

FOR SUBLEASE

Fortune Block

230 MAIN STREET, WINNIPEG, MB

~ Newly Built Office Space for Sublease ~



DILPREET MATHUADA, Advisor - Sales & Leasing
(204) 985-1367
dilpreet.mathuada@capitalgrp.ca

capitalgrp.ca

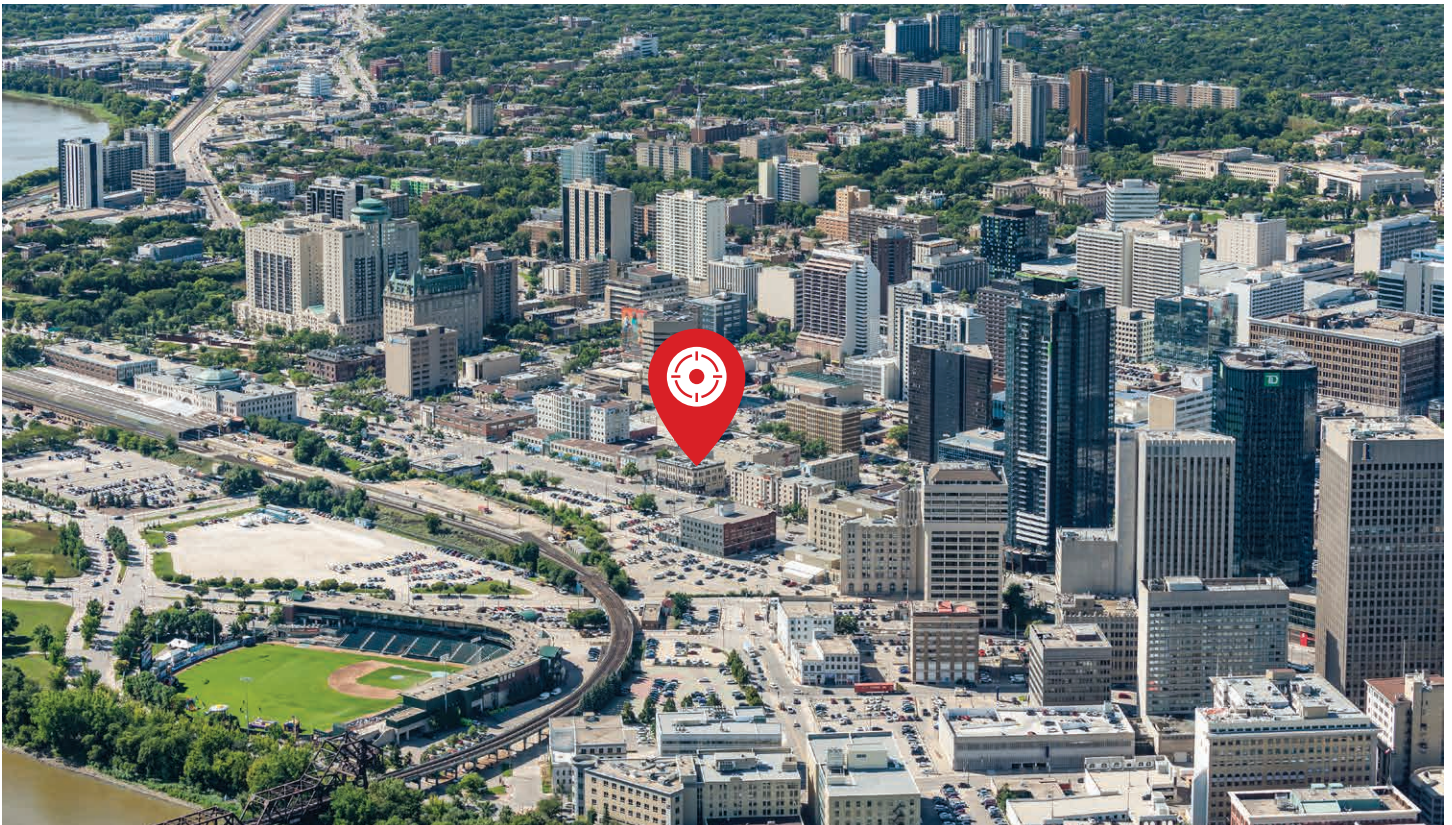
230 Main Street

Property Details

SUITE AVAILABLE	210
AREA AVAILABLE (+/-)	3,461 sq. ft.
YEAR BUILT	2020/2021
PROPERTY TYPE	Downtown Office - Heritage Building
RENTAL RATES	\$21.00 per sq. ft. Gross until September 30, 2023 \$22.00 per sq. ft. Gross until September 30, 2024 \$23.00 per sq. ft. Gross until September 30, 2025 \$25.00 per sq. ft. Gross until September 30, 2026
SUBLANDLORD	Inspiria Financial Group Ltd.
PARKING INFORMATION	Up to 4 stalls available at a monthly cost with 3 being directly behind building
PARKING TYPE	Surface lot

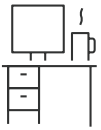
HIGHLIGHTS

- » Restored heritage building
- » Located a block away from Portage and Main
- » Close proximity to numerous restaurants and amenities
- » Modern finishes throughout with a mix of open and private spaces
- » Existing furniture is negotiable



230 Main Street

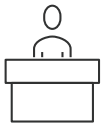
Suite 210 - 3,461 sq. ft. (+/-)



