

FOR SUBLEASE

423 Main Street

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

FIRST 12 MONTHS BASIC RENT FREE



Availability

ADDRESS 423 Main Street, Winnipeg, MB

TOTAL BUILDING AREA (+/-) 127,372 sq. ft.

AVAILABILITY (+/-)

3rd Floor	17,358 sq. ft.
4th Floor	17,358 sq. ft.
5th Floor	17,358 sq. ft.
6th Floor	17,358 sq. ft.
Total	69,432 sq. ft.

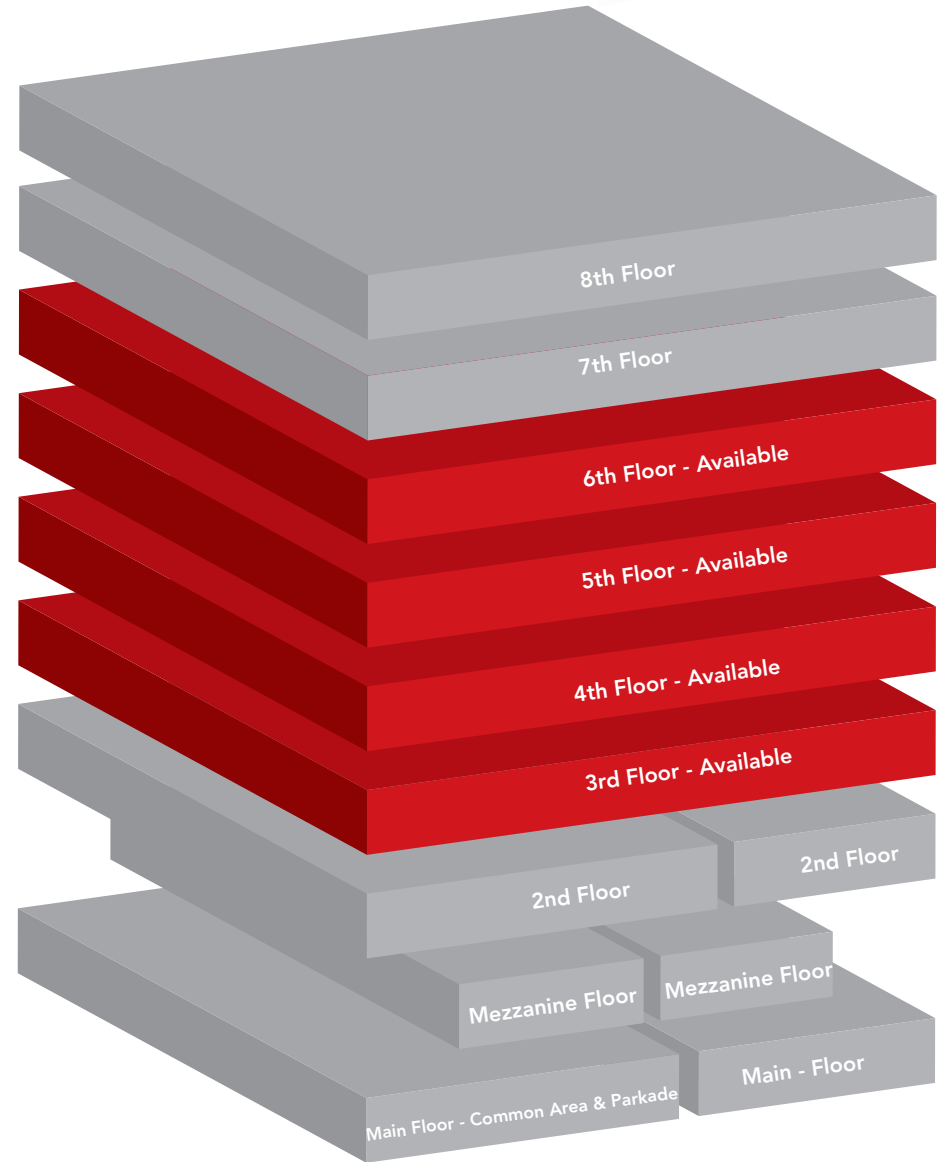
ADDITIONAL RENT (EST. 2023)

Operating costs	\$8.51 per sq. ft.
Property Tax	\$3.79 per sq. ft.
Mgmt. fee	\$1.28 per sq. ft.
Total	\$13.59 per sq. ft.

