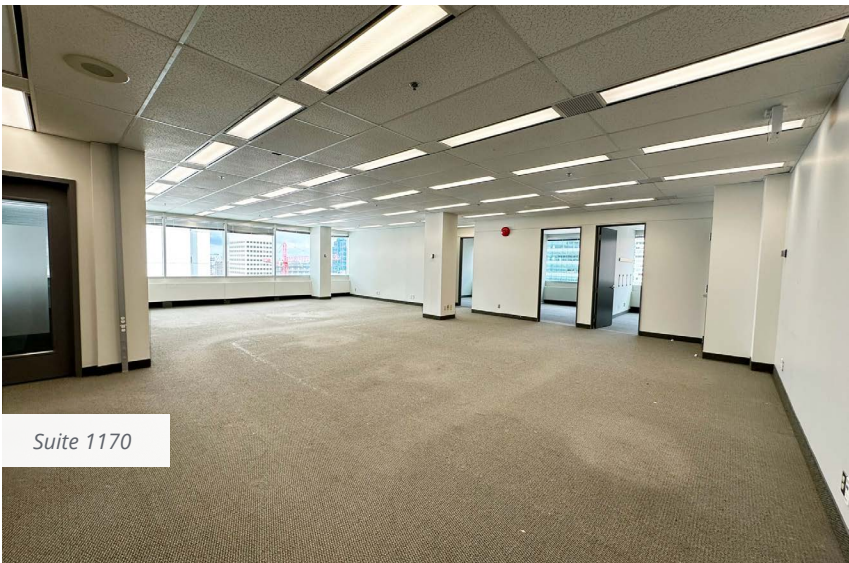
Suite 120 - Corner office



Suite 120 - Kitchenette



Suite 120 - Kitchenette/office spaces



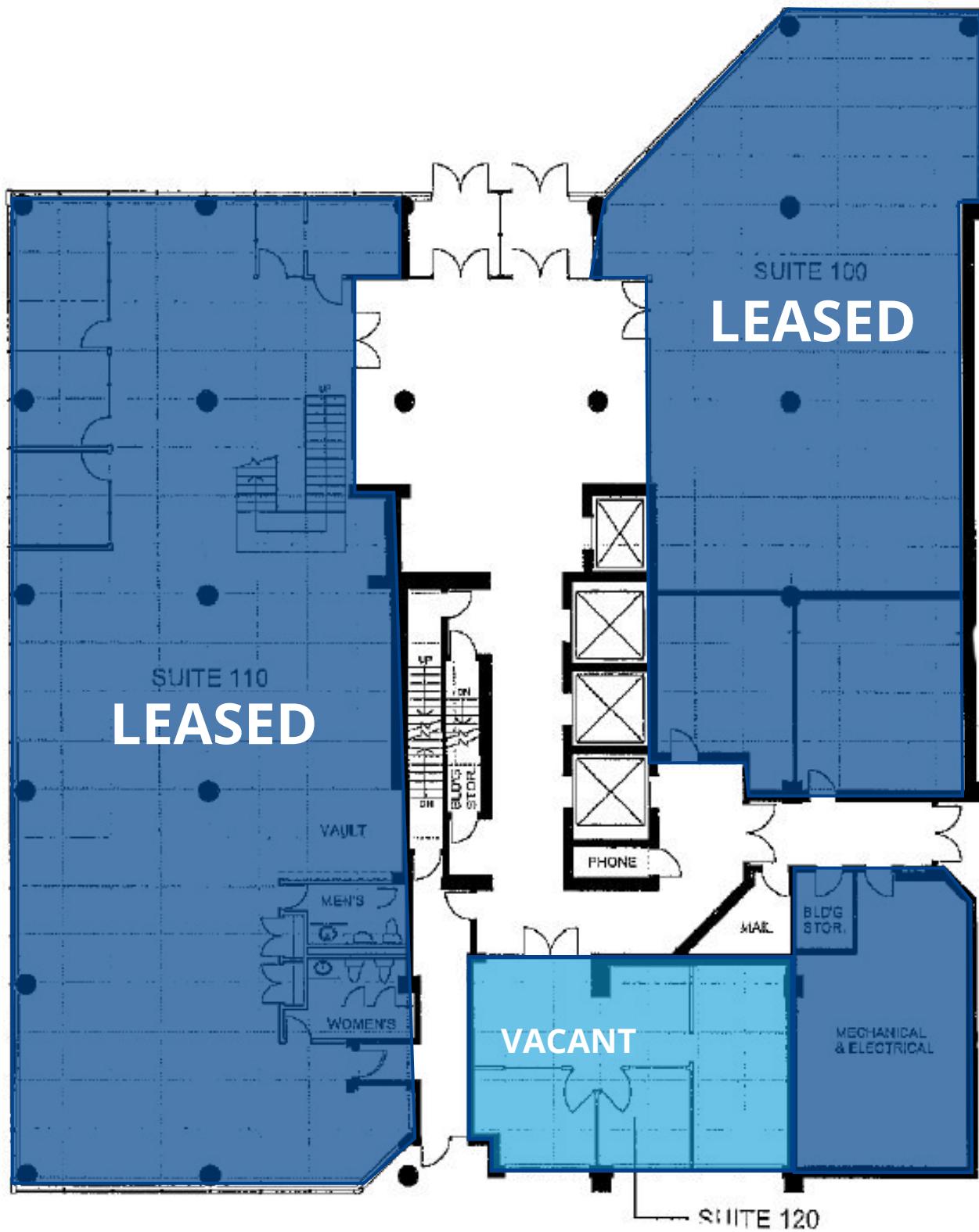
Suite 1170



