



272 Main Street | Winnipeg, MB

Main Floor Built-Out Office Opportunity For Lease

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Property Overview

272 Main Street offers a bright, open-concept office environment featuring high ceilings, quality interior improvements, and a modern aesthetic. The premises benefits from excellent exposure and a prominent signage opportunity along Main Street, providing an ideal setting for businesses seeking visibility in a highly accessible downtown location.

Address

272 Main Street - Unit A
Winnipeg, MB

Size

2,000 SF

Rent

\$28.95 (Semi-Gross)
Additional: Tenant pays separately
metered utilities and janitorial

Availability

October 1, 2025



272 MAIN STREET - UNIT A, WINNIPEG MB

Ideally situated just one block from Portage and Main, 272 Main Street offers exceptional access by both car and public transit, with enhanced transit routing taking effect July 1st. Tenants benefit from close proximity to Winnipeg's skywalk system, providing year-round indoor access to a wide range of downtown amenities.

FEATURES

- High-visibility signage opportunity
- Turn-key office space
- Close proximity to transit
- Easy access to downtown amenities



Bike score

87



Walk score

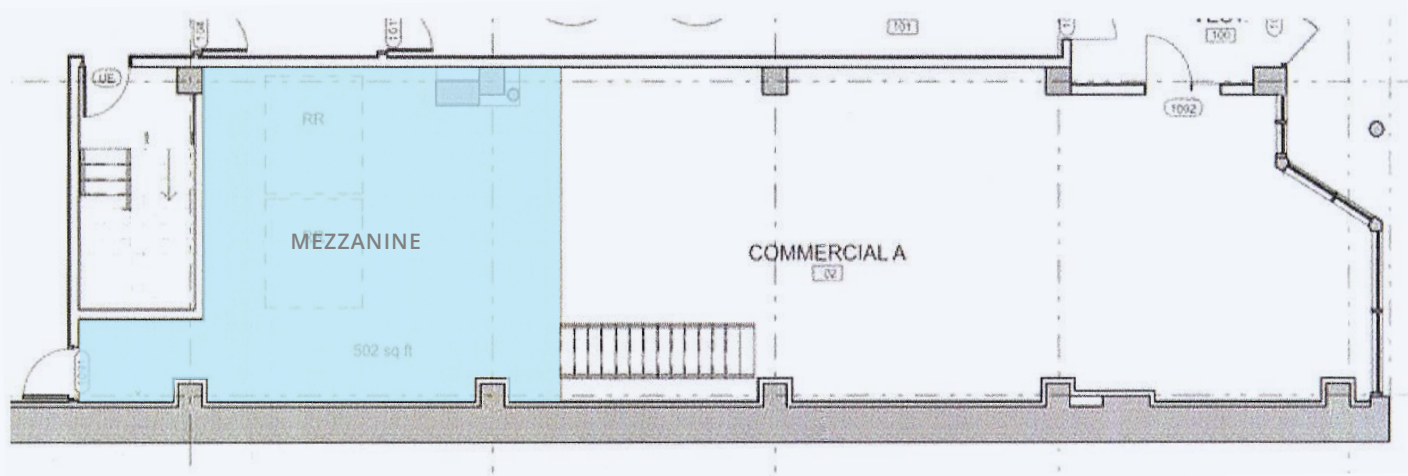
100



Transit score

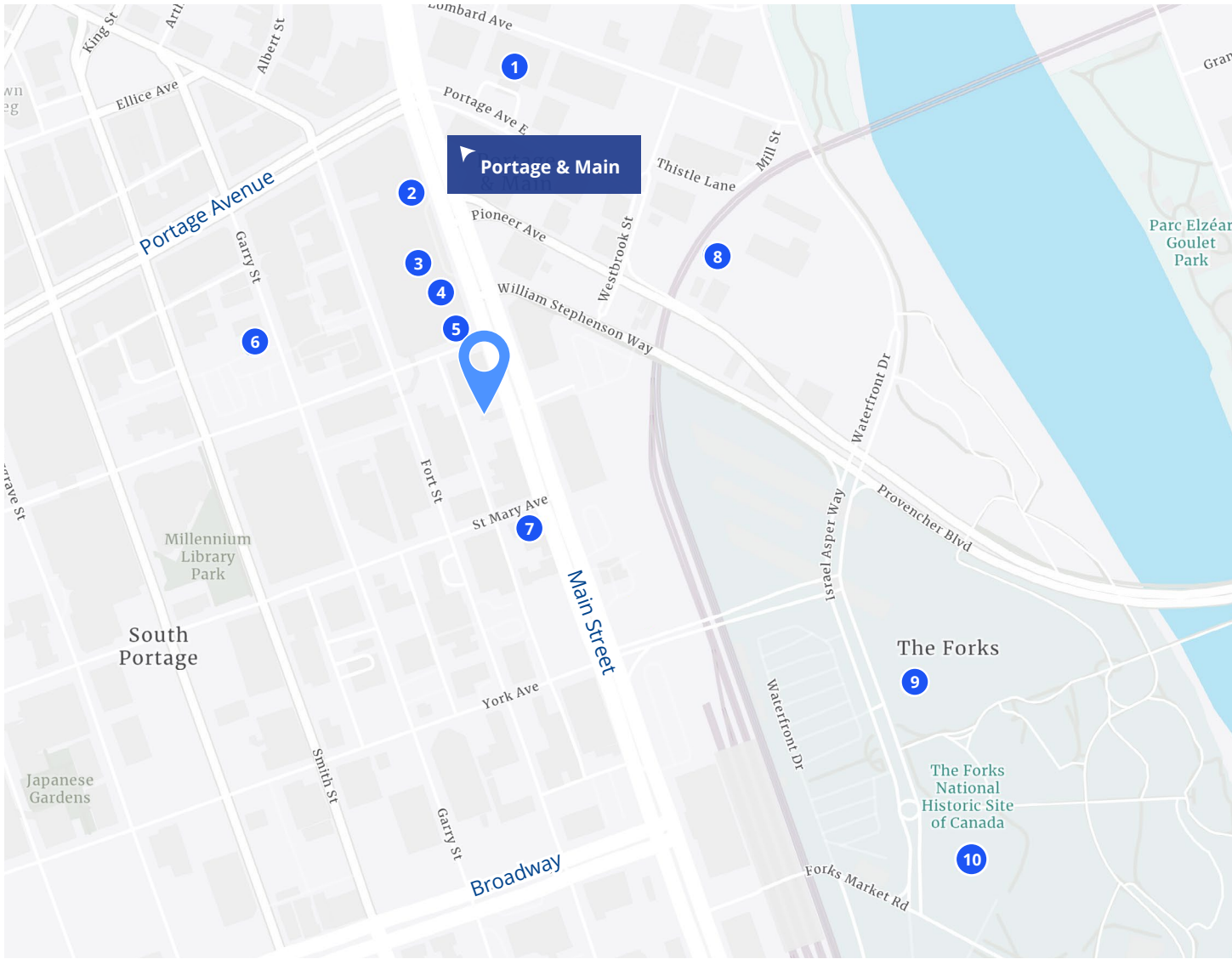
88

FLOORPLAN





Location Overview



NEARBY AMENITIES

272 Main Street

- 1. Fairmont Hotel
- 2. Winnipeg Square
- 3. Goodlife Fitness
- 4. OEB Breakfast Co.
- 5. Earls Kitchen + Bar
- 6. Local Public Eatery
- 7. Modern Electric Lunch
- 8. Blue Cross Park
- 9. Canadian Museum for Human Rights
- 10. The Forks



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