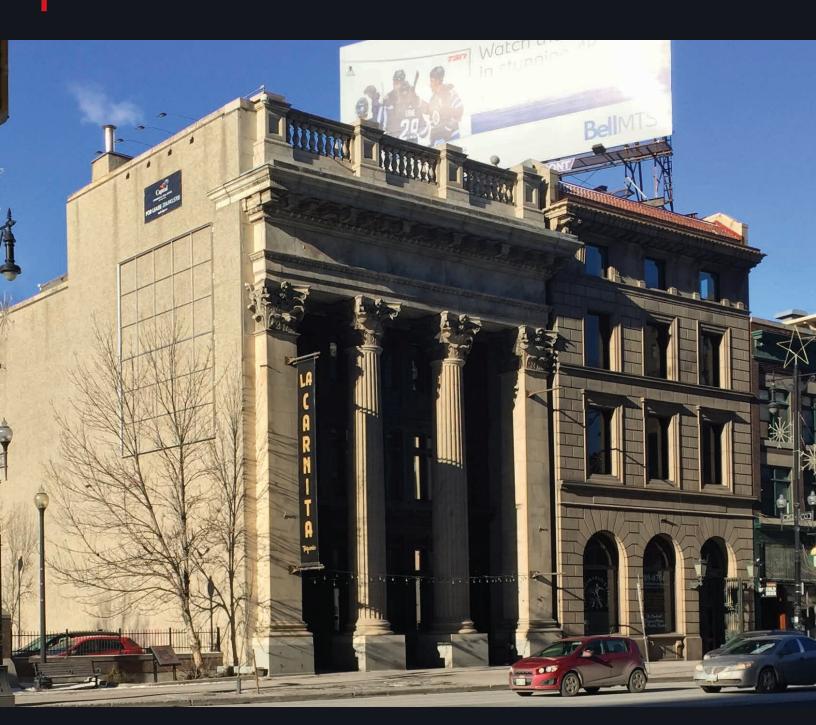
FOR LEASE



456 MAIN STREET WINNIPEG, MB

FULL FLOOR PROFESSIONAL OFFICE SPACE



CONTACT

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Rennie Zegalski

Principal (204) 985-1368 rennie.zegalski@capitalgrp.ca

456 Main Street Winnipeg, MB

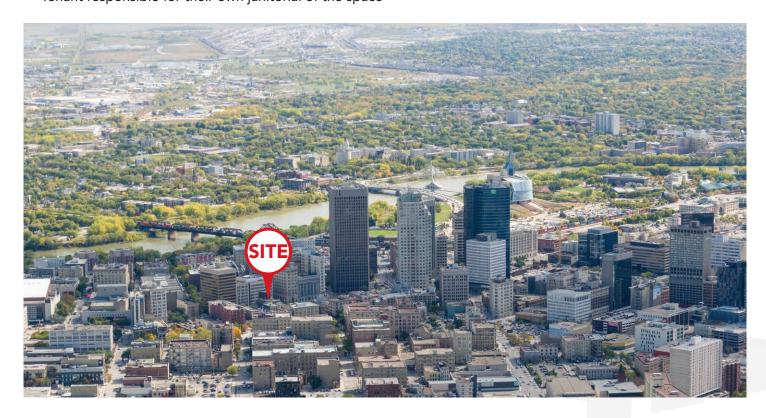


PROPERTY HIGHLIGHTS

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.
ZONING	C - Character

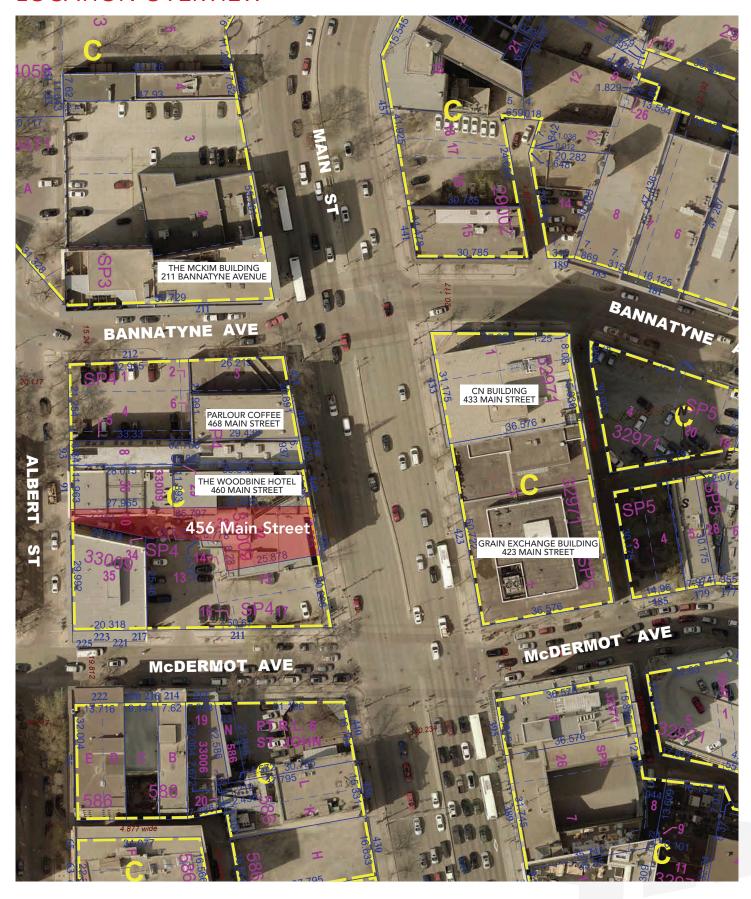
HIGHLIGHTS

- 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