Suite 1170 - Corner office view

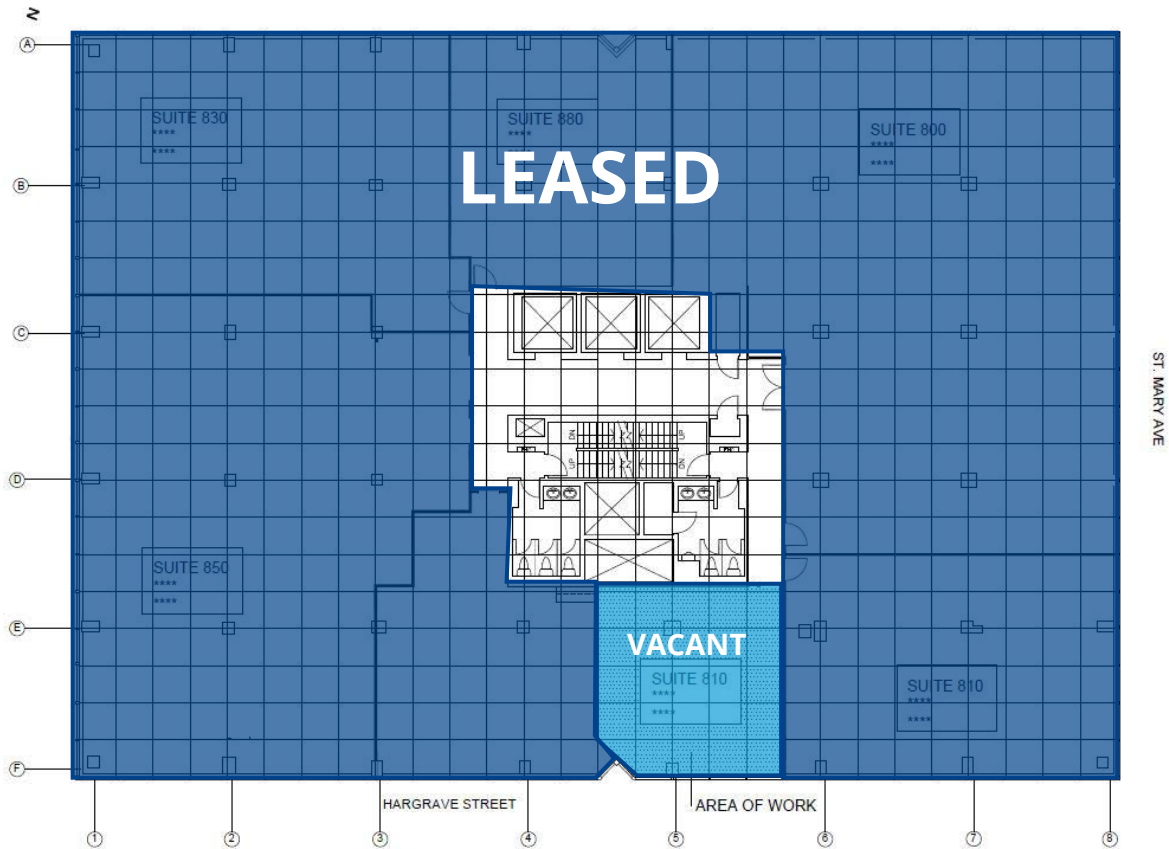
Floor Plans

Main Floor

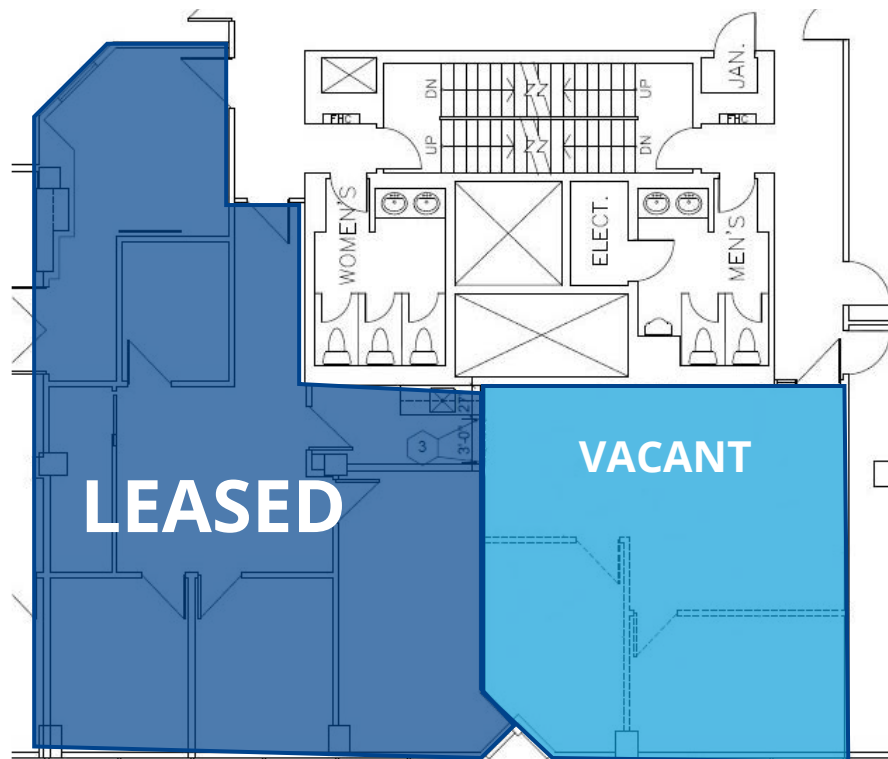


Floor Plans

8th Floor

