

For Lease

# Office in excellent location along the amenity-rich Broadway corridor

305 Broadway, Winnipeg MB



## Sean Kliewer

Senior Vice President  
+1 204 926 3824  
sean.kliewer@colliers.com

## Jordan Bergmann

Vice President  
+1 204 954 1793  
jordan.bergmann@colliers.com

Accelerating success.



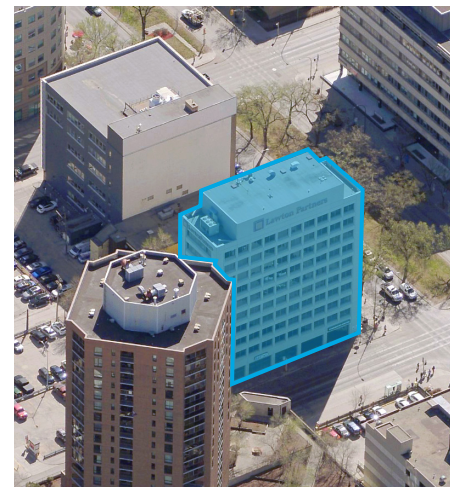
# Property Overview

Situate yourself on one of the city's oldest and most historic streets.

305 Broadway is a first class 10 storey office building located in the heart of the picturesque Broadway corridor. Situated on the northeast corner of Donald Street and Broadway, the property offers the convenience of shopping, dining, hotels, groceries, and major transportation arteries within close proximity.

Just a short walk from Broadway is The Exchange District which boasts some of Winnipeg's trendiest restaurants and boutique shops.

<b>Civic Address</b>	305 Broadway, Winnipeg Manitoba
<b>Location</b>	On the north east corner of Broadway and Donald Street
<b>Zoning</b>	M - Multiple use
<b>Net Rent</b>	\$14.00/SF
<b>Additional Rent</b>	\$14.39/SF inc. of management fee
<b>Available Space</b>	Suite 600 - 1,871 SF Suite 700 - 1,034 SF
<b>Parking</b>	High parking ratio in close proximity
<b>Available</b>	Immediately
<b>Storage</b>	Up to 1,185 SF available at \$5.00/SF Gross



## Key Highlights



Downtown location



Numerous restaurants in area



Excellent parking available

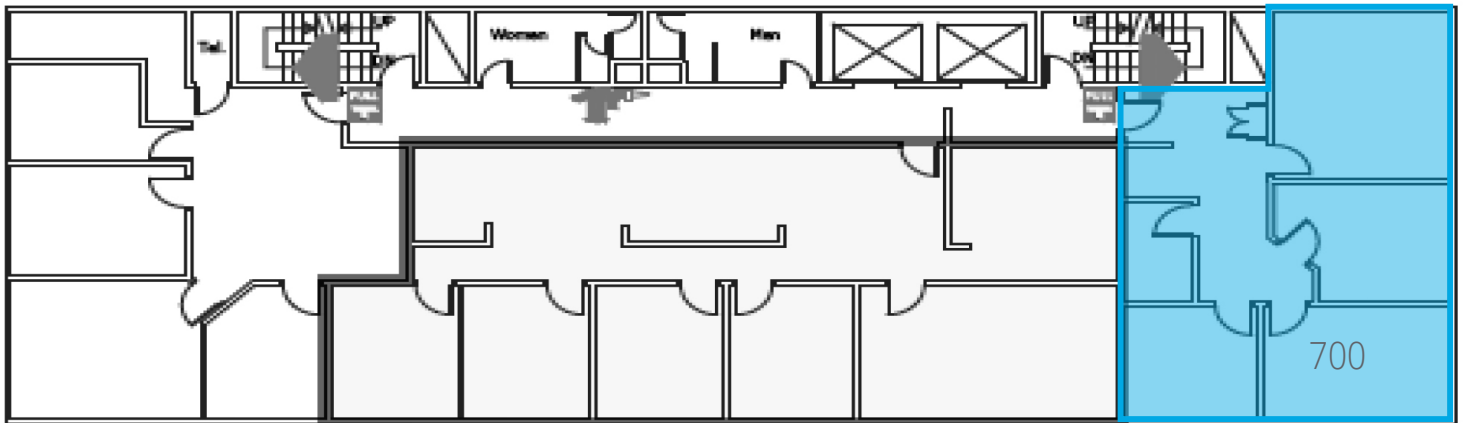


Close to parks and historic sites



# Floor Plans

## 7th floor





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