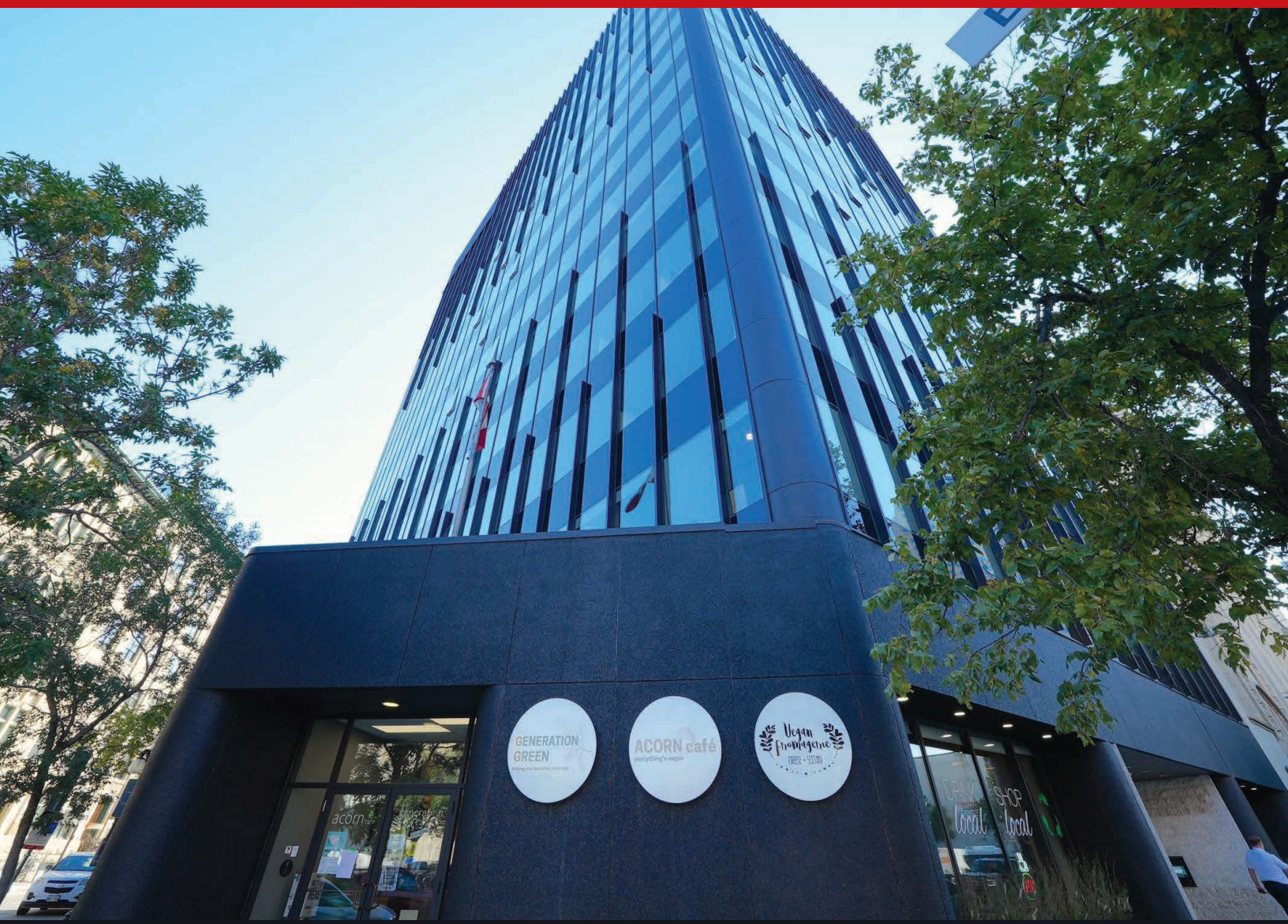


~ Developed Downtown Office Space ~



FOR LEASE

Capital

COMMERCIAL REAL ESTATE
SERVICES INC.

433 Main Street

WINNIPEG, MB

TREVOR CLAY, Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca

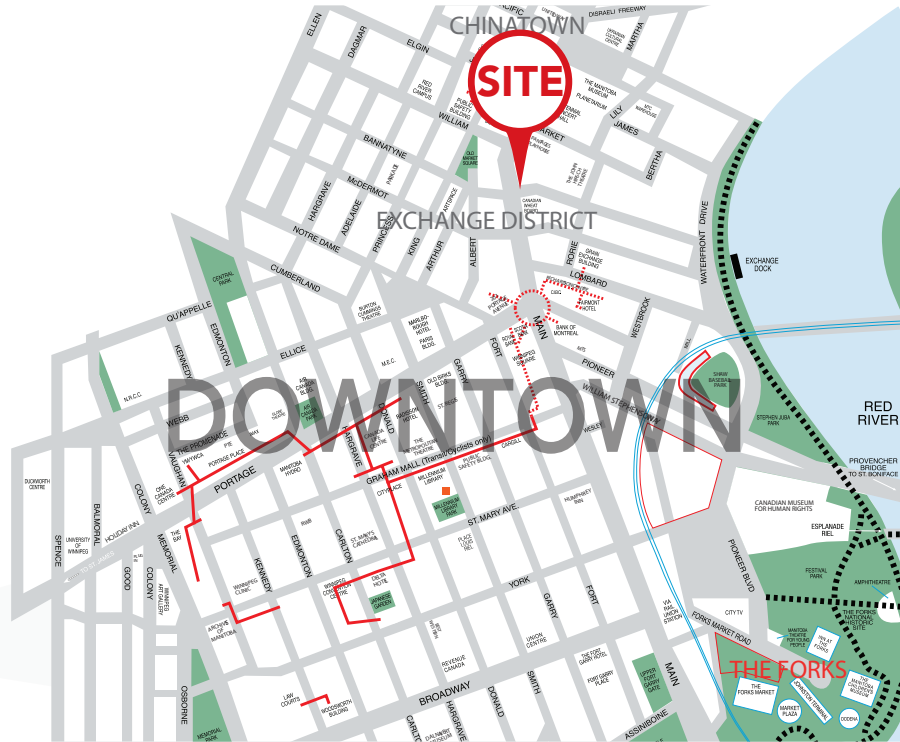
Services provided by Trevor Clay Personal Real Estate Corporation

