

FOR LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

433 Main Street

WINNIPEG, MB

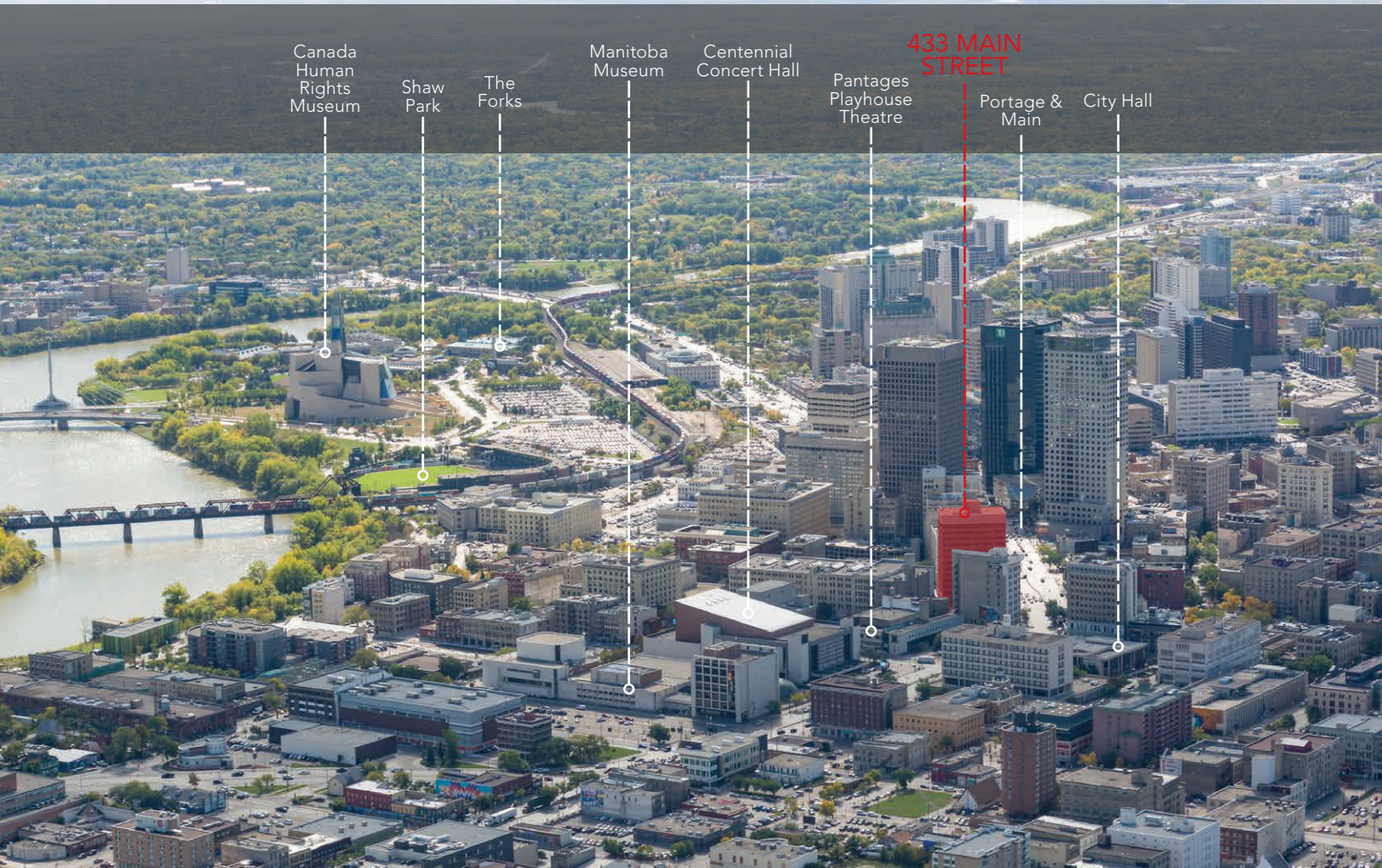
BUILT-OUT CAFÉ IN REDEVELOPED OFFICE & RESIDENTIAL TOWER



433 Main Street

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.



433 Main Street

LEASING DETAILS

AVAILABLE SPACE (+/-) Main floor: 2,533 sq. ft.

GROSS RENTAL RATE \$27.00 per sq. ft.

