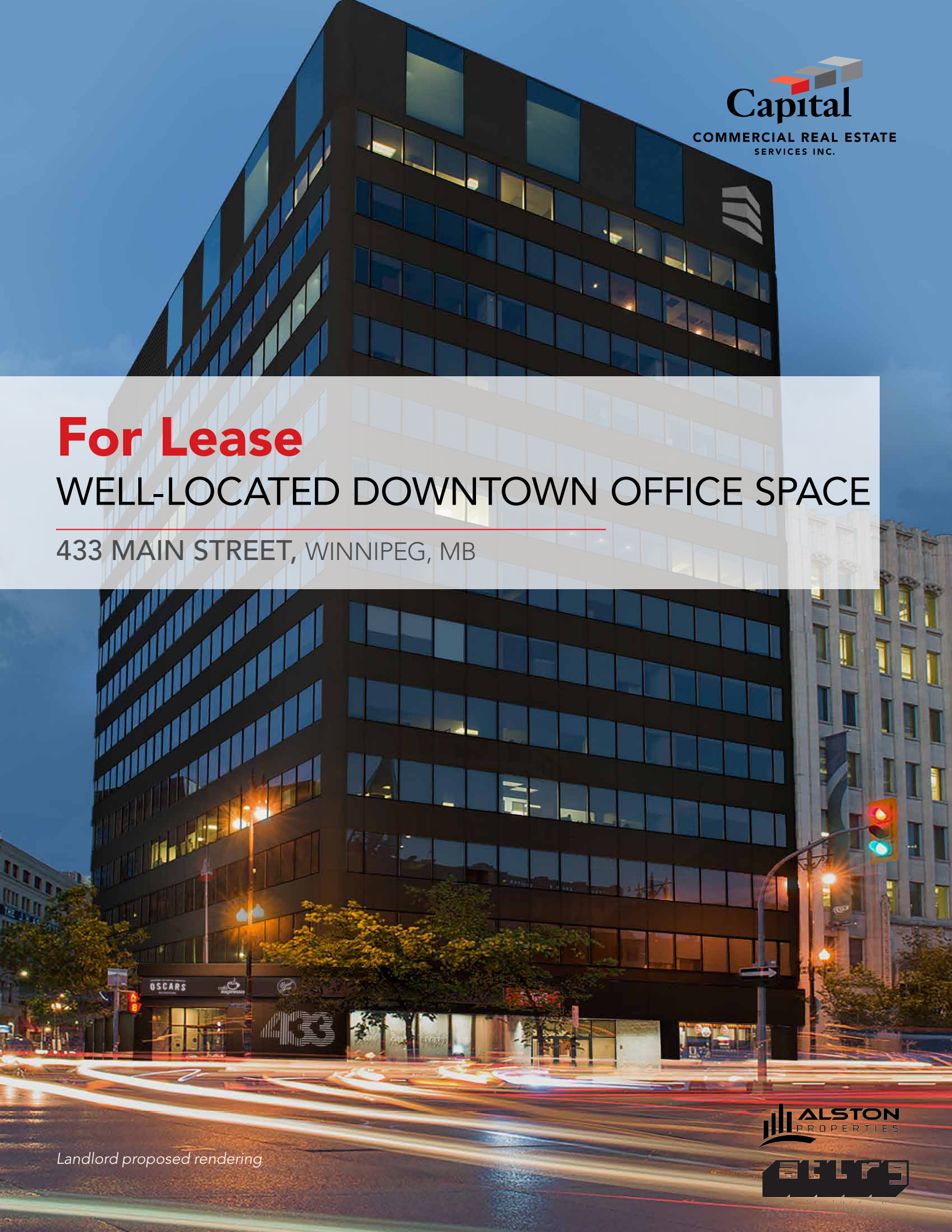
Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

