



Colliers

For Lease

423 Main Street, Winnipeg MB

Downtown offices near Portage & Main

In close proximity to Winnipeg's historic Exchange District and it's surrounding amenities.

The building is on a major transit corridor, and across from the trendy Exchange District which has some of Winnipeg's most popular shops and restaurants.

- On site heated parking
- Several parking facilities in immediate area
- On major transit corridor
- On site security
- Fitness facility in lower level
- 4 passenger elevators & 2 service elevators
- 2 separate fibre optic feeds (MTS & Manitoba Hydro)
- Large loading dock

Lease Rate:

\$14.00
PSF



Close to
parks



Parking
on site

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Property Overview

Building upgrades include new energy efficient mechanical upgrades, electrical upgrades throughout, building re-lamped with T5 fluorescent tubes, new wet-pipe sprinkler system, and new computerized Honeywell direct digital control (DDC) system.

Experiencing the development of new shops and restaurants while maintaining landmark establishments, Winnipeg's downtown area is attracting the city's population to all of its amenities. The area contains large attractions such as BellMTS Place, the Forks, the Exchange District, the Canadian Museum of Human Rights and, True North Square.

Address	423 Main Street, Winnipeg MB		
Rentable Area	2nd Floor	17,358 SF	[Contiguous 36,264 SF
	8th Floor	18,132 SF	
	7th Floor	18,132 SF	
Net Rent	\$14.00/SF		
Additional Rent	\$12.74/SF (2021)		

Mechanical - Separate north and south HVAC with new (2006) central Honeywell direct digital control (DDC) systems. The north building is central air with perimeter hot water convection heat. The south building is central air with perimeter heating and cooling.

HVAC System

Air Conditioner - Carrier 400 ton centrifugal chiller

Electrical - Central 575 V 3ph power supplied by north & south vertical buss bars within floor power & cabling in south building. Building survival equipment is connected to a 300 kva diesel generator for emergency power

Key Highlights



Transit stop
right outside
building



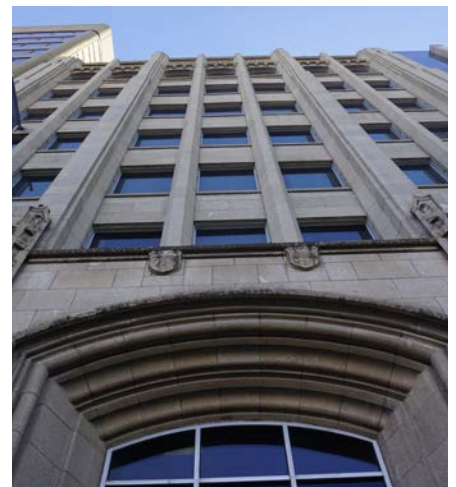
Numerous
high-end
restaurants



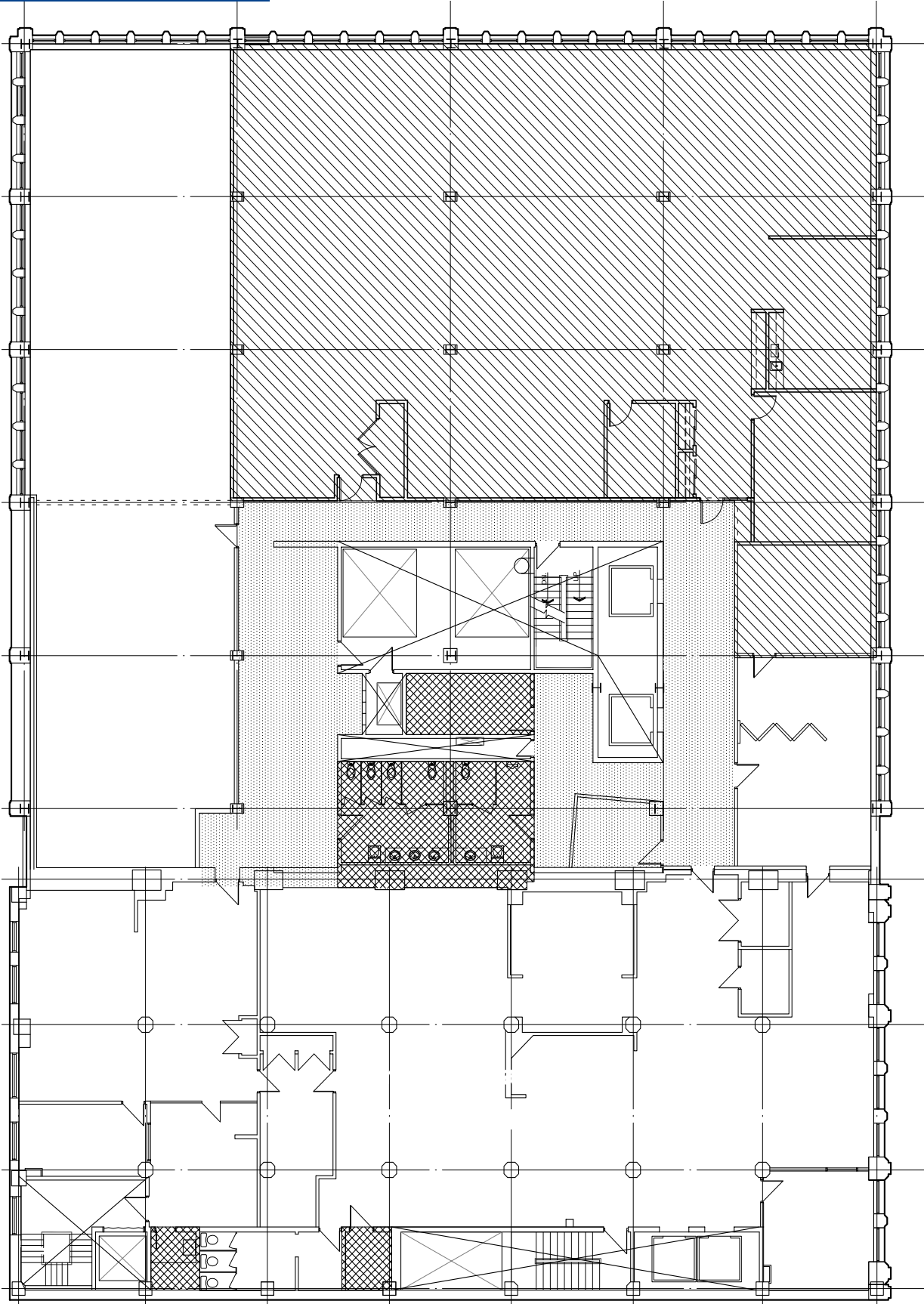
Surface and
underground
parking available