4 Private Offices



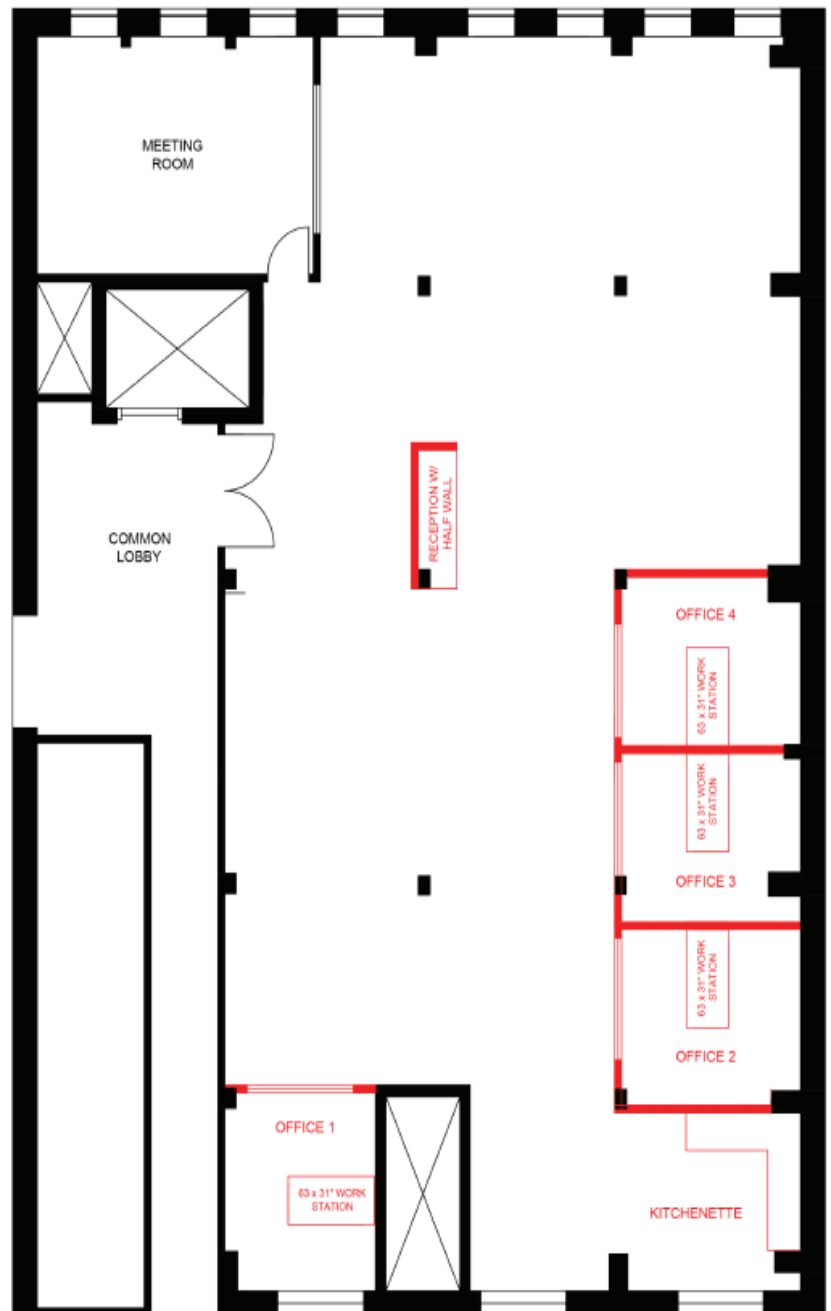
1 Boardroom



1 Reception



1 Kitchenette

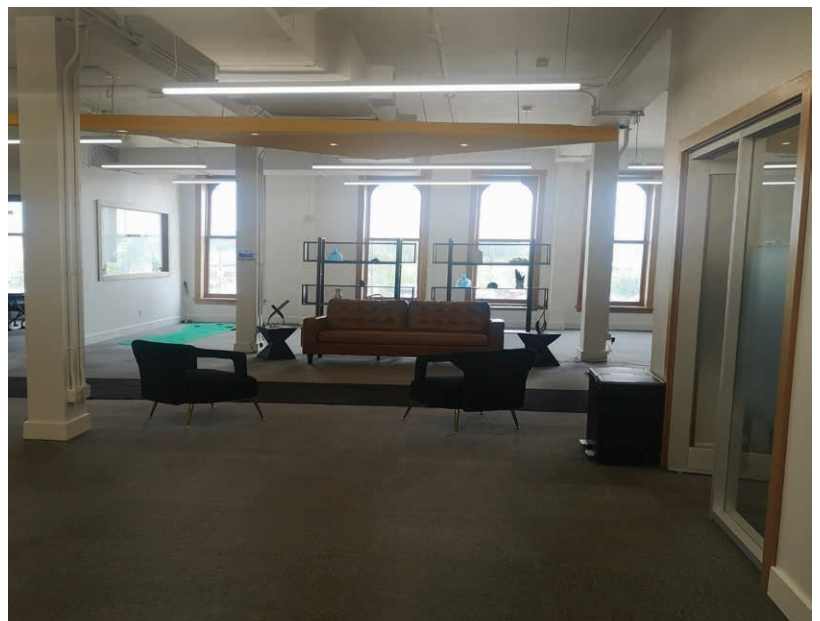
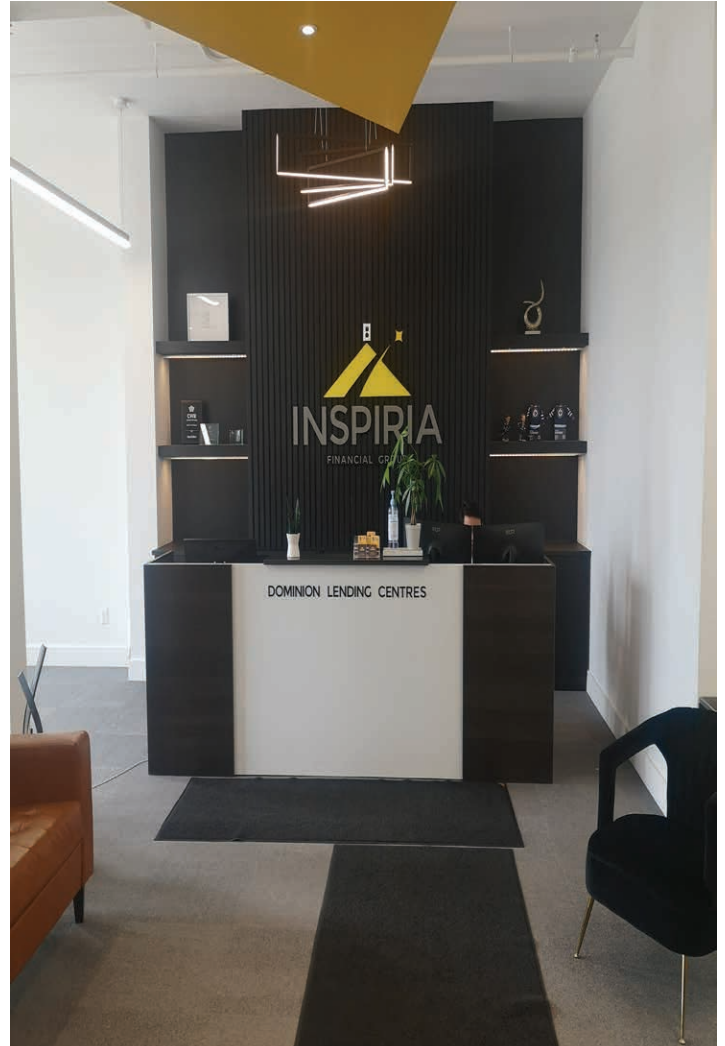
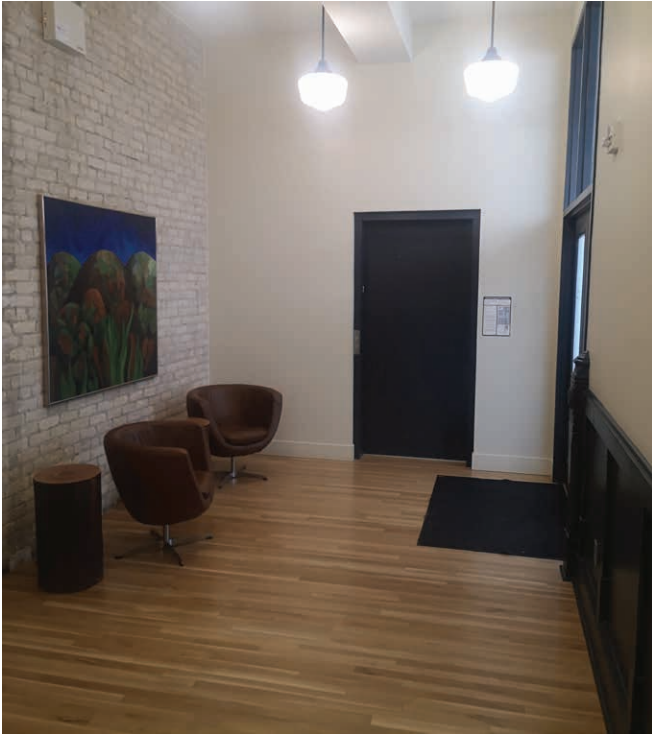


SUITE AMENITIES

- › Transit at your doorstep
- › Tenant Rooftop Patio
- › Modern Electrical Lunch Cafe
- › Elevator access
- › New windows, HVAC, plumbing and electrical throughout the building
- › Large open concept work areas

230 Main Street

Photos



230 Main Street

Amenities Map

1. Canadian Museum for Human Rights
2. The Forks
3. Shaw Park
4. Canada Life Centre
5. RBC Convention Centre
6. Clay Oven
7. Earls Kitchen + Bar
8. The Keg Steakhouse
9. 300 Main Street
10. Portage and Main
11. Manitoba Hydro
12. Fort Gary Hotel
13. Humphry Inn & Suites
14. Radisson Hotel

GREEN: Theatres and Attractions
RED: Restaurants
ORANGE: Office Towers
BLUE: Hotels



WALK SCORE

56



BIKE SCORE

47



TRANSIT SCORE

50





COMMERCIAL REAL ESTATE
SERVICES INC.

DILPREET MATHAUDA

Advisor - Sales & Leasing

(204) 985-1367

dilpreet.mathauda@capitalgrp.ca

Capital Commercial Real Estate Services Inc.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.