

**FOR LEASE**

**Capital**

COMMERCIAL REAL ESTATE  
SERVICES INC.

**456 MAIN STREET** WINNIPEG, MB  
**FULL FLOOR PROFESSIONAL OFFICE SPACE**



**CONTACT**

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Services provided by Rennie Zegalski Personal Real Estate Corporation

capitalgrp.ca

## PROPERTY HIGHLIGHTS

BUILDING AREA (+/-) 18,600 sq. ft.

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AREA AVAILABLE (+/-) Entire 2nd Floor: 4,345 sq. ft.

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NET RENTAL RATE \$16.00 per sq. ft.

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ADDITIONAL RENT (EST. 2023) \$5.77 per sq. ft. inclusive of CAM, insurances, taxes, water, natural gas and 5% management fee on Gross. Electricity is separately metered and paid by the Tenant.

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### HIGHLIGHTS

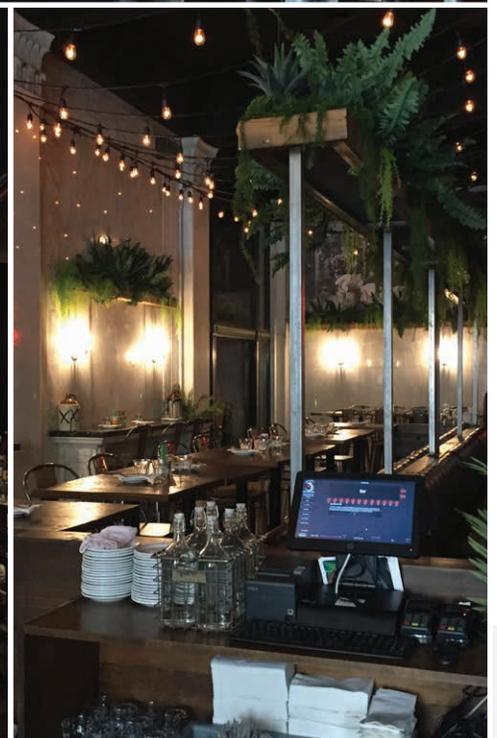
- Heritage Building located in the heart of the Exchange District at Main Street & McDermot Avenue
- Entire second floor available and ready for move-in
- Only two blocks from Portage & Main and Winnipeg Square
- Space features restaurant, marble foyer, and high-end finishes with elevator access
- Building includes on-site security
- Various parking options available next door and four stalls behind building
- Serviced by over 25 major bus routes
- Tenant responsible for their own janitorial of the space



## LOCATION OVERVIEW

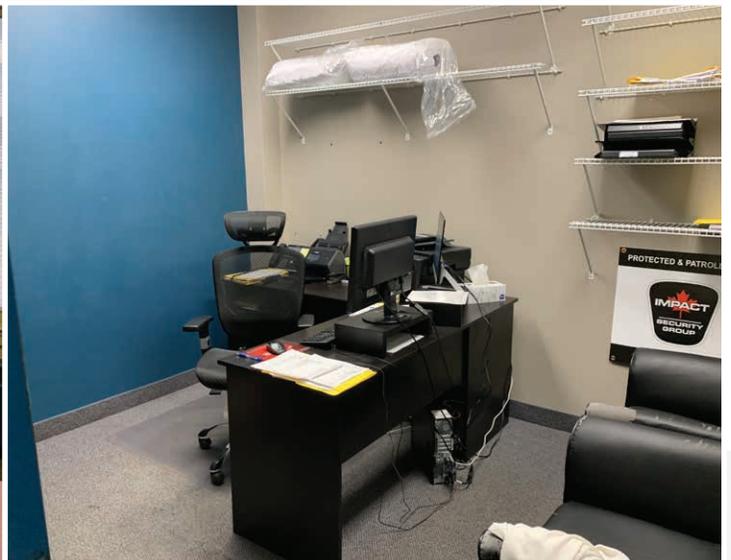


MAIN FLOOR RESTAURANT PHOTOGRAPHS





SECOND FLOOR PHOTOGRAPHS



## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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