

**FOR LEASE**

# 191 *Broadway*

**WINNIPEG, MANITOBA**



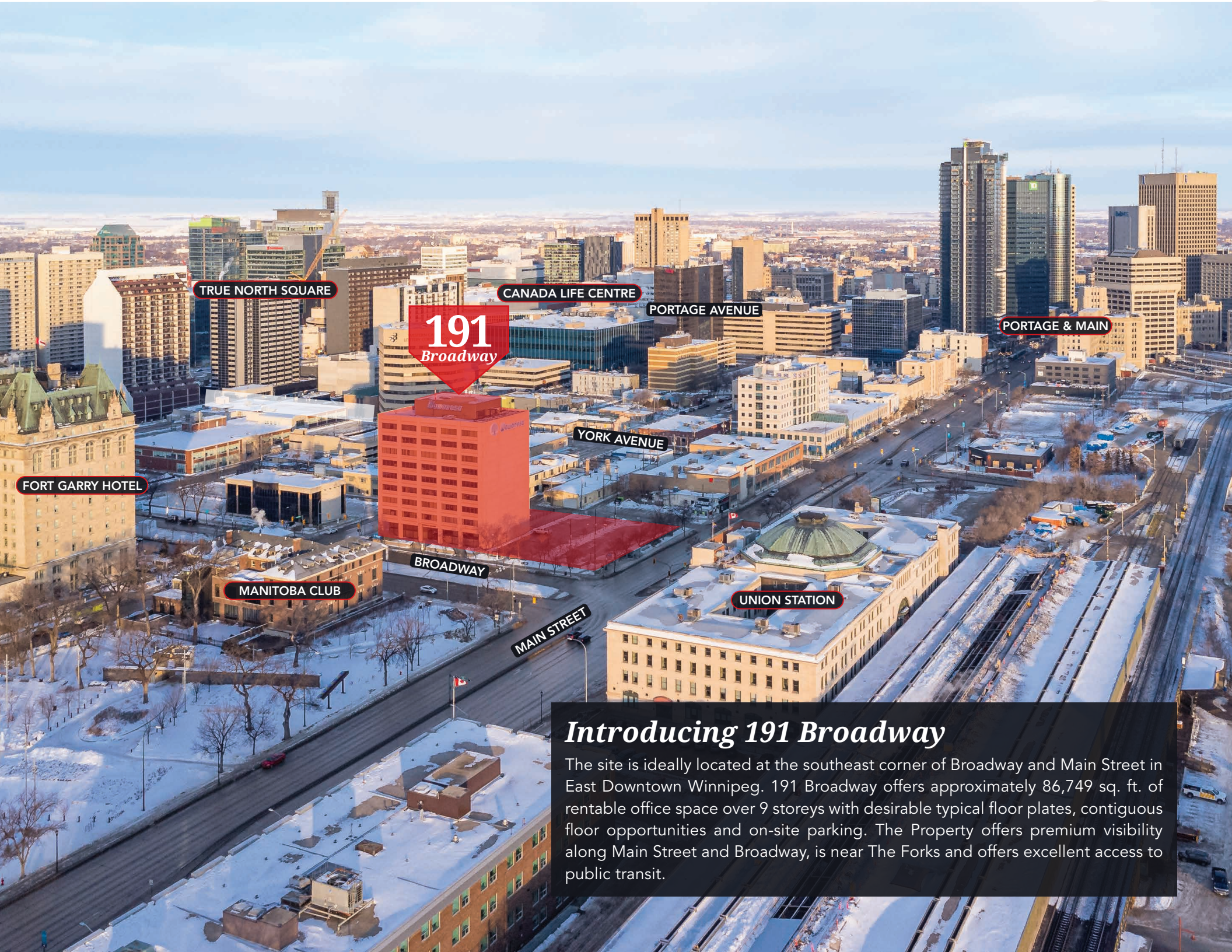
**Wawanesa**  
Insurance



**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.







TRUE NORTH SQUARE

CANADA LIFE CENTRE

PORTAGE AVENUE

PORTAGE & MAIN

**191**  
Broadway

FORT GARRY HOTEL

YORK AVENUE

MANITOBA CLUB

BROADWAY

UNION STATION

MAIN STREET

## *Introducing 191 Broadway*

The site is ideally located at the southeast corner of Broadway and Main Street in East Downtown Winnipeg. 191 Broadway offers approximately 86,749 sq. ft. of rentable office space over 9 storeys with desirable typical floor plates, contiguous floor opportunities and on-site parking. The Property offers premium visibility along Main Street and Broadway, is near The Forks and offers excellent access to public transit.



# Leasing Opportunities

## BUILDING INFORMATION

TOTAL RENTABLE AREA	86,749 sq. ft.
NUMBER OF STOREYS	9 storeys

## AVAILABILITY

SUITE	AREA	AVAILABILITY
UNIT 100	<b>Leased</b>	Q2 2024
UNIT 101	2,936 sq. ft.	Q2 2024
2ND FLOOR	10,356 sq. ft.	Q2 2024
4TH FLOOR	7,841 sq. ft.	Q2 2024
5TH FLOOR	10,370 sq. ft.	Q1 2024
6TH FLOOR	10,374 sq. ft.	Q2 2024
7TH FLOOR	10,360 sq. ft.	Q2 2024
8TH FLOOR	10,360 sq. ft.	Q2 2024
9TH FLOOR	10,367 sq. ft.	Q2 2024

## PRICING

GROSS RENT	\$26.00-\$28.50 per sq. ft. (plus mgmt. fee)
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## PARKING\*

ELECTRIFIED SURFACE STALL	\$200 per month plus GST
UNDERGROUND STALL	\$250 per month plus GST

\* subject to availability

## OUTSIDE BROKER FEE

YEARS 1 - 5	\$1.00 per rentable sq. ft. per annum
YEARS 6 - 10	\$0.50 per rentable sq. ft. per annum