UNIT HIGHLIGHTS Opportunity to acquire prominent exterior building signage
Direct street access from Main and Bannatyne
Café equipment negotiable

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, substantially renovated in 2022

NUMBER OF FLOORS 14

BUILDING SECURITY On-site building operator, keyless entry systems, security cameras throughout

JANITORIAL SERVICE Twice a week janitorial service with Just Peachy Cleaning for all tenants after building hours

ELEVATORS Fully upgraded in 2014
3 elevators, 2-passenger and 1-freight
High speed traction geared

FITNESS CENTRE 3,000 sq. ft. (+/-) facility located in the lower level

TELECOMM. PROVIDER Shaw, MTS and Telus

LIFE SAFETY SYSTEMS Single stage alarm with voice communication
Full 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

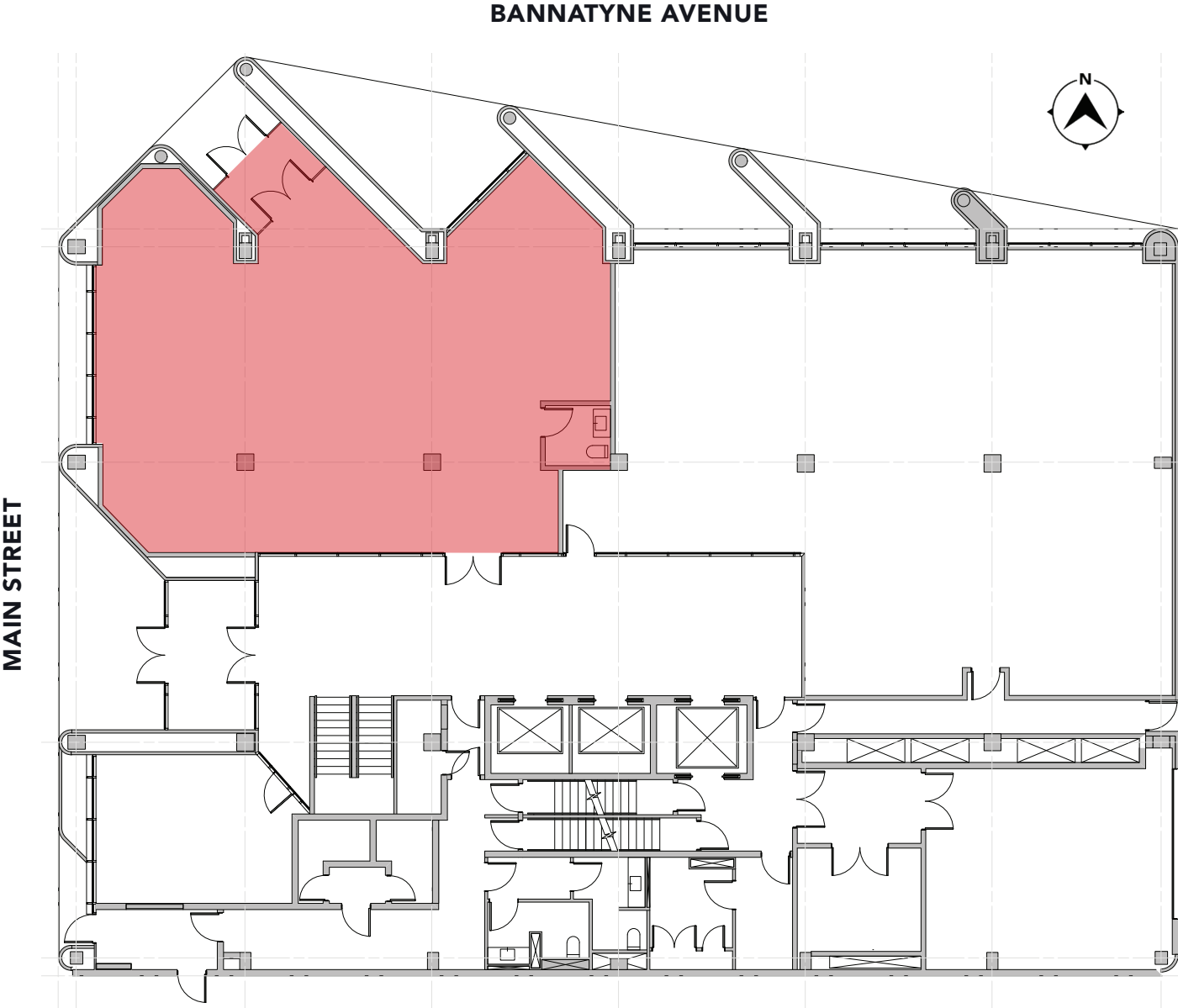
LIGHTING Base Building Lighting is fluorescent with LED upgrades to the tenant suite pot lights, elevator lobbies, washrooms and exterior pot lights

PROPERTY MANAGEMENT Capital Property Management Inc.