For Lease

WELL-LOCATED DOWNTOWN OFFICE SPACE

433 MAIN STREET, WINNIPEG, MB



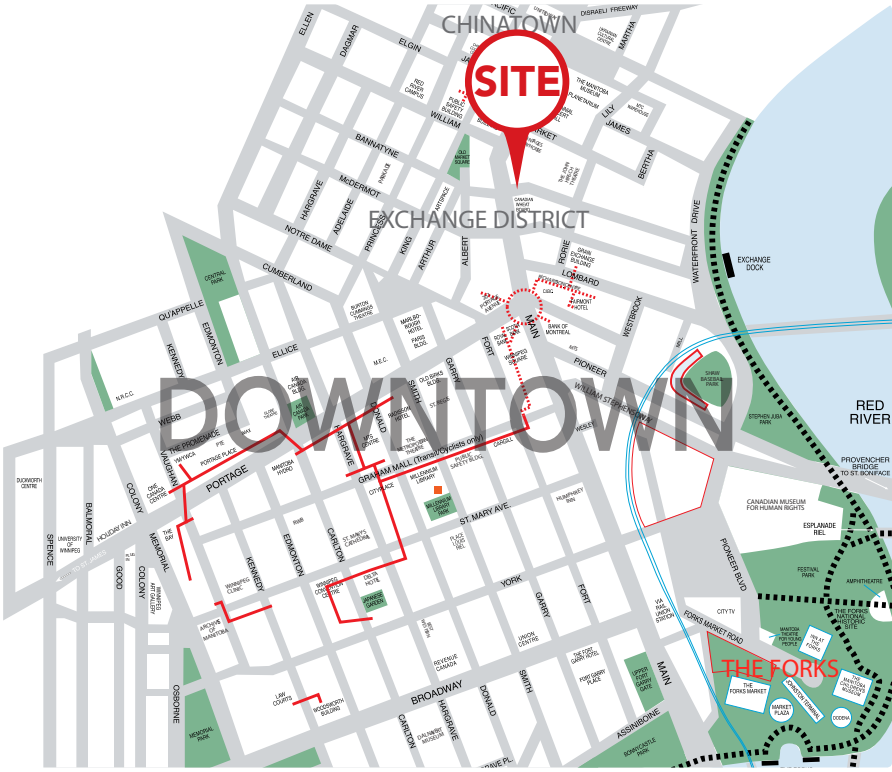
Landlord proposed rendering

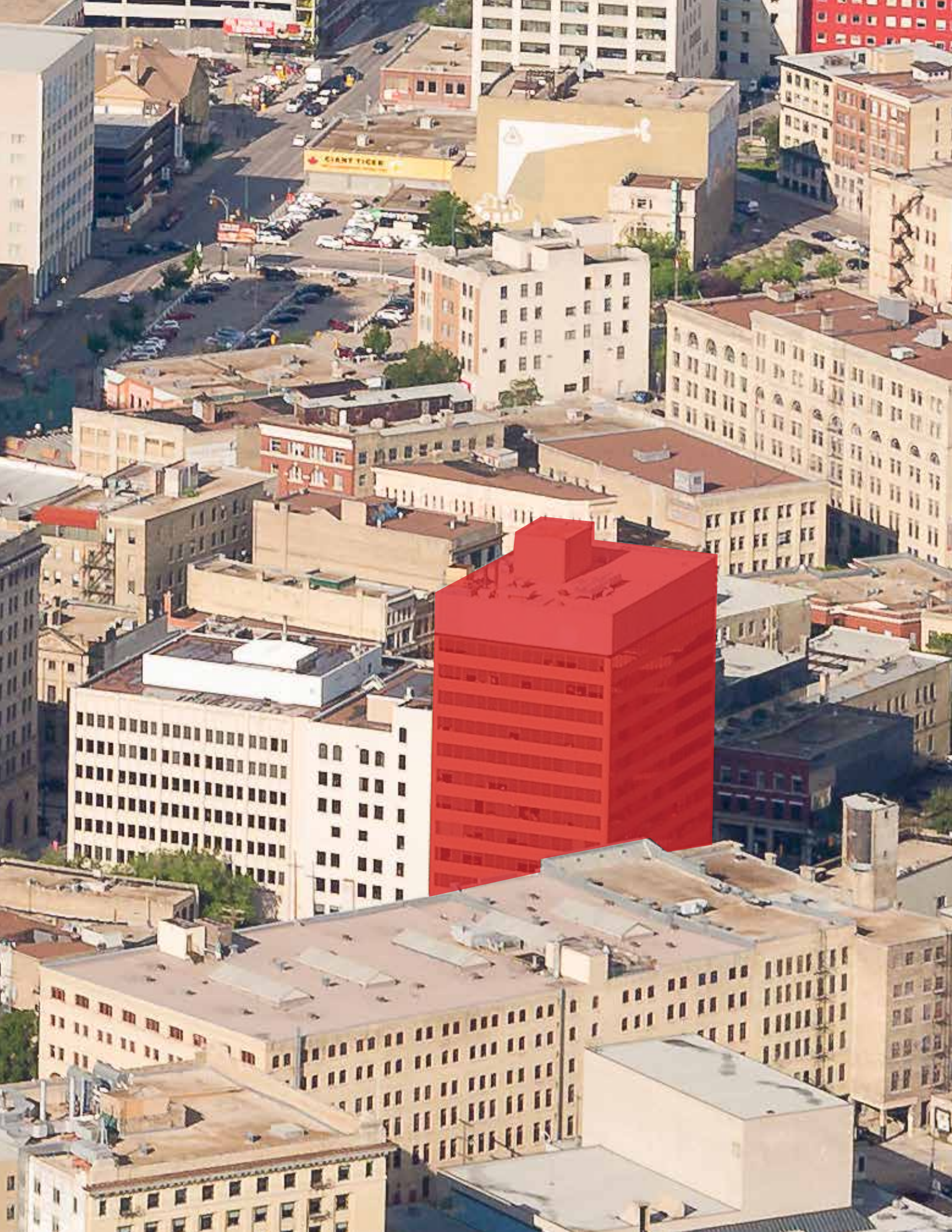
ALSTON PROPERTIES

Capital is pleased to offer office space for lease in downtown Winnipeg. This well-situated 14-storey office tower provides elevator access, excellent downtown views, and attractive floor plate sizes. Various unit sizes are available throughout the building with the potential option to offer a large block of contiguous space if required.