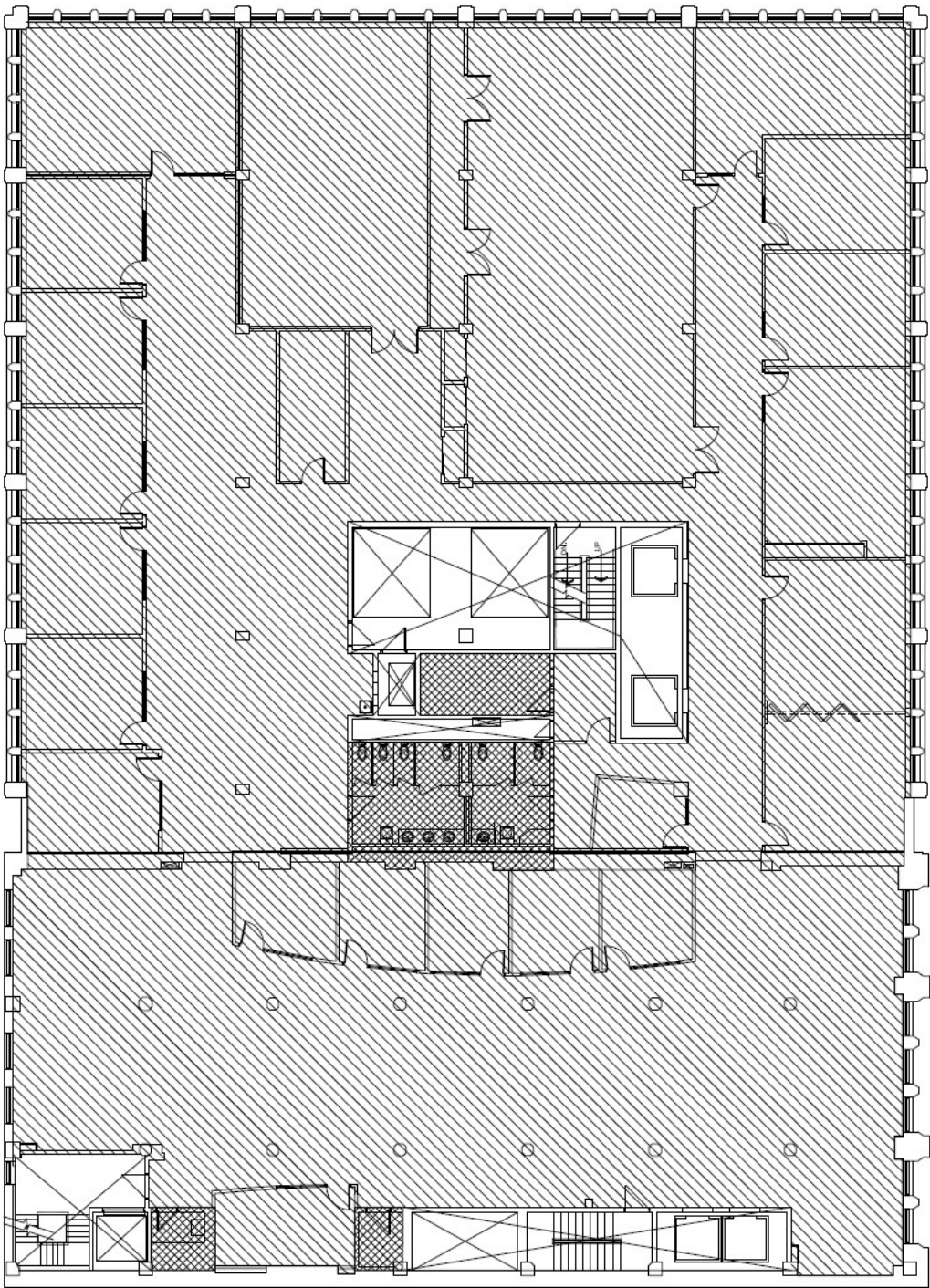
Close to green
space



2nd Floor



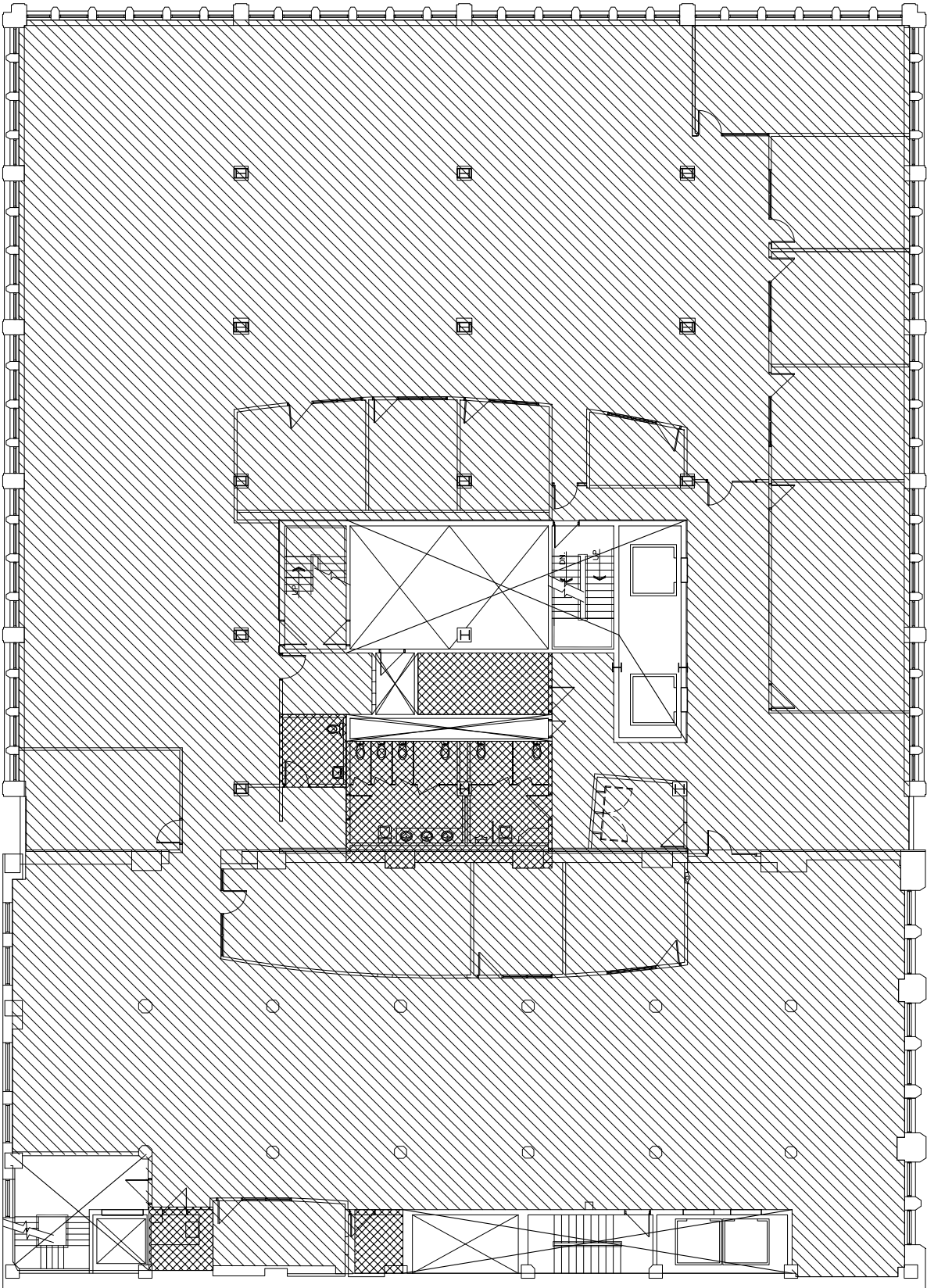
7th Floor



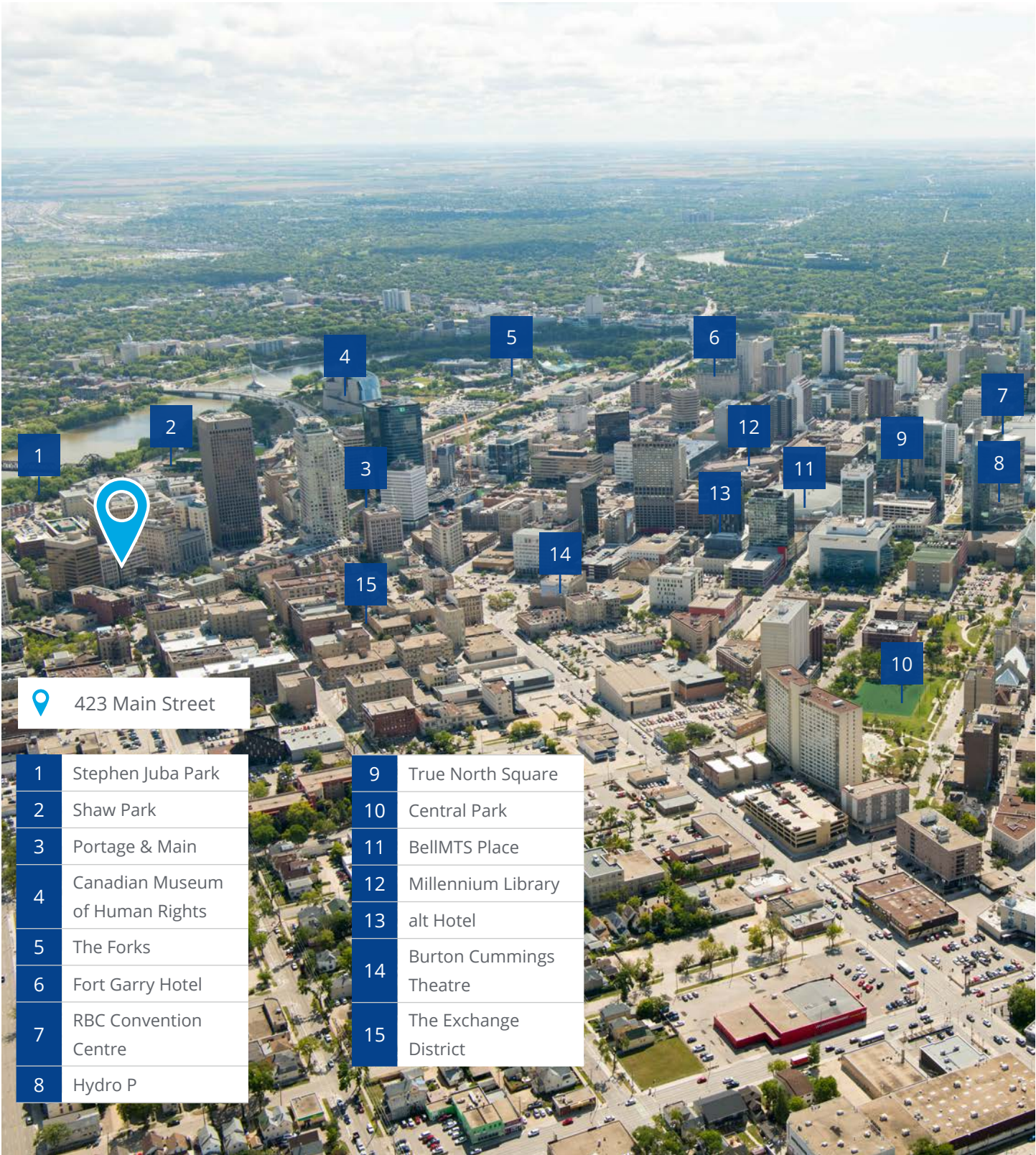
SEVENTH FLOOR PLAN



8th Floor



Surrounding Amenities



423 Main Street

- | | |
|---|---------------------------------|
| 1 | Stephen Juba Park |
| 2 | Shaw Park |
| 3 | Portage & Main |
| 4 | Canadian Museum of Human Rights |
| 5 | The Forks |
| 6 | Fort Garry Hotel |
| 7 | RBC Convention Centre |
| 8 | Hydro P |

- | | |
|----|-------------------------|
| 9 | True North Square |
| 10 | Central Park |
| 11 | BellMTS Place |
| 12 | Millennium Library |
| 13 | alt Hotel |
| 14 | Burton Cummings Theatre |
| 15 | The Exchange District |



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