## property highlights



Space available as early as Q1 2024



Grade loading door



91 surface stalls including 12 visitor stalls & 35 underground stalls



3 Passenger elevators (1 freight)



Exterior bicycle storage



Vykon card access throughout building



24/7 building security



New CCTV camera system on each floor & building exterior

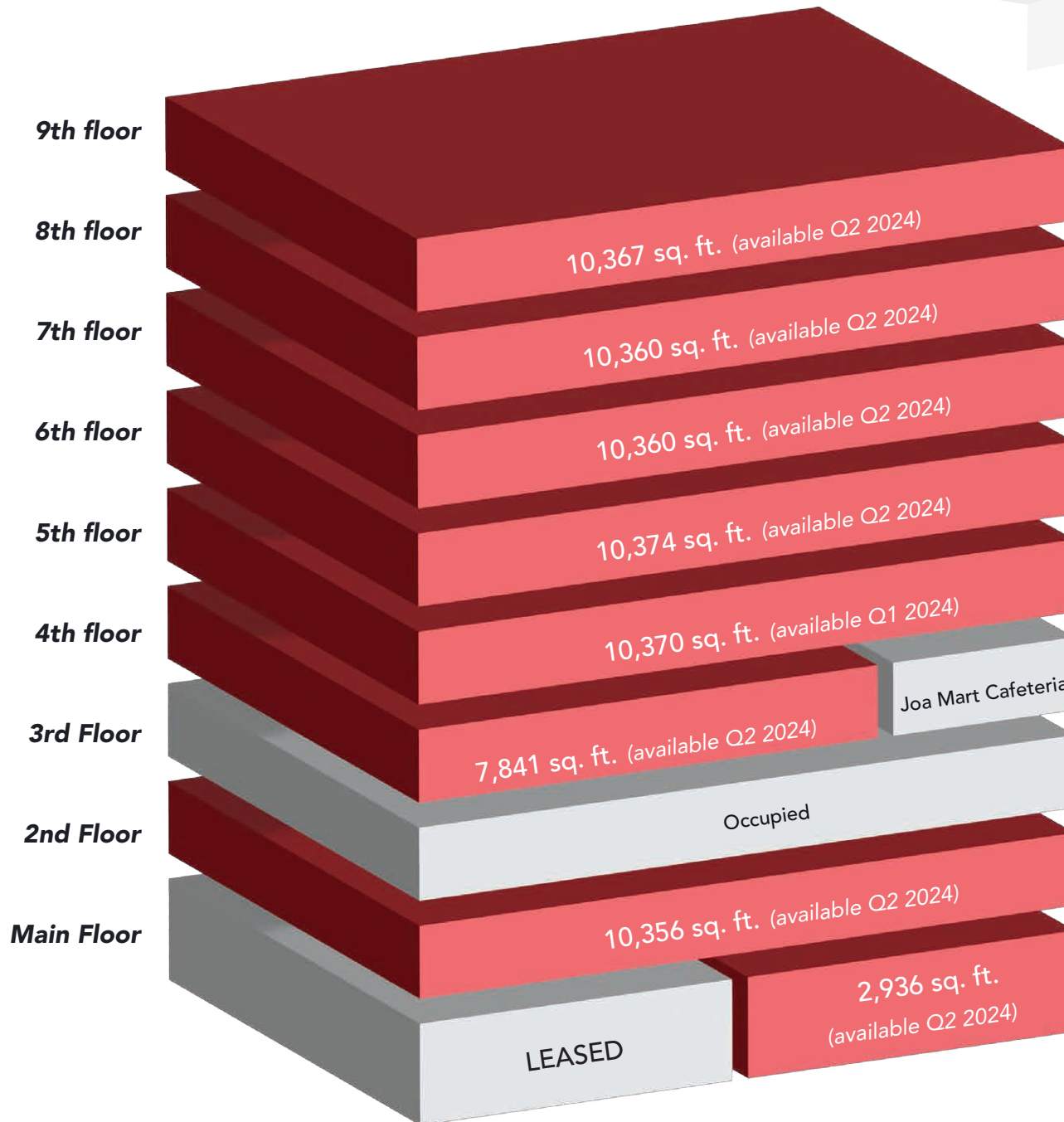


Telecommunication with MTS and Shaw



On-site generator plus UPS in building

# Stacking Plan





# Premium Location

DRIVE TIMES		WALK TIMES	
Richardson Int'l Airport	16 min.	The Forks	10 min.
St. Boniface Hospital	5 min.	Portage & Main	12 min.
St. Vital Centre	14 min.	True North Square	14 min.
Kildonan Place	13 min.	Cdn. Museum for Human Rights	6 min.
CF Polo Park	13 min.	The Exchange District	14 min.



