

For Lease

Office in excellent location along the amenity- rich Broadway corridor

305 Broadway, Winnipeg MB



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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.

Civic Address	305 Broadway, Winnipeg Manitoba
Location	On the north east corner ot Broadway and Donald Street
Zoning	M - Multiple use
Net Rent	\$14.00/SF
Additional Rent	\$14.39/SF inc. of management fee

Available Space	Suite 201 - 1,095 SF Suite 700 - 1,034 SF
Parking	High parking ratio in close proximity
Available	Immediately
Storage	Up to 1,185 SF available at \$5.00/SF Gross

Key Highlights



Downtown location



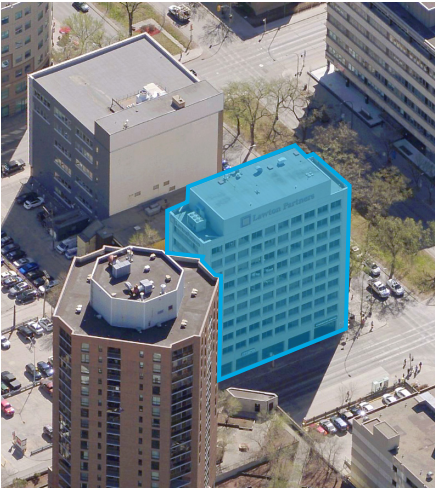
Numerous restaurants in area



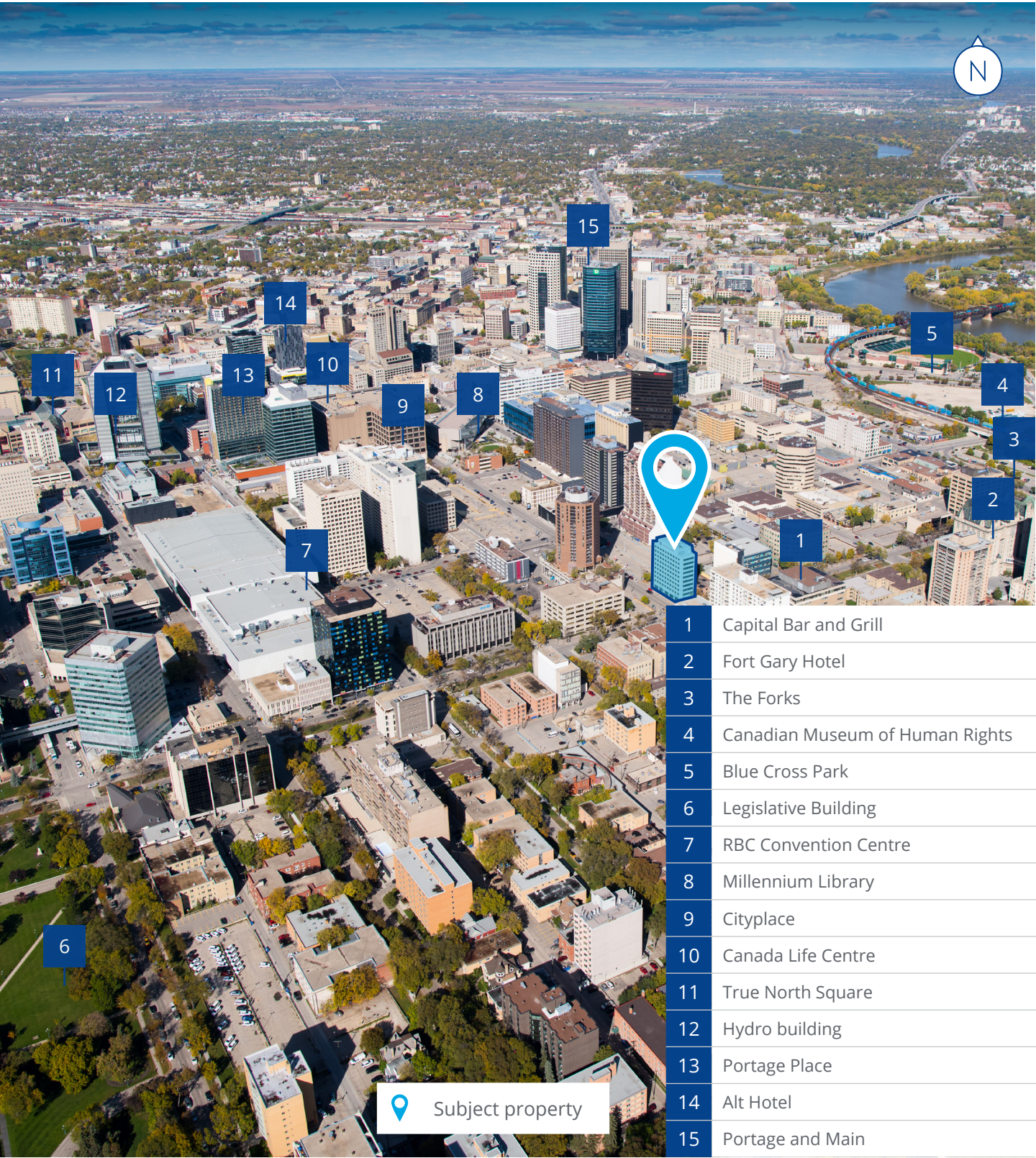
Excellent parking available



Close to parks and historic sites



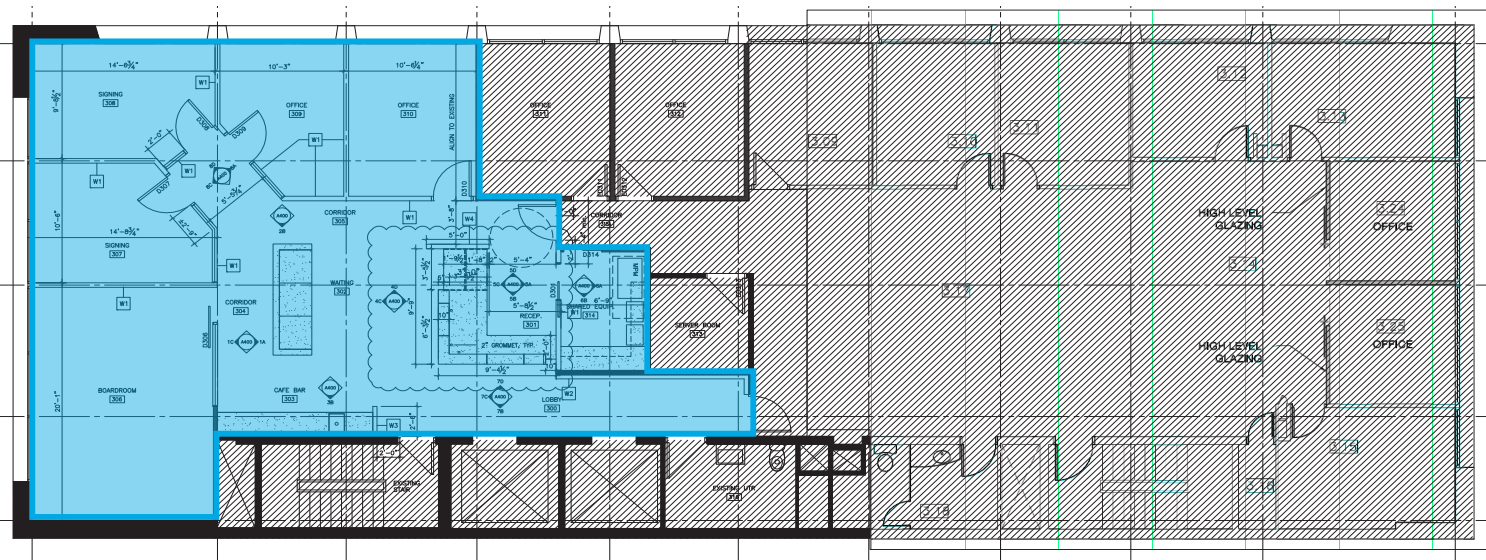
Surrounding Amenities



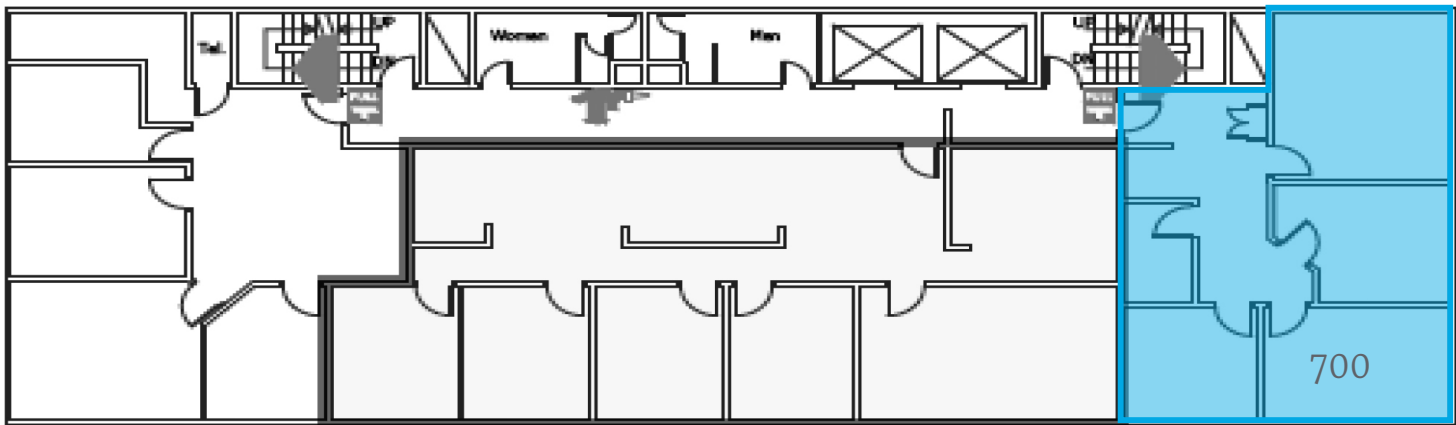
1	Capital Bar and Grill
2	Fort Gary Hotel
3	The Forks
4	Canadian Museum of Human Rights
5	Blue Cross Park
6	Legislative Building
7	RBC Convention Centre
8	Millennium Library
9	Cityplace
10	Canada Life Centre
11	True North Square
12	Hydro building
13	Portage Place
14	Alt Hotel