HEADLEASE EXPIRY November 30, 2026

HIGHLIGHTS

- Developed office space
- On-site heated underground parking
- Well-located asset in desirable Exchange District with many boutique shops and services in the immediate area
- On-site security
- Located on major arterial road and transit corridor and 2 blocks north of Portage & Main
- **First 12 months basic rent free**



Building Details

BUILDING AREA (+/-)	127,714 sq. ft. GLA
TYPICAL FLOOR PLATE (+/-)	17,358 sq. ft.
FLOORS	8
ELEVATORS	4 passenger elevator & 2 service elevators
PARKING	10 stalls (Additional monthly parking available in the surrounding area via third party)
FITNESS CENTRE	Located on lower level
MECHANICAL	Central air, perimeter hot water, convection heat
ELECTRICAL	Central 575 volt, 3 phase
FIBRE	Provided by MTS & Manitoba Hydro

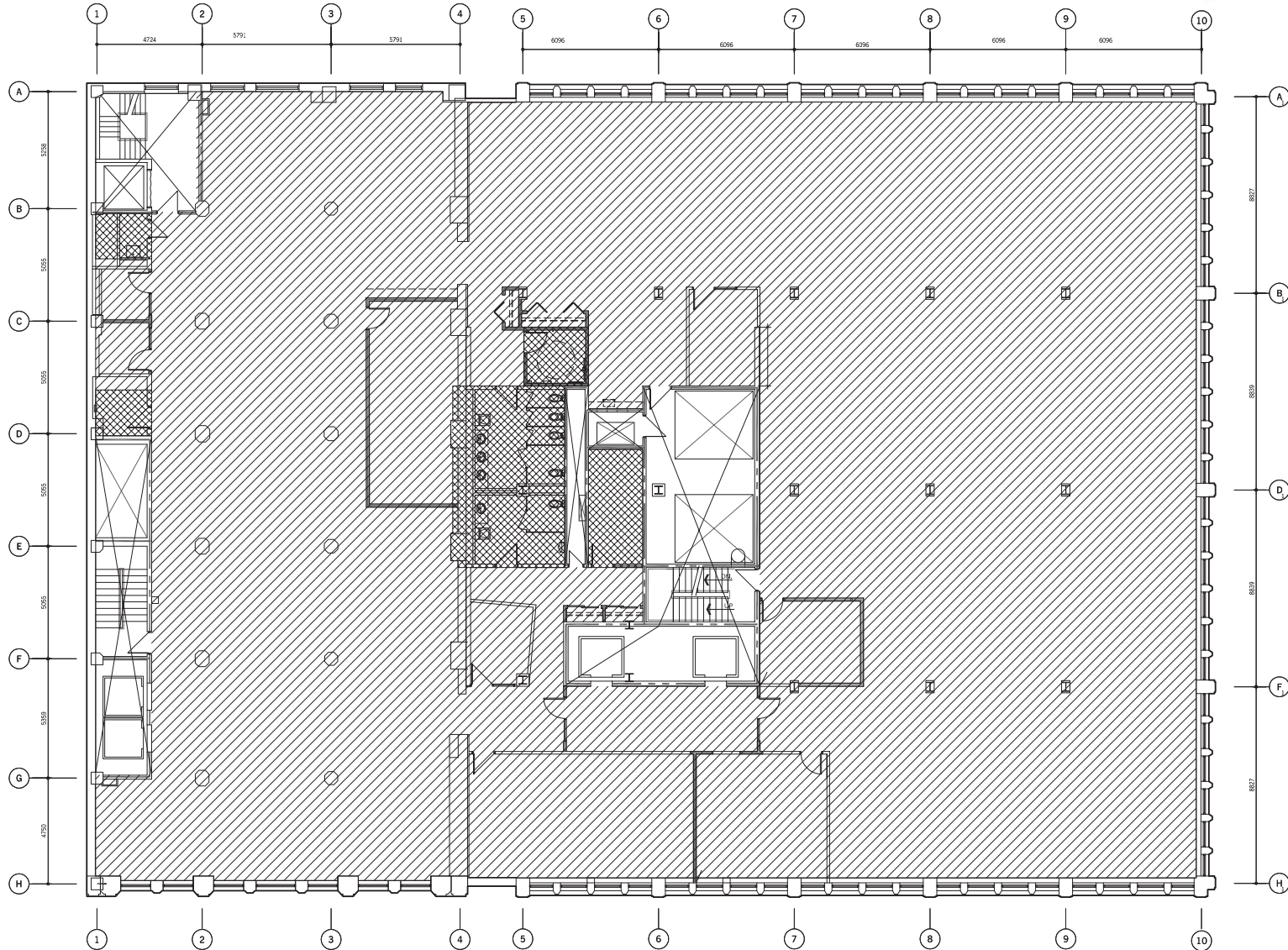


Location Overview

Well situated in downtown Winnipeg, 423 Main Street is only 2 blocks north of Portage & Main and in the middle of the Exchange District. The building is well serviced by the amenities of the downtown and only steps from Old Market Square, the theatre district and Exchange District shops and services. The building is located near many downtown landmarks including; Shaw Park, The Canadian Museum for Human Rights, The Forks and the Centennial Concert Hall.