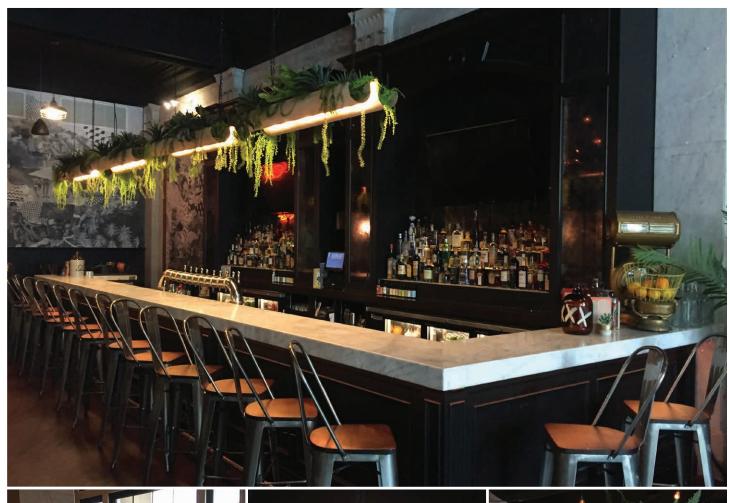


LOCATION OVERVIEW





MAIN FLOOR RESTAURANT PHOTOGRAPHS



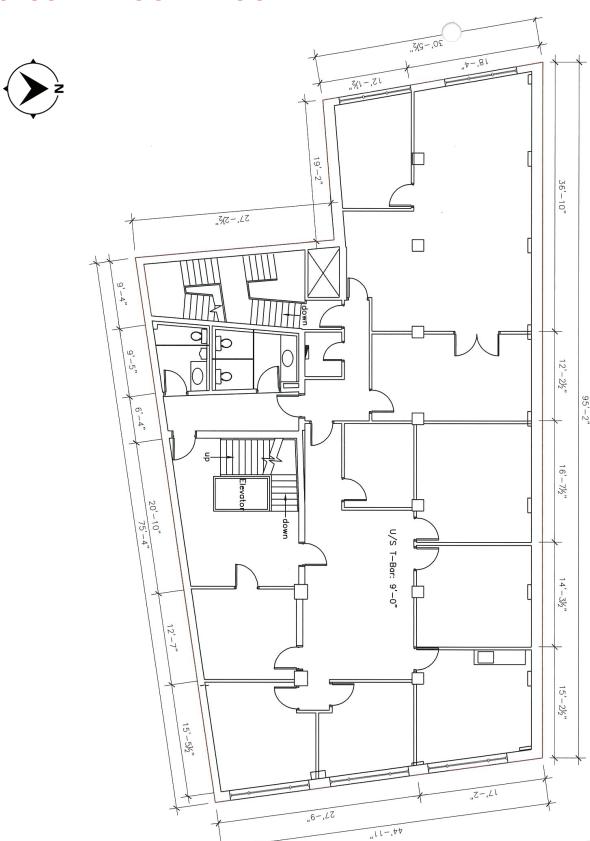






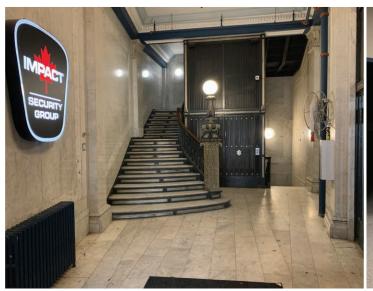


SECOND FLOOR - FLOOR PLAN





SECOND FLOOR PHOTOGRAPHS















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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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Services provided by Rennie Zegalski Personal Real Estate Corporation

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