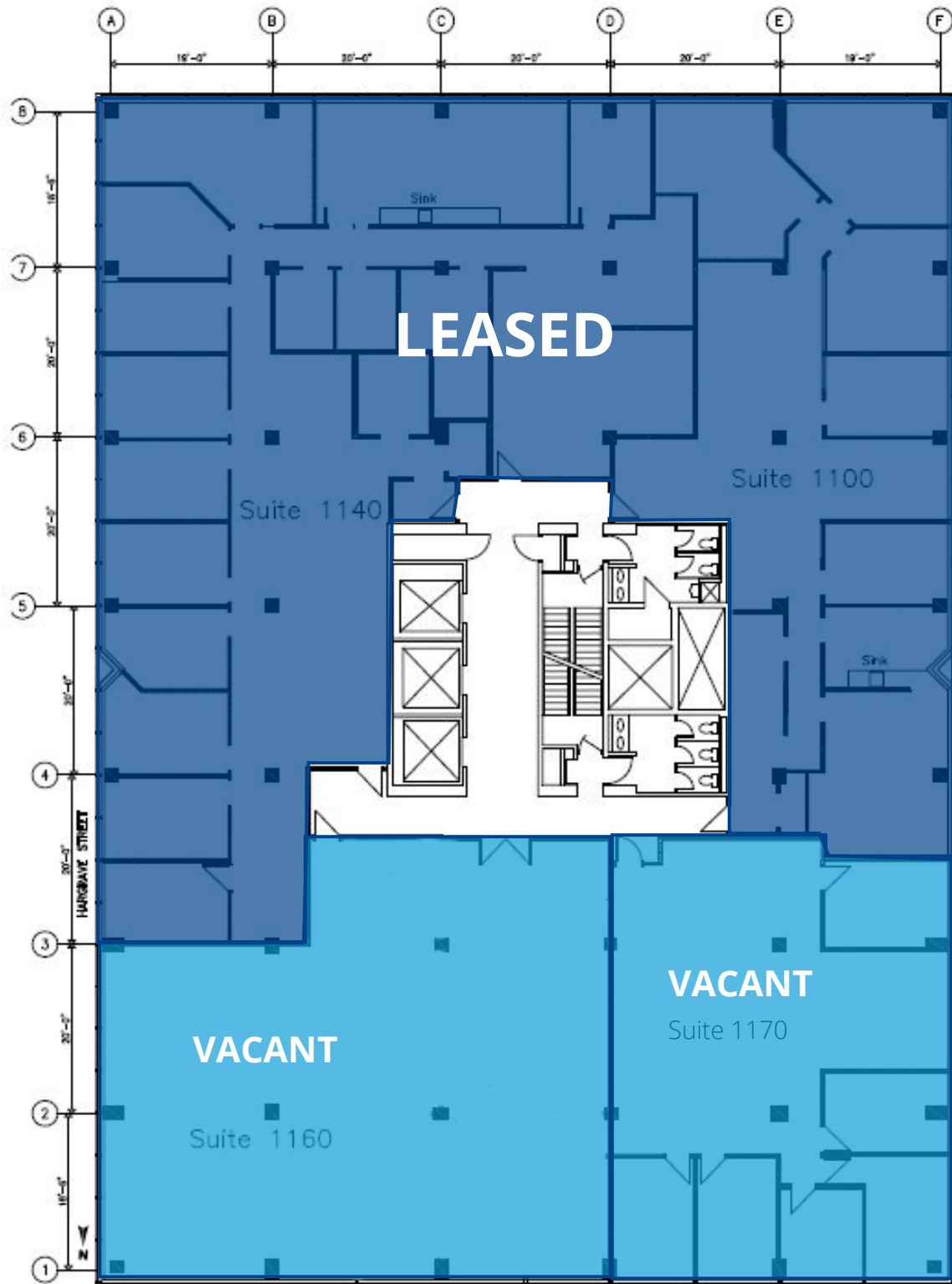


Suite 840

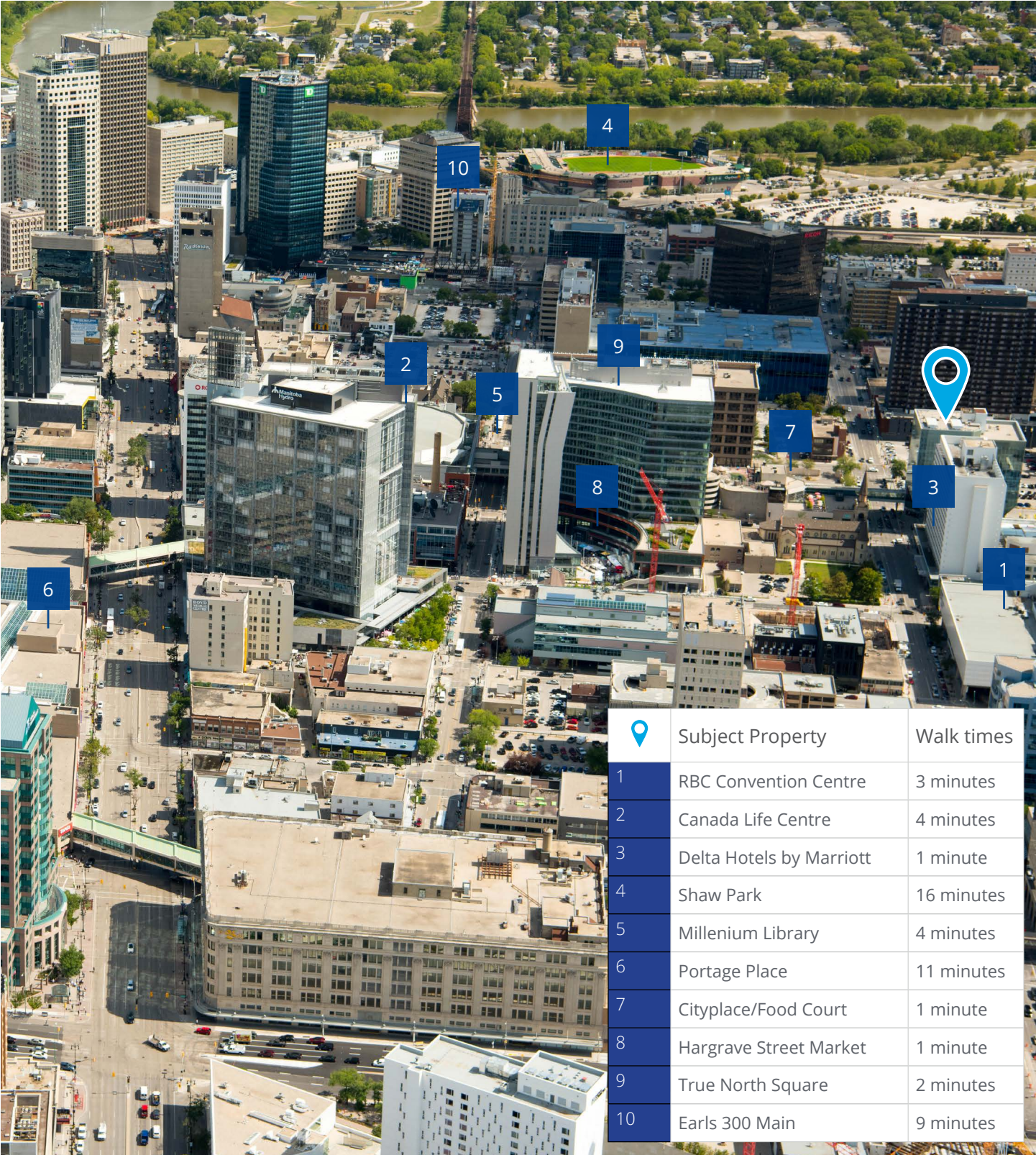


Floor Plans

11th Floor



Surrounding Amenities



	Subject Property	Walk times
1	RBC Convention Centre	3 minutes
2	Canada Life Centre	4 minutes
3	Delta Hotels by Marriott	1 minute
4	Shaw Park	16 minutes
5	Millenium Library	4 minutes
6	Portage Place	11 minutes
7	Cityplace/Food Court	1 minute
8	Hargrave Street Market	1 minute
9	True North Square	2 minutes
10	Earls 300 Main	9 minutes



330 St. Mary Avenue, Winnipeg MB

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