TRUE NORTH SQUARE

RBC Convention Centre WINNIPEG

canada life centre

191 Broadway

300 MAIN

PORTAGE & MAIN

BROADWAY

UNION STATION

RAILSIDE AT THE FORKS

CANADIAN MUSEUM FOR HUMAN RIGHTS  
MUSÉE CANADIEN POUR LES DROITS DE LA PERSONNE

BLUE CROSS PARK

MAIN STREET

PIONEER AVENUE

McFORKS

Red Bull

CN STAGE & FIELD

Inn at the Forks

children's museum

ESPLANADE RIEL

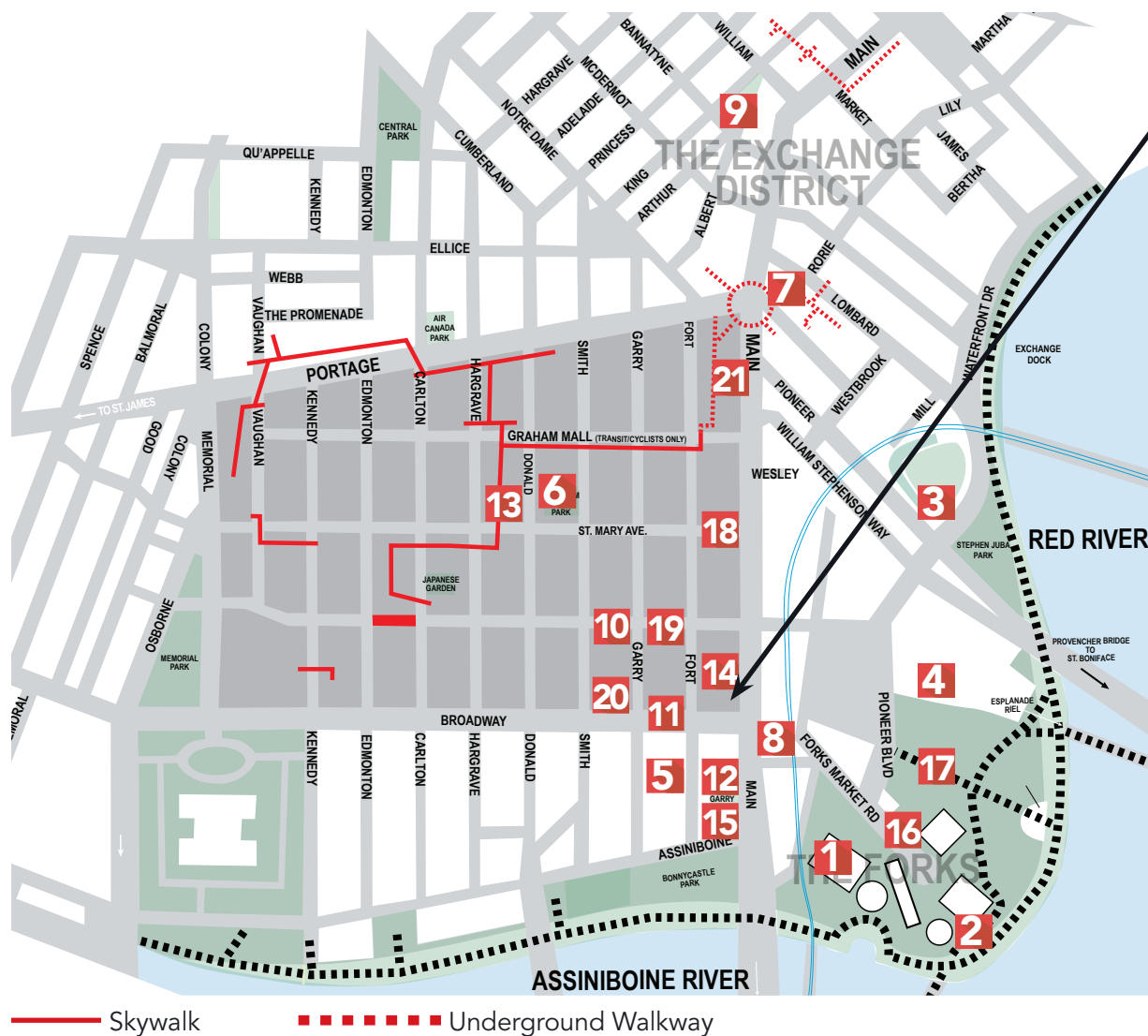
PROVENCHER BRIDGE



# Area Amenities

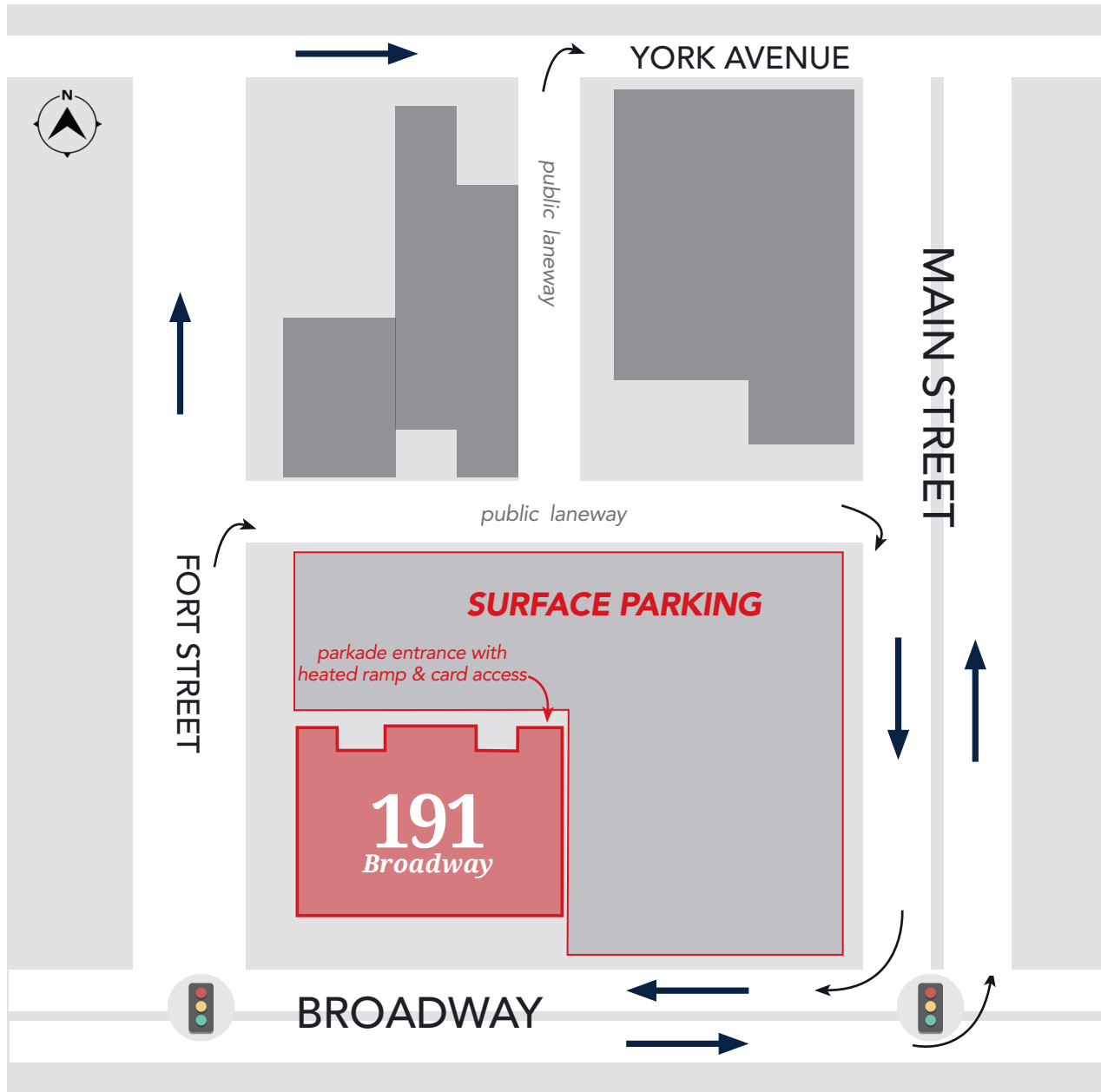
## ACCESSIBILITY AND TRANSPORTATION

The Property is centrally located in downtown Winnipeg, across the river from the neighborhood of St. Boniface and a short walk to the amenities at The Forks.



