

~ Fully Developed Downtown Office Space ~



FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

433 Main Street
WINNIPEG, MB

TREVOR CLAY, Broker, Principal
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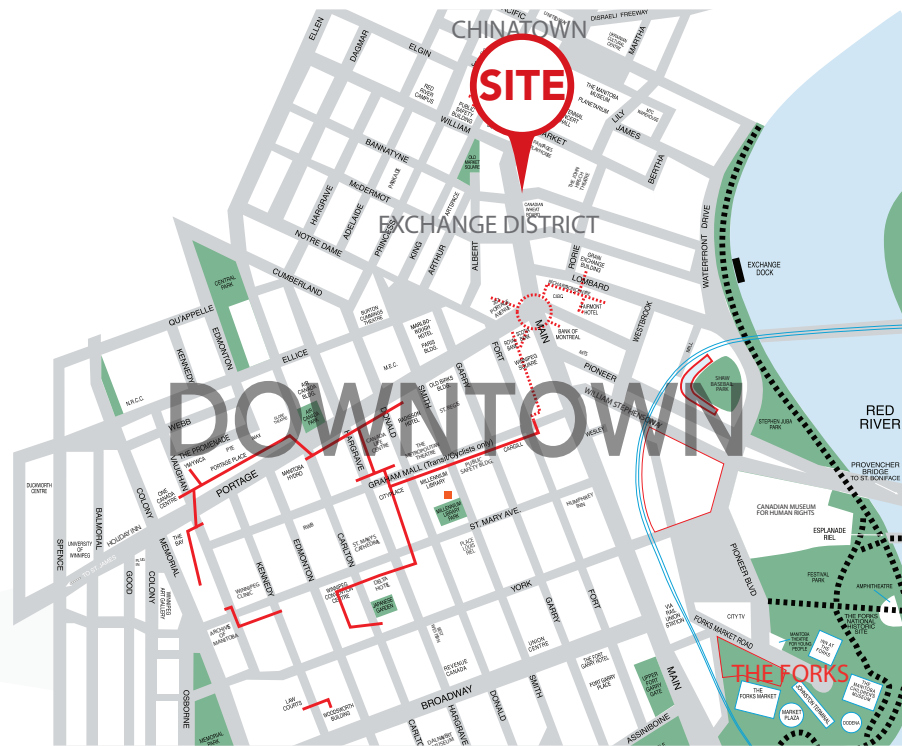
Services provided by Trevor Clay Personal Real Estate Corporation

BRETT CHARTIER, Associate Vice President, Sales & Leasing
(204) 985-1366
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Location

Well-situated in downtown Winnipeg, 433 Main Street is only three blocks from Portage & Main and on the Western boundary of the East Exchange District. The building is well serviced by the amenities of downtown and only steps from Old Market Square, the theatre district and Exchange District shops and services. The building is located only a short walk to many downtown landmarks including; Shaw Park, The Canadian Museum for Human Rights, The Forks, Canada Life Centre, the Centennial Concert Hall, and the Manitoba Museum. The location also affords 433 Main Street close proximity to the city's financial, legal and technology hub.



Property Overview

BUILDING AREA (+/-)	121,169 sq. ft.
PARKING	Surface Stalls: 32 Directly behind the building Monthly Parking Available in the surrounding area
BUILDING CERTIFICATION	BOMA BEST certified
CONSTRUCTION	Built in 1976
NUMBER OF FLOORS	14
BUILDING SECURITY	The building is monitored 9:00 a.m. - 6:00 p.m. from Monday to Friday Security cameras are located throughout the main floor and in the rear of the building including the parking lot Mobile security patrols are random and periodic throughout the weekend On-site building operator
JANITORIAL SERVICE	Daily janitorial service with Bison Janitorial for all tenants after building hours
ELEVATORS	Fully Upgraded in 2014 3 Elevators, 2-passenger and 1-freight High speed traction geared
FITNESS CENTRE	2,200 sq. ft. (+/-) facility located in the lower level
TELECOMM. PROVIDER	Shaw, MTS, and Telus
LIFE SAFETY SYSTEMS	Single stage alarm with voice communication The building has a partial sprinkler system
EMERGENCY POWER	Building Generator for life safety systems including exit signage, emergency lighting, elevator, stairwell lighting and heating during winter months
MECHANICAL	Boiler Systems with two centrifugal chillers One Zone Thermostat controlled - constant fresh air exchange
LIGHTING	Base Building Lighting is fluorescent with LED upgrades to the tenant suite pot lights, elevator lobbies, washrooms and exterior pot lights
PROPERTY MANAGEMENT	Capital Property Management Inc.