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.




GIANT TIGER

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 Opening Spring/Summer, 2020
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.

LEASING DETAILS

AVAILABLE SPACE (+/-)	Suite 300: 3,638 sq. ft. Suite 410: 2,374 sq. ft.
GROSS RENTAL RATE	$25.00 per sq. ft.

FLOOR PLANS

SUITE 300

Capital
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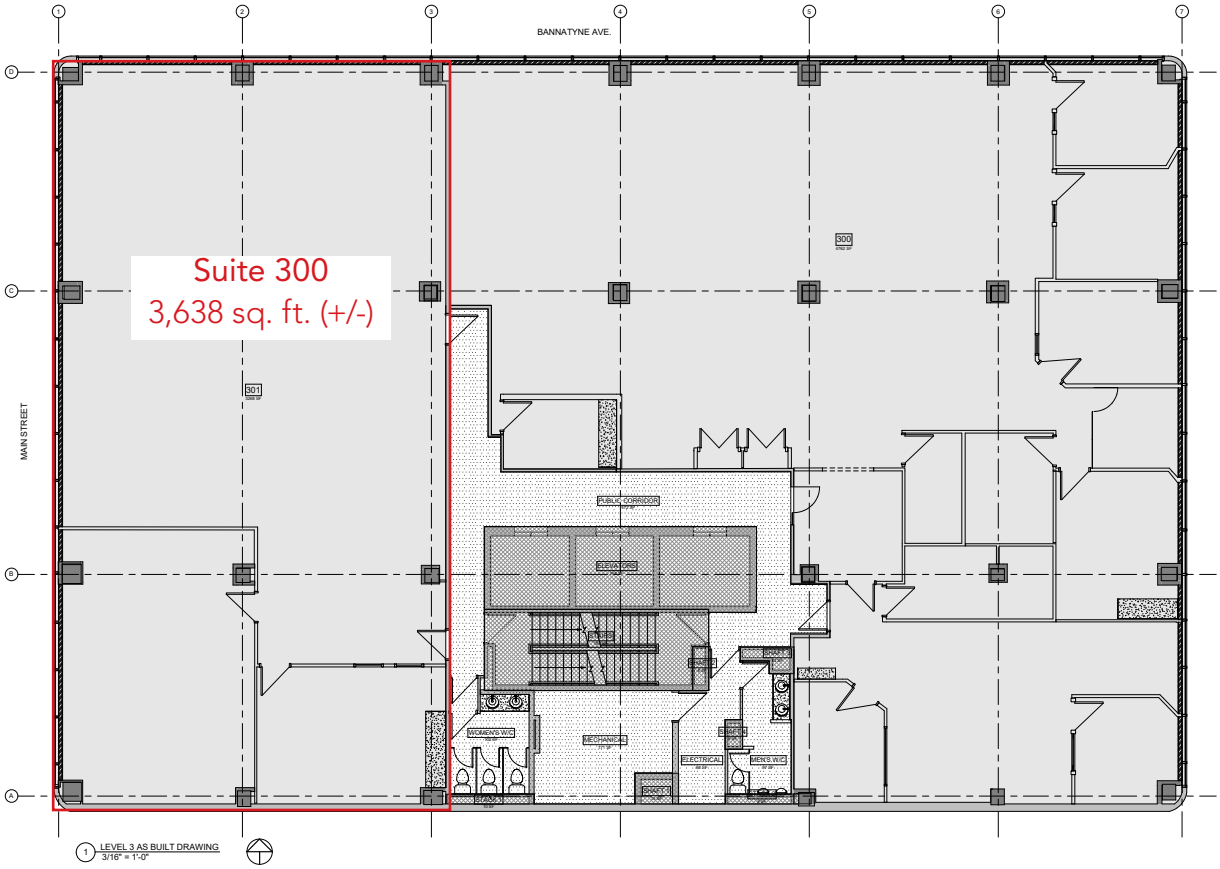
NORTH



