

*Office space for lease along the
Broadway corridor*



Professionally managed by:



287 Broadway

WINNIPEG, MB





EXCHANGE DISTRICT

PORTAGE & MAIN

CANADA LIFE CENTRE

BLUE CROSS PARK

TRUE NORTH SQUARE

RBC CONVENTION CENTRE

287 BROADWAY

MANITOBA LEGISLATURE

Walk Times

The Forks	11 minutes
Portage & Main	15 minutes
True North Square	9 minutes
Canada Life Centre	10 minutes
The Exchange District	17 minutes

Introducing 287 Broadway

287 Broadway Avenue is ideally located at the prominent southeast corner of Broadway and Smith Street in Downtown Winnipeg. The building offers 55,608 sq. ft. of rentable office and retail space over 6 storeys along the Broadway corridor with desirable floor plates and rental rates. The location offers premium visibility for northbound traffic along Route 42 (Smith Street) and Broadway. The site is walking distance from all new developments in the SHED and True North Square and is near The Forks. The building is also very well serviced by Winnipeg Transit.

Offering Details

BUILDING INFORMATION

LOCATION	Southwest corner at Broadway and Smith St.
TOTAL RENTABLE AREA	55,608 sq. ft.
NUMBER OF STOREYS	6 storeys

AVAILABILITY

SECOND FLOOR	9,268 sq. ft. <i>(full floor)</i>
FIFTH FLOOR	5,857 sq. ft. <i>(Unit 500 - fully developed)</i>

PRICING

NET RENTAL RATE	\$14.00 per sq. ft.
ADDITIONAL RENT	\$13.17 per sq. ft. <i>(plus 5% mgmt fee)</i>

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

HIGHLIGHTS

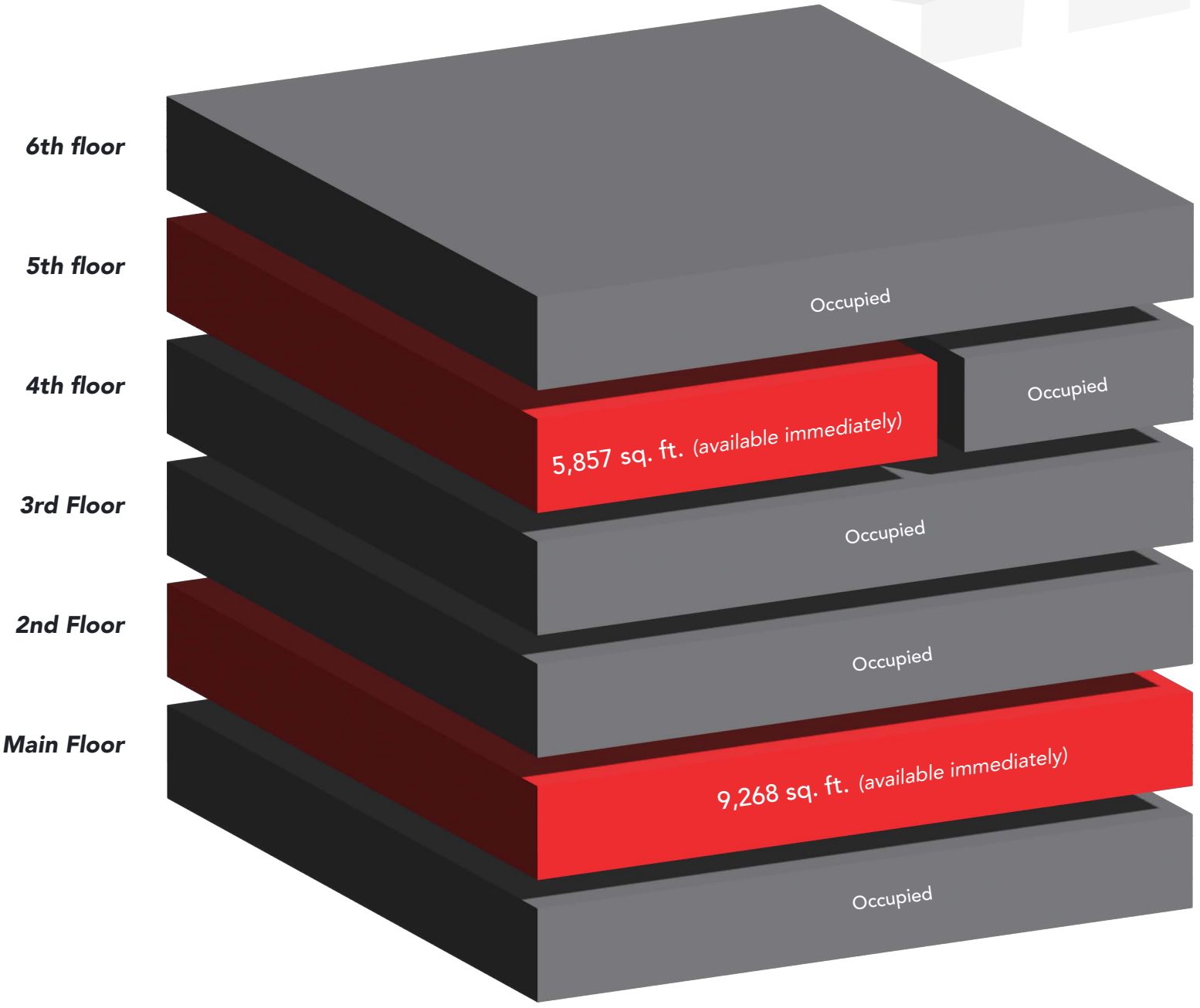
- Space available immediately
- On-site and nearby parking available
- In-place entry fob system and CCTV cameras
- 2 passenger elevators
- On-site restaurant (Nick's on Broadway)
- Mobile security
- Telecommunications