BRETT CHARTIER, Associate Vice President, Sales & Leasing
(204) 985-1366
brett.charteir@capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

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

LEASING DETAILS

AREA AVAILABLE (+/-) Suite 310: 1,100 sq. ft.

GROSS RENTAL RATE \$26.00 per sq. ft.

PROPERTY DETAILS

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

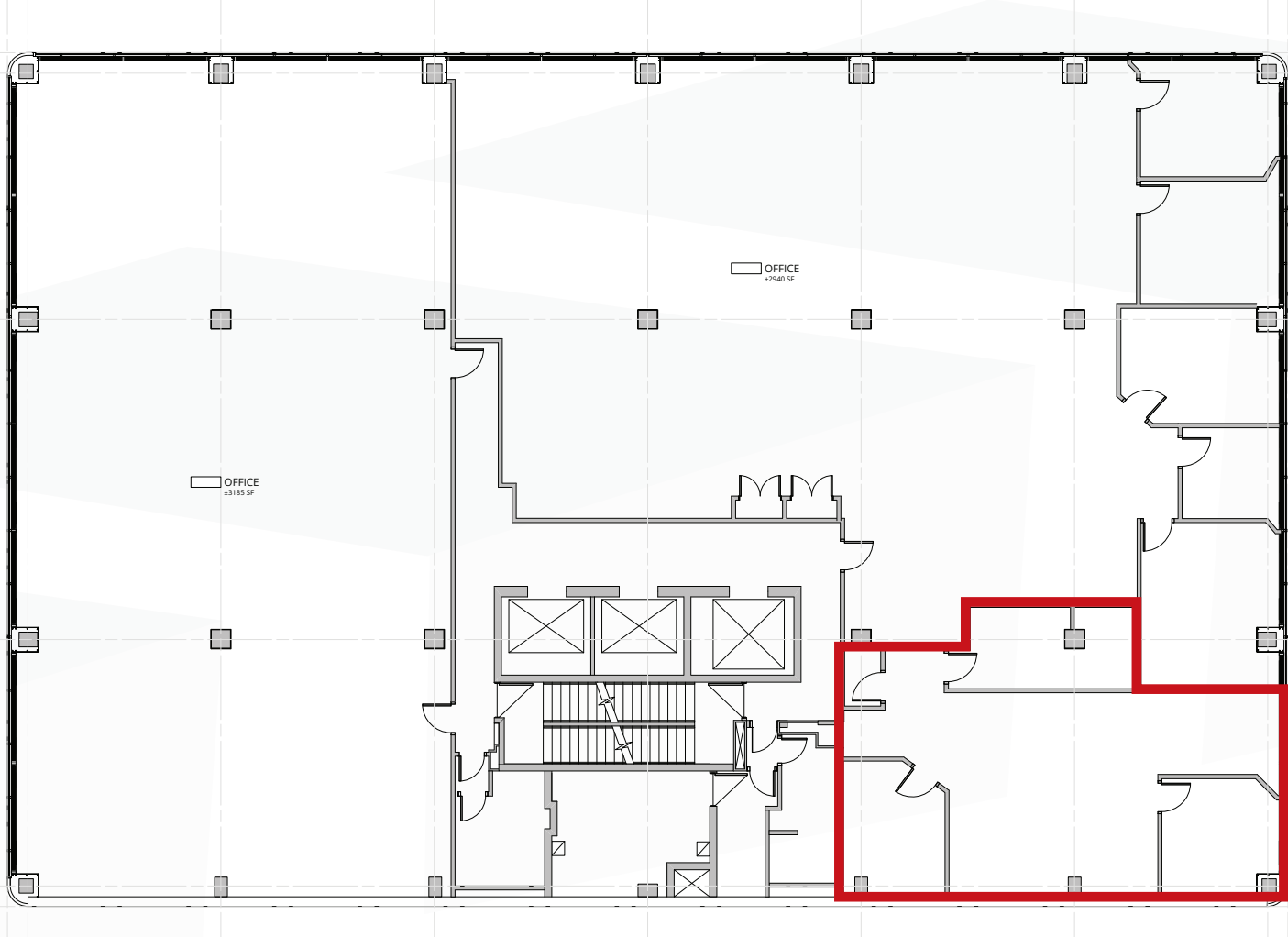
EMERGENCY POWER Building Generator for life safety systems including exit signage, emergency lighting, elevator, stairwell lighting and heating during winter months

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.

Floor Plan



Building Amenities



Contact

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