- 1** The Forks Market
- 2** The Children's Museum
- 3** Shaw Park
- 4** Canadian Museum of Human Rights
- 5** Fort Garry Hotel
- 6** Millennium Library
- 7** Fairmont Hotel
- 8** Union Station & Winnipeg Railway Museum
- 9** Old Market Square
- 10** La Roca
- 11** The Keg Steakhouse
- 12** The Manitoba Club
- 13** Cityplace
- 14** Robertson College
- 15** Upper Fort Garry Heritage Provincial Park
- 16** Manitoba Theater for Young People
- 17** CN Stage and Field
- 18** Humphry Inn & Suites
- 19** Kids and Company Daycare Center
- 20** Capital Grill & Bar
- 21** Earls Portage & Main

# Accessibility & Transportation



The location offers high accessibility to all areas of the city via major transportation routes and Winnipeg Transit. In addition, the site benefits from north-south public transportation along Main Street, with connectivity east-west via Broadway.

191 Broadway parking garage and surrounding surface parking is accessible from Main and Fort Streets along the lane-way behind the site.



92

WALK SCORE



88

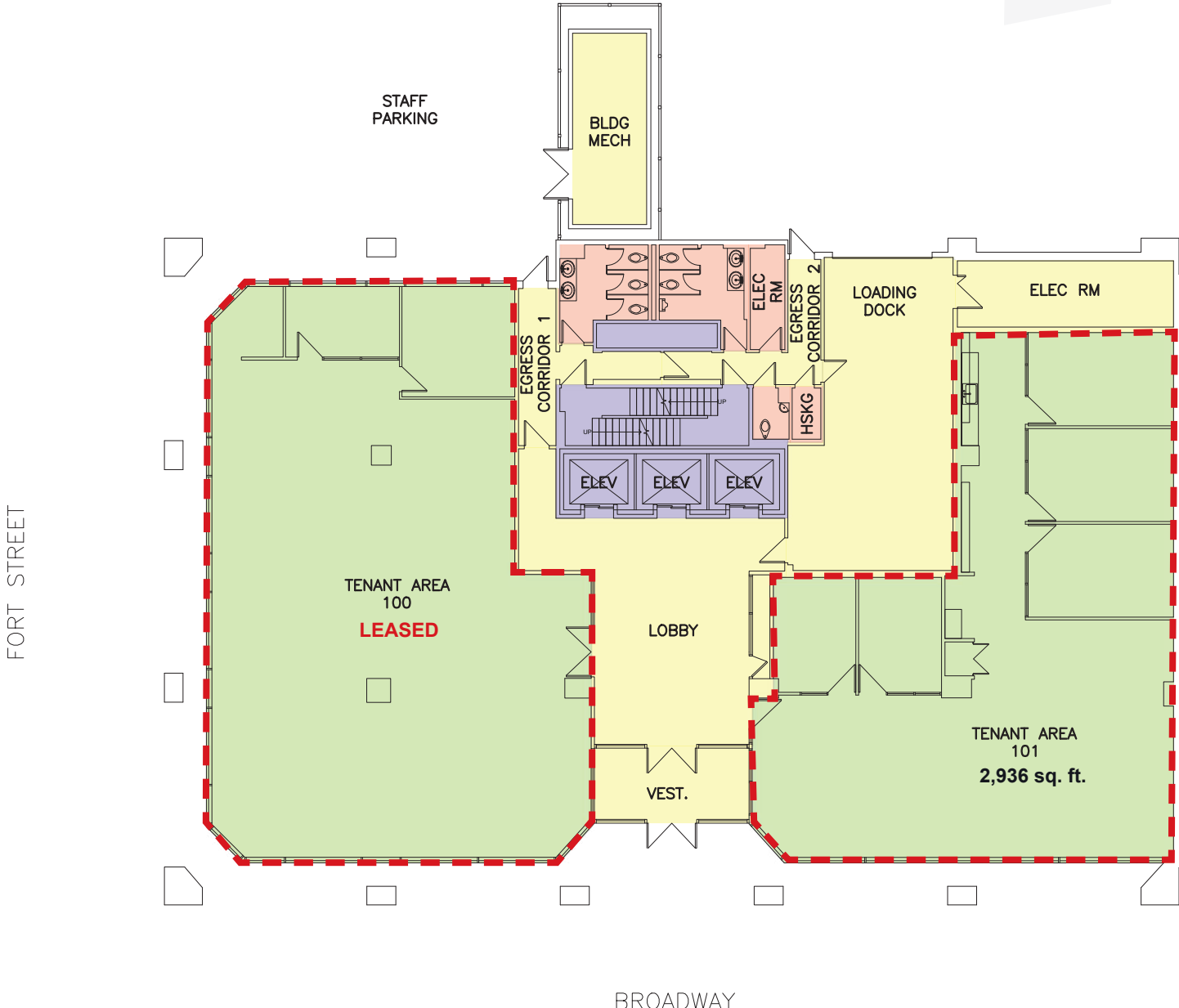
TRANSIT SCORE



87

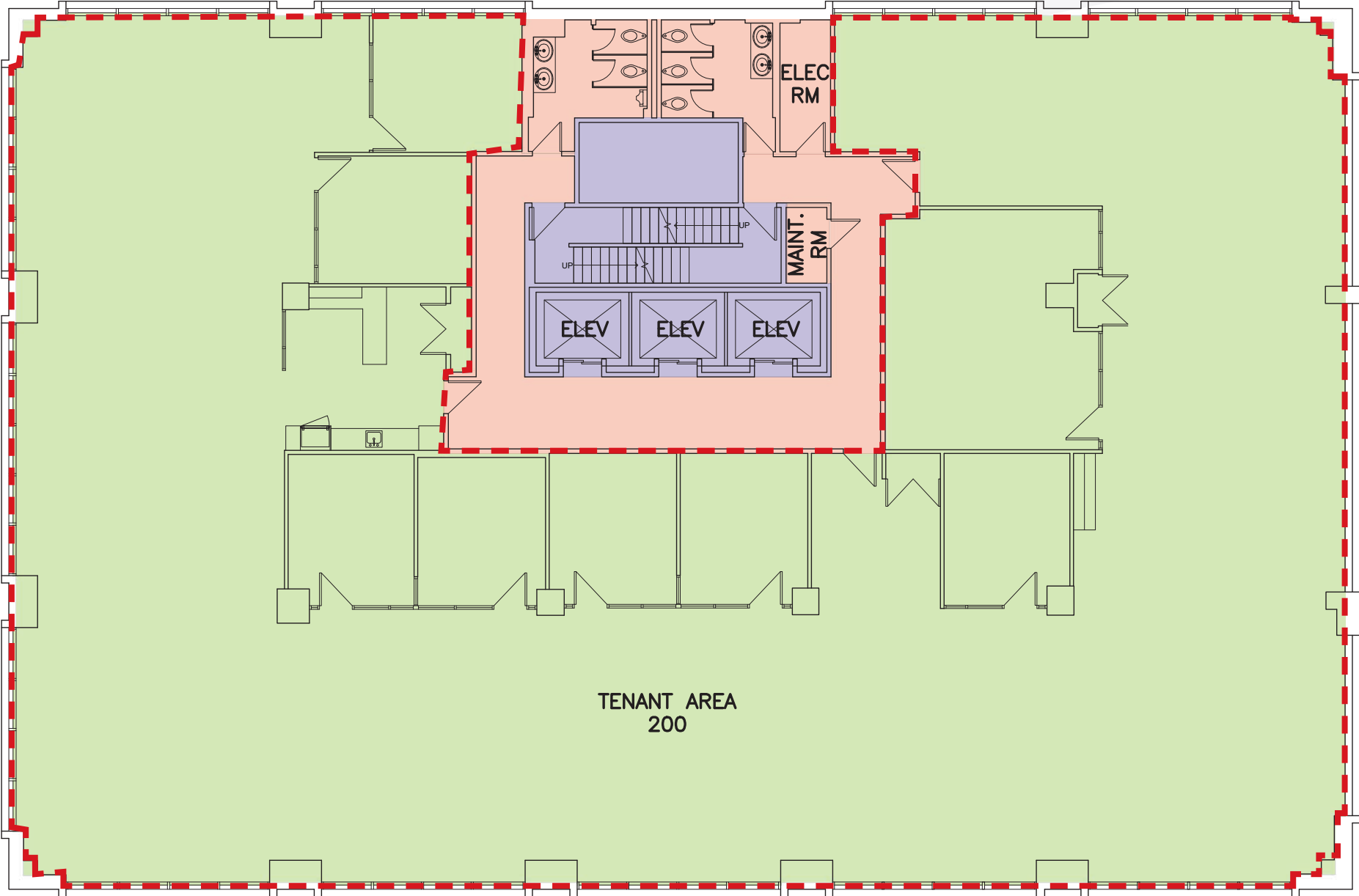
