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

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PROPERTY HIGHLIGHTS

BUILDING AREA (+/-)	18,600 sq. ft.
AREA AVAILABLE (+/-)	Entire 2nd Floor: 4,345 sq. ft.
NET RENTAL RATE	$16.00 per sq. ft.
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

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LOCATION OVERVIEW

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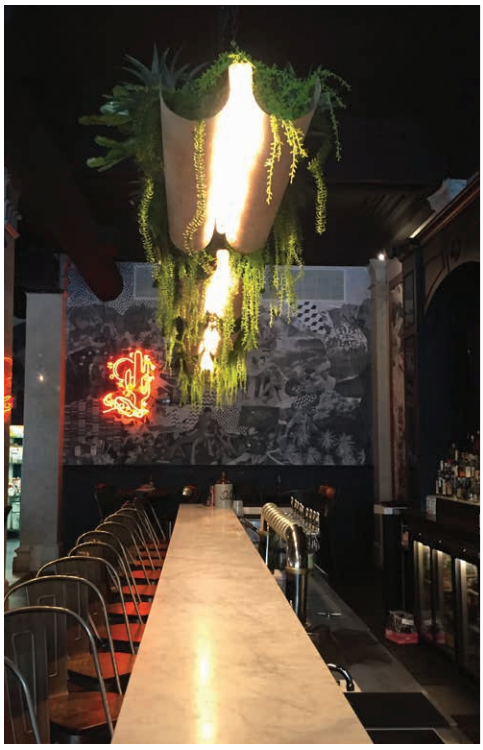
MAIN FLOOR RESTAURANT PHOTOGRAPHS



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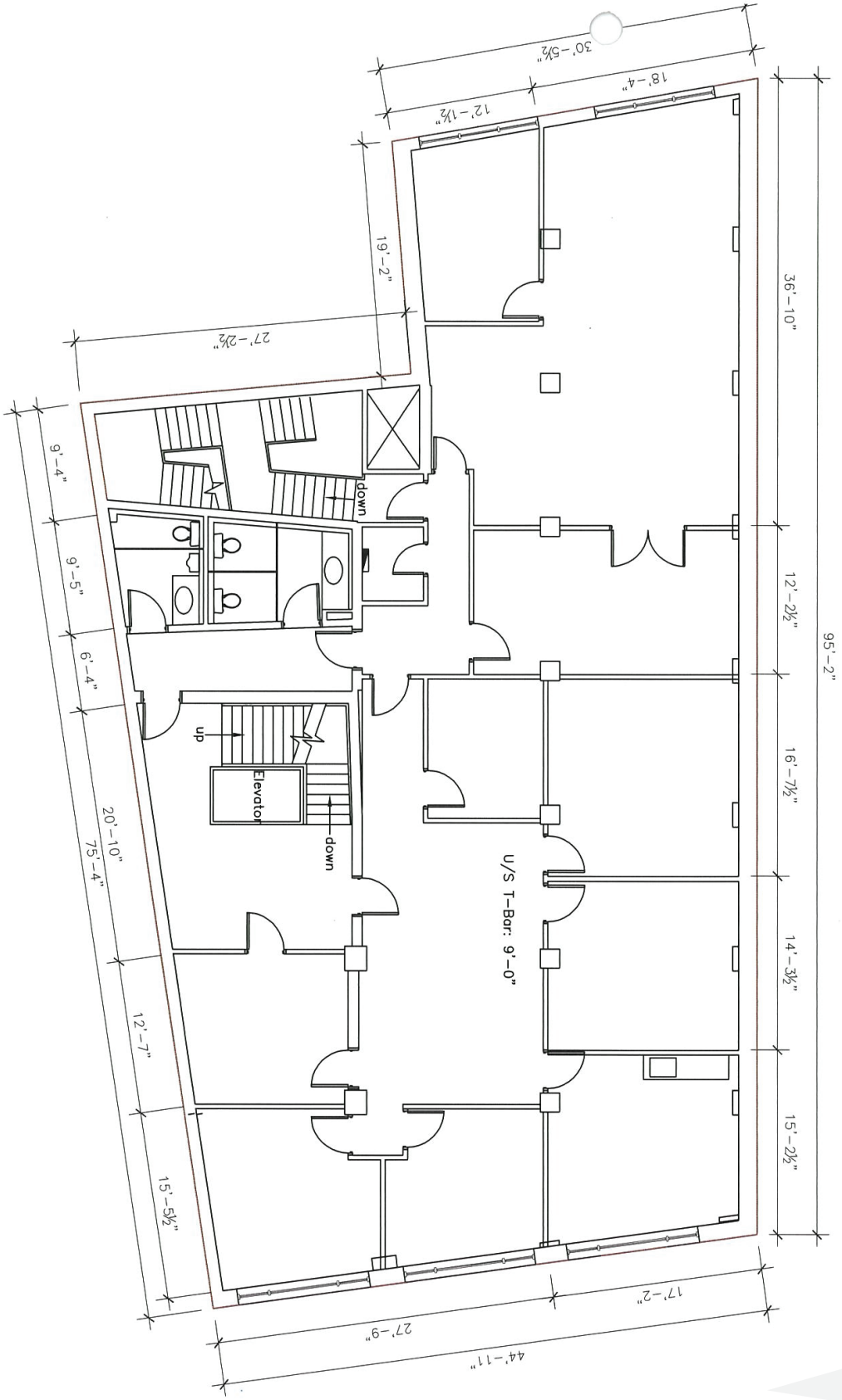
SECOND FLOOR - FLOOR PLAN



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SECOND FLOOR PHOTOGRAPHS

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