Property Details

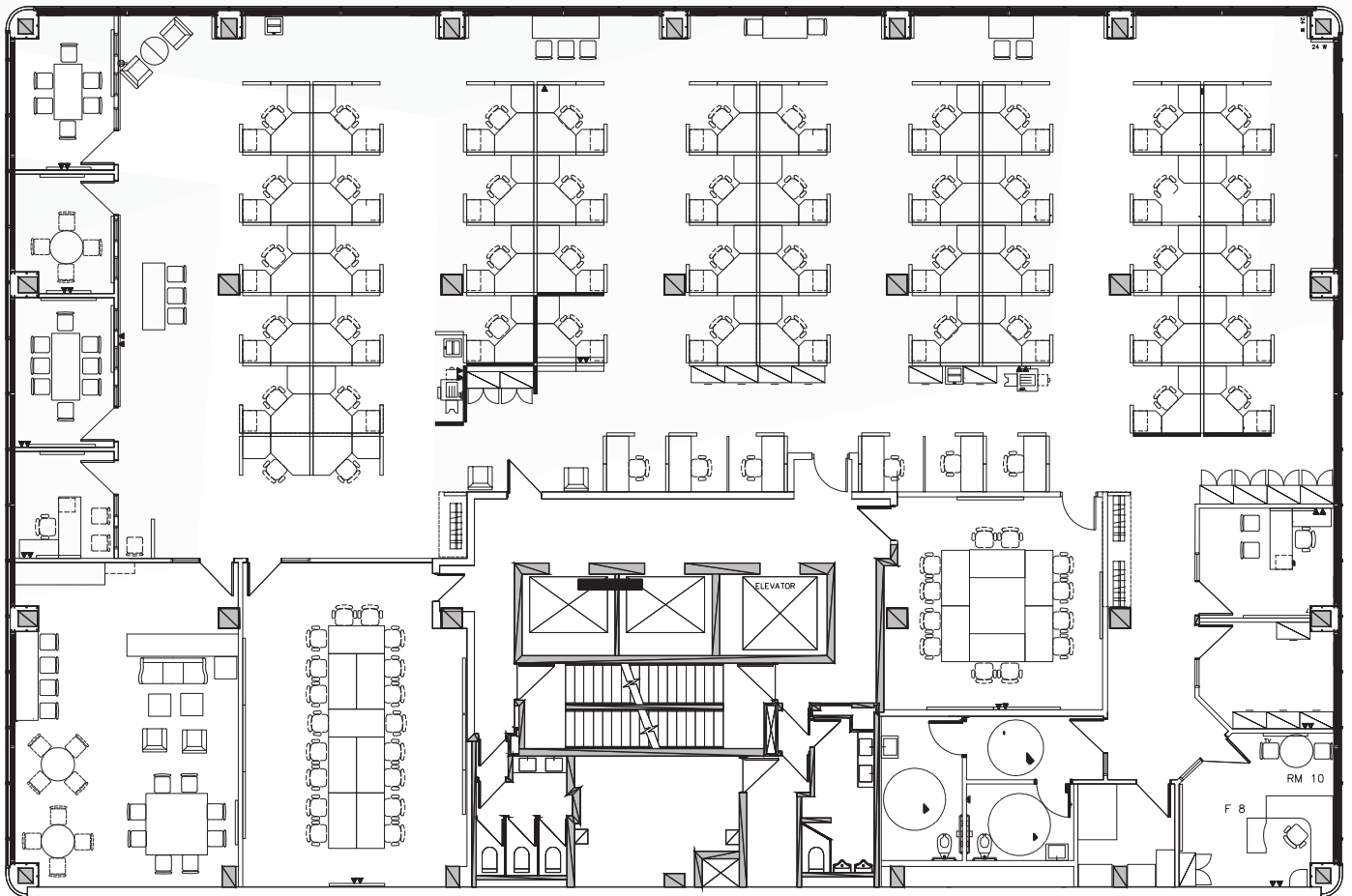
AREA AVAILABLE (+/-)

Suite 500: 9,628 sq. ft.

GROSS RENTAL RATE

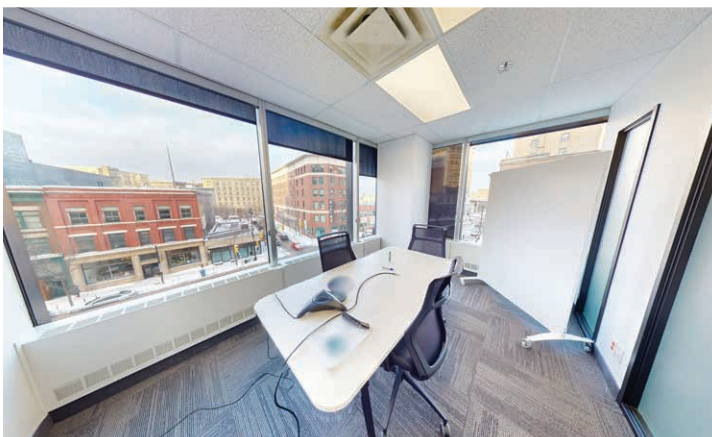
\$26.00 per sq. ft.

FLOOR PLAN



Interior Photos

UNIT PHOTOS



Building Amenities



Contact

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