BIKE SCORE

# Main Floor Plan // 2,936 sq. ft.



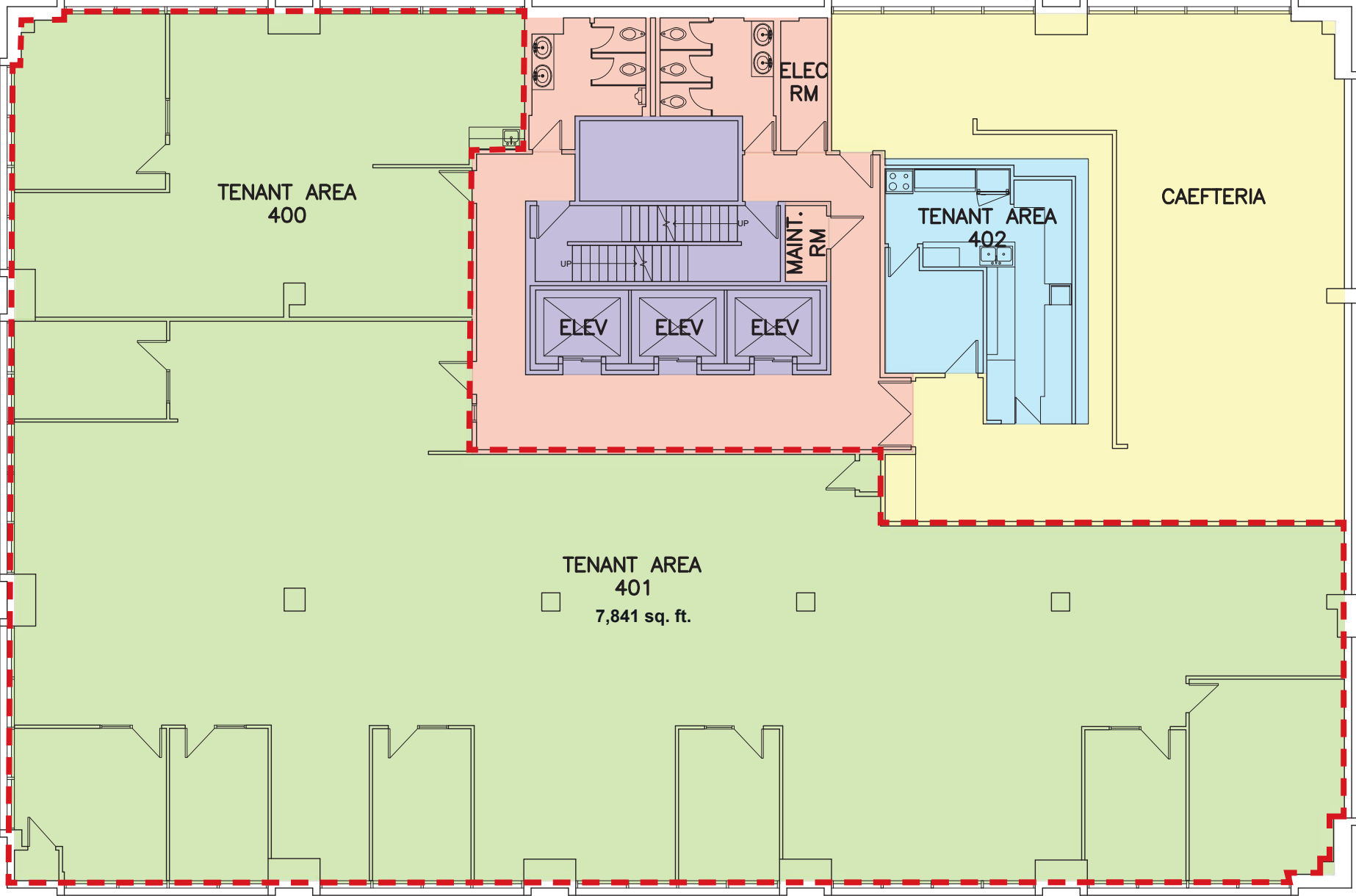


# 2nd Floor Plan // 10,356 sq. ft.



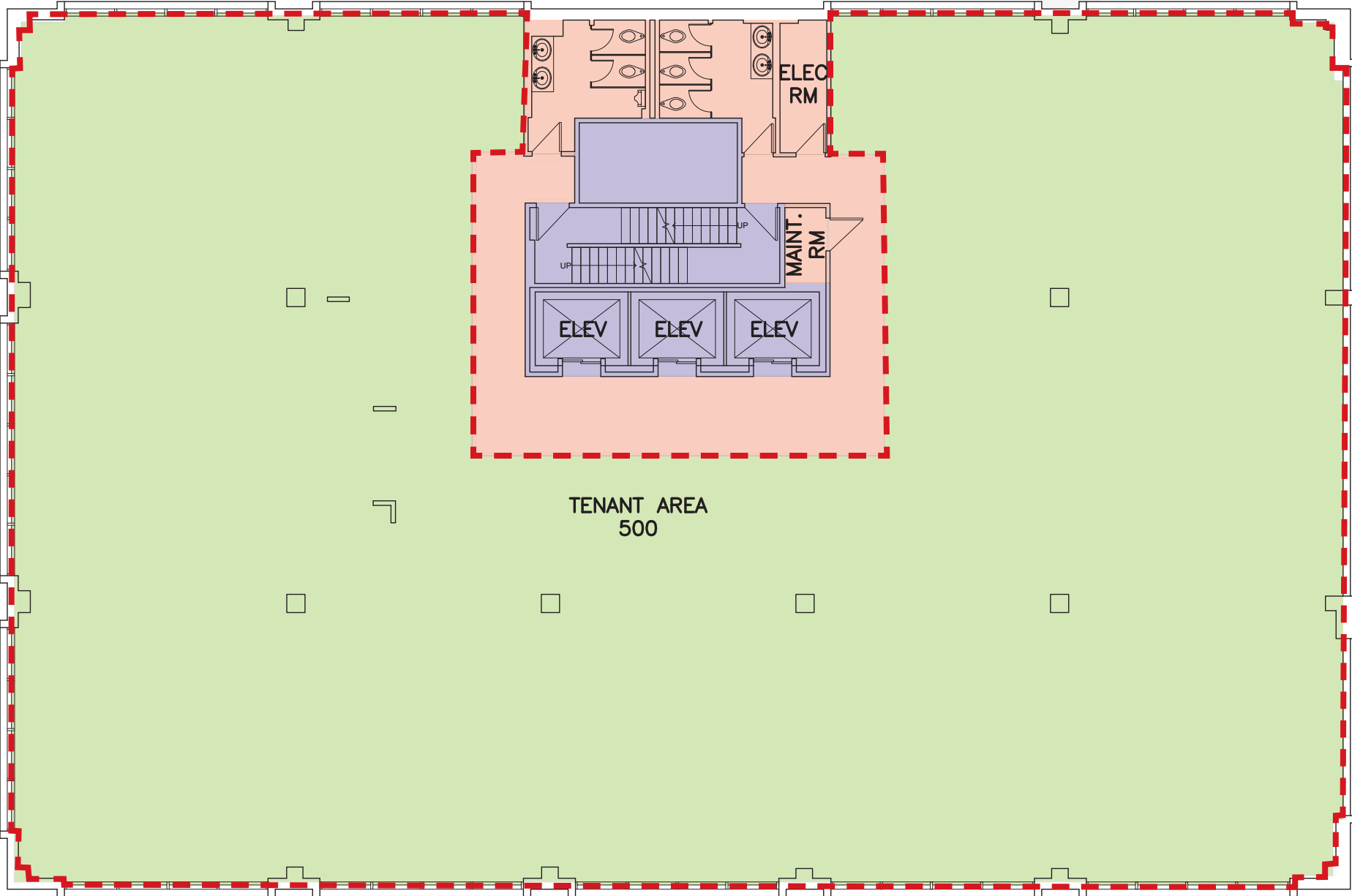


# 4th Floor Plan // 7,841 sq. ft.



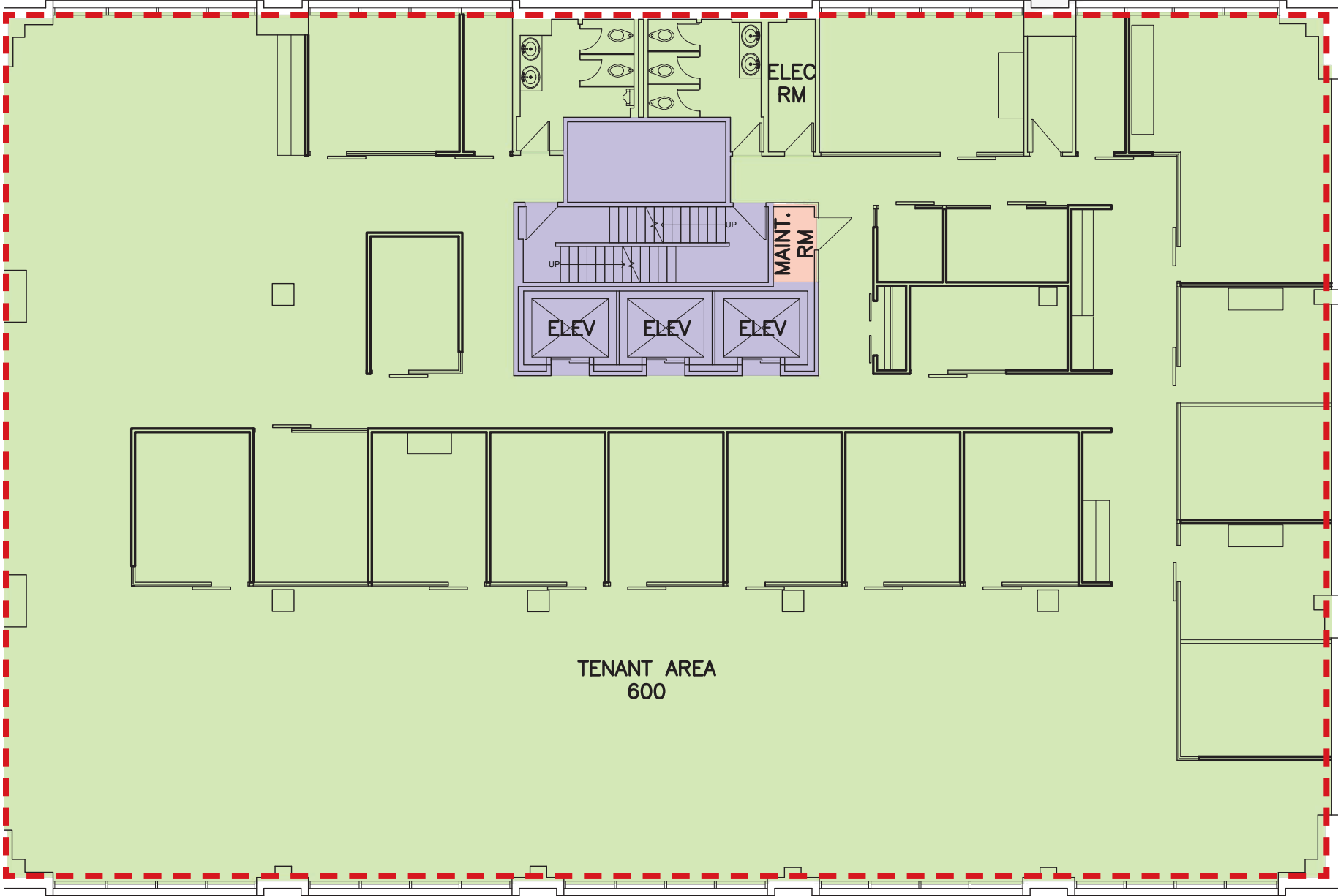


# 5th Floor Plan // 10,370 sq. ft.



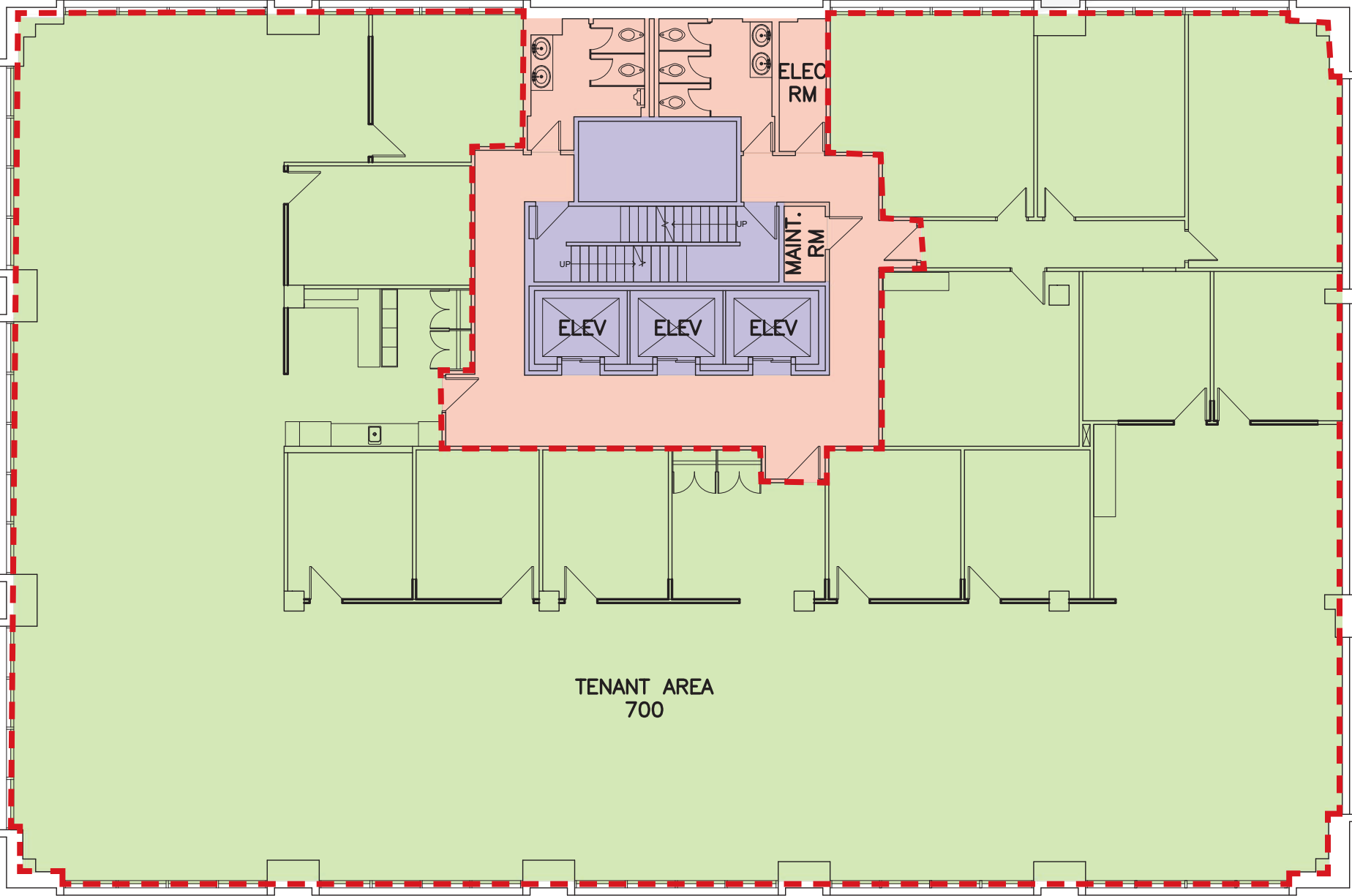