15	Portage and Main

Floor Plans

2nd floor



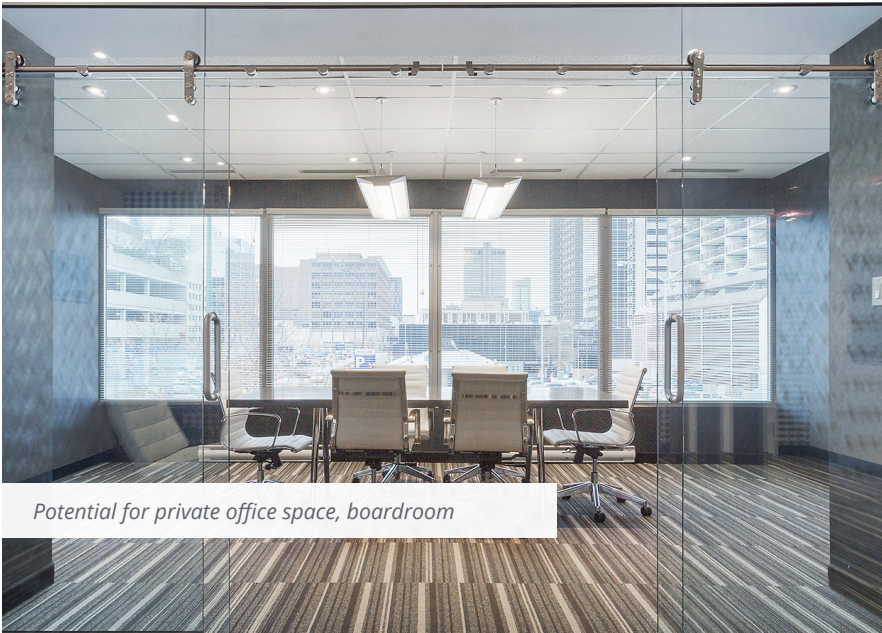
7th floor



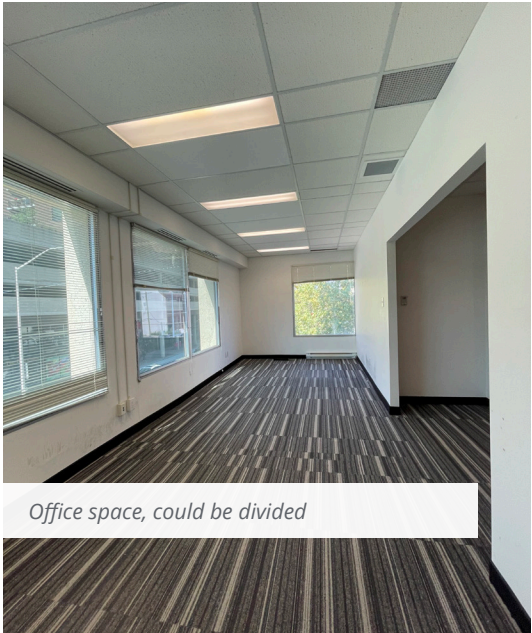
Glass enclosed office space



Open concept layout



Potential for private office space, boardroom



Office space, could be divided

Features | Suite 201

- Elevator for convenient access
- Women's and men's washrooms
- Turn-Key attractive existing buildout
- Modern luxury finishes
- Windows throughout add ample natural light
- Potential for multiple uses- private office or boardroom



1,095
SF available



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