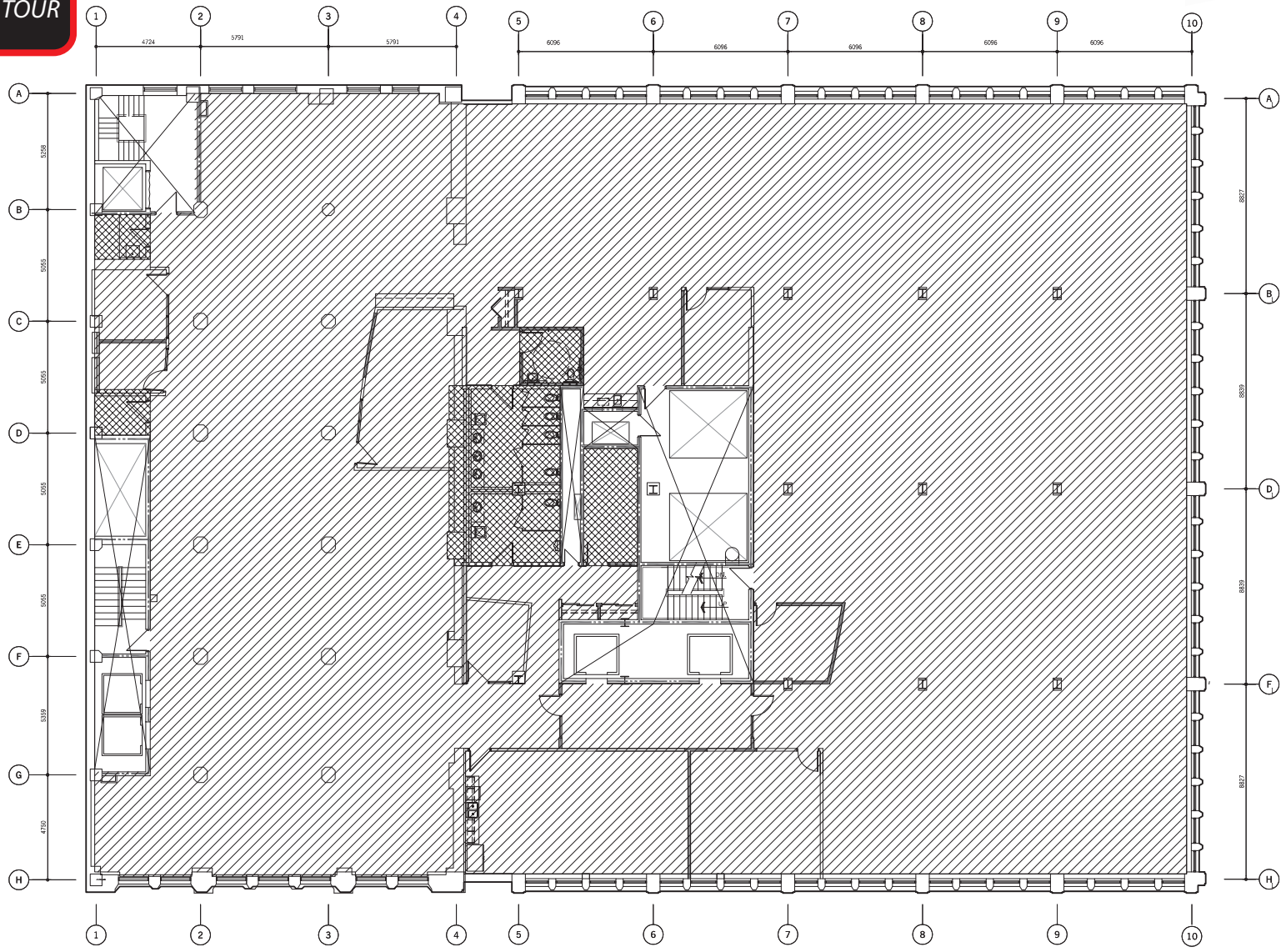


Third Floor Plan



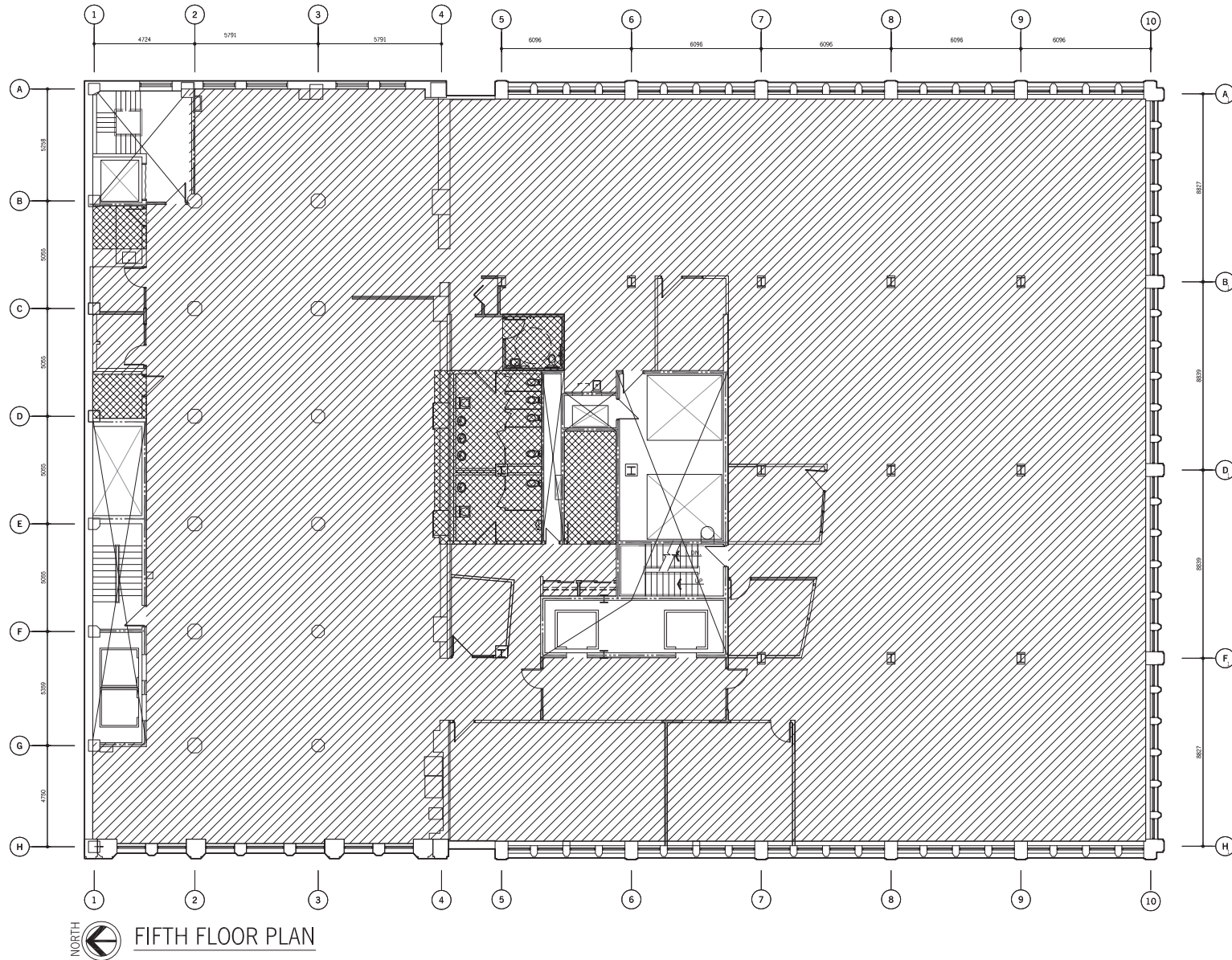
 NORTH
THIRD FLOOR PLAN