433 Main Street

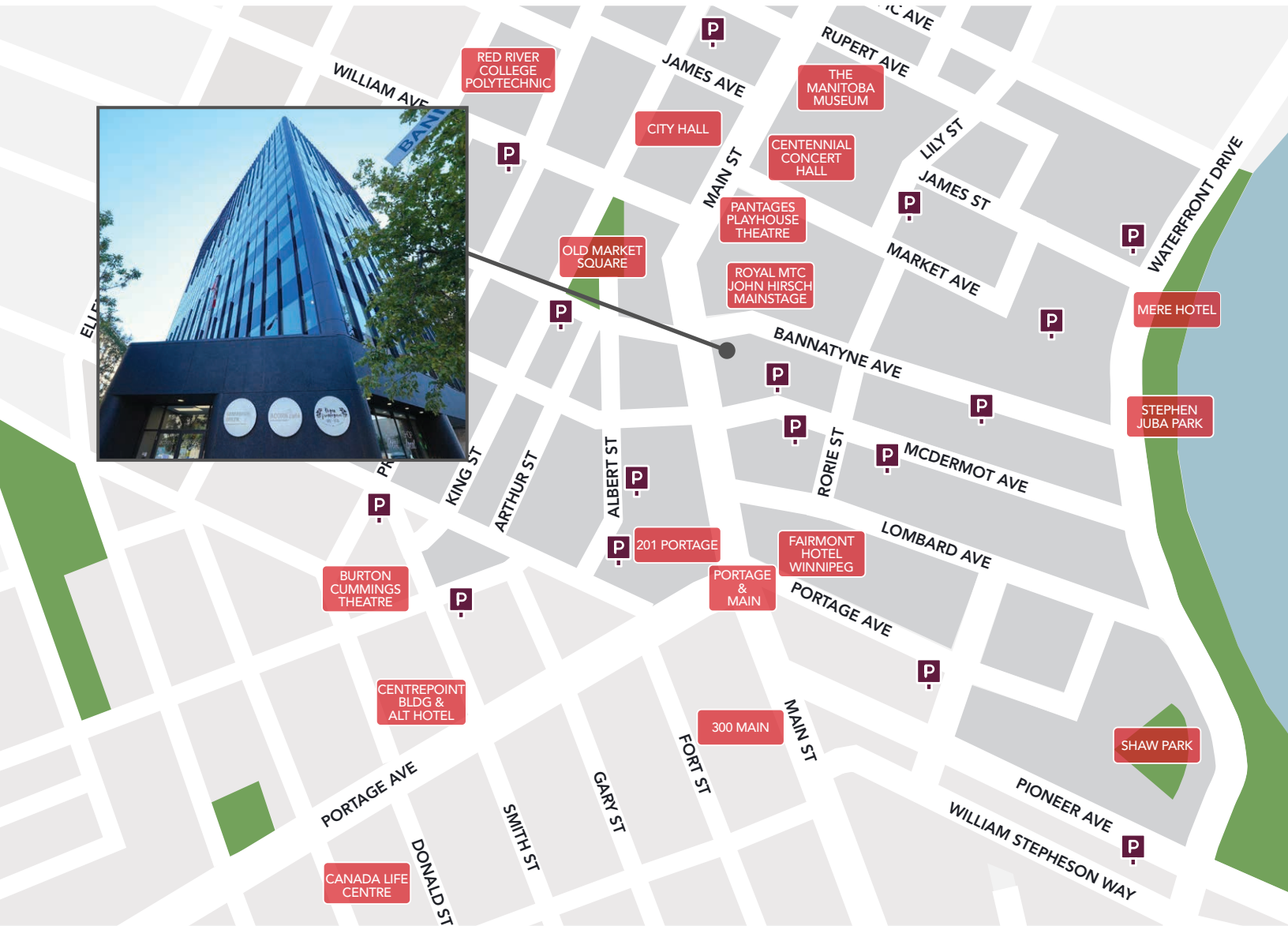
FLOOR PLAN



Click to take a virtual tour



433 Main Street



TOTAL POPULATION

	2021	2026
1 KM	14,596	17,417
3 KM	124,457	132,731
5 KM	255,897	266,232



MEDIAN AGE

	2021
1 KM	36.1
3 KM	35.7
5 KM	36.6



TOTAL HOUSEHOLDS

	2021
1 KM	6,649
3 KM	55,606
5 KM	108,159



HOUSEHOLD INCOME

	2021	2026
1 KM	\$58,062	\$67,758
3 KM	\$67,633	\$79,068
5 KM	\$81,594	\$94,371





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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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