# 6th Floor Plan // 10,374 sq. ft.

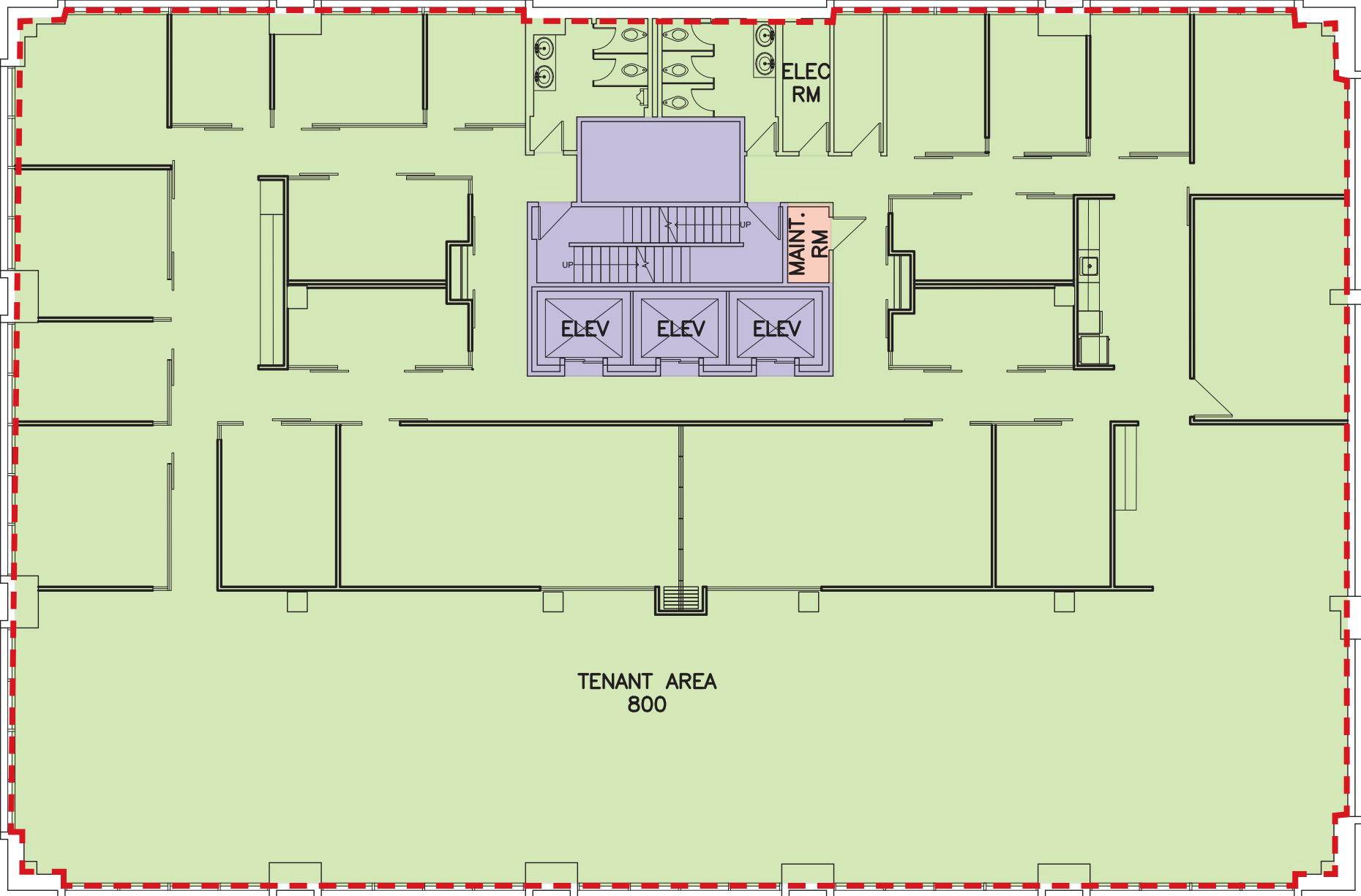




# 7th Floor Plan // 10,360 sq. ft.

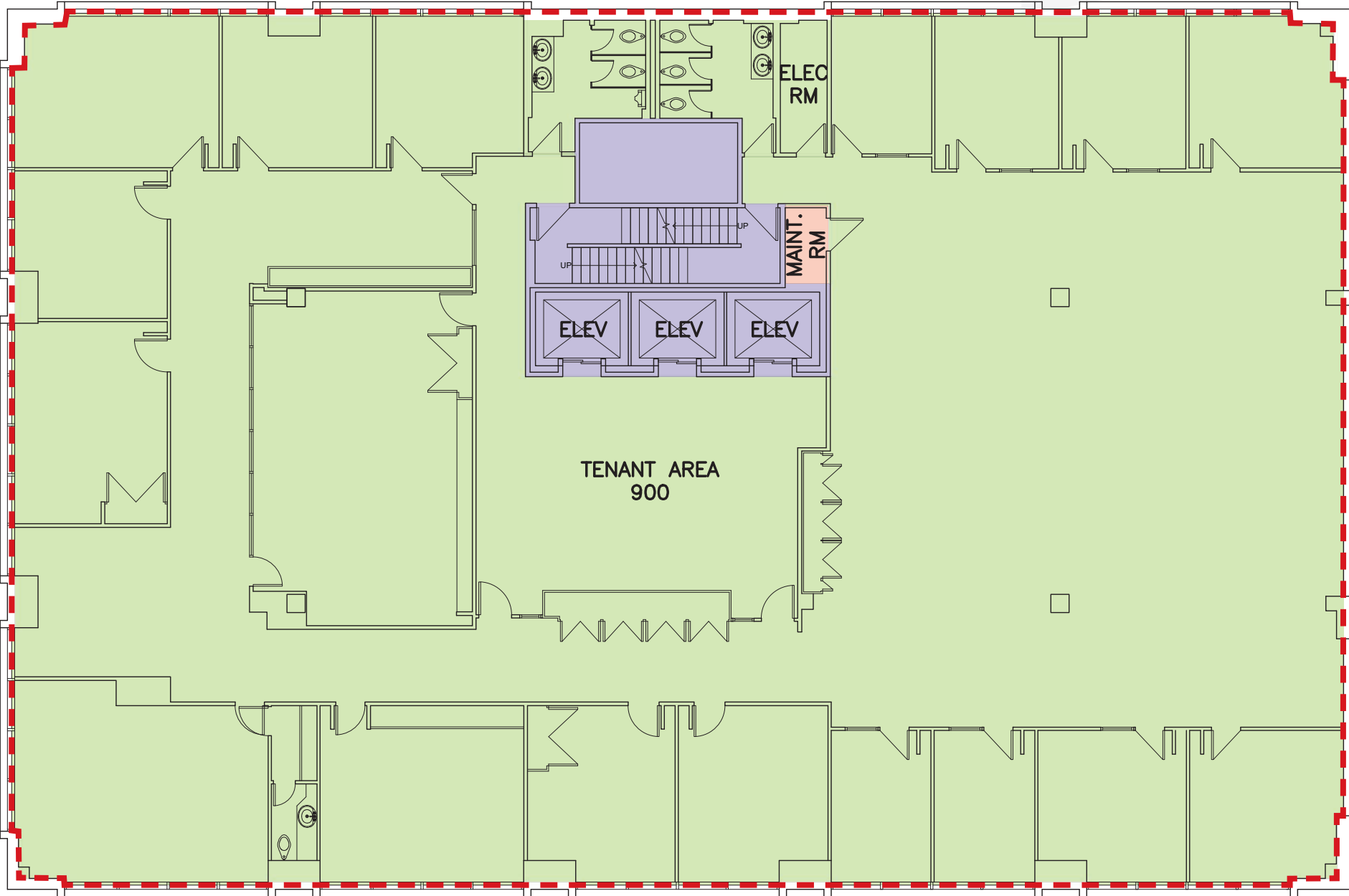


# 8th Floor Plan // 10,360 sq. ft.





# 9th Floor Plan // 10,367 sq. ft.





COMMERCIAL REAL ESTATE  
SERVICES INC.



**Wawanesa**  
Insurance

WAWANESA BUILDING

## Leasing Contact

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