FLOOR PLANS

Capital
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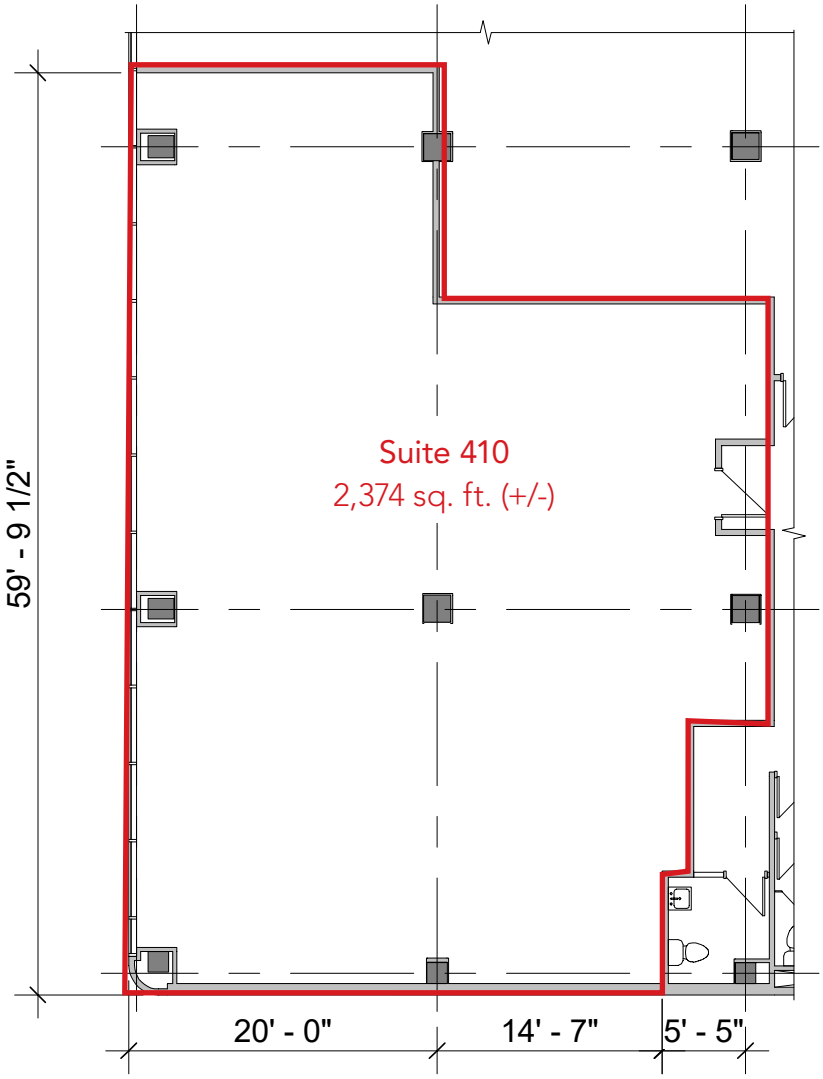
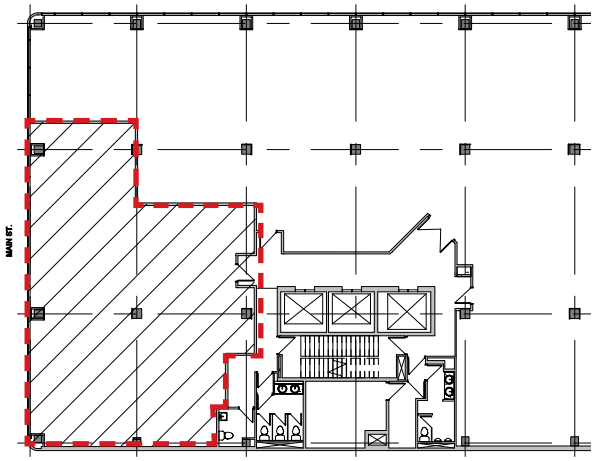
SUITE 410

NORTH





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LANDLORD PROPOSED RENDERING

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