Fourth Floor Plan

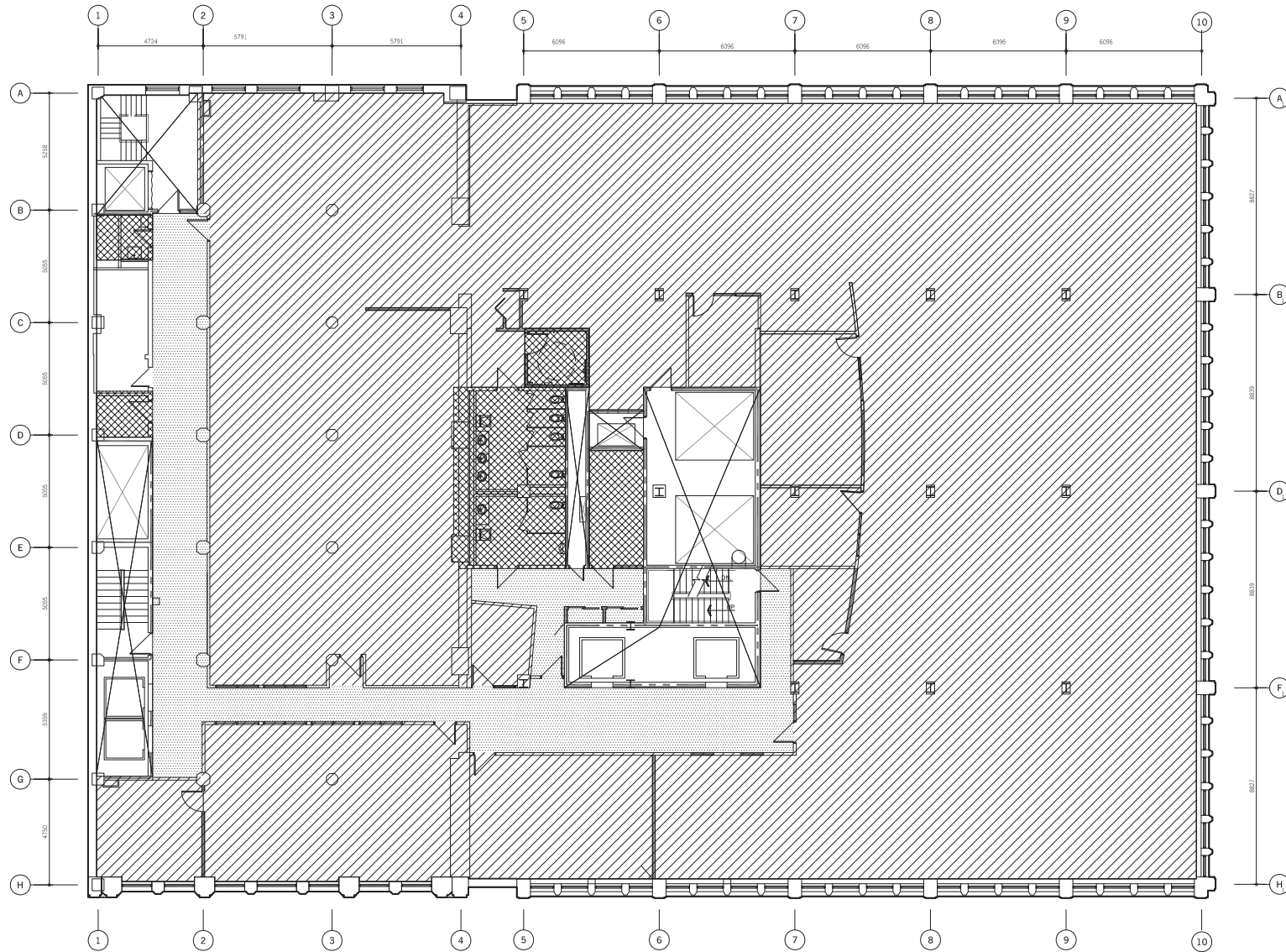


NORTH FOURTH FLOOR PLAN

Fifth Floor Plan



Sixth Floor Plan



NORTH  SIXTH FLOOR PLAN



COMMERCIAL REAL ESTATE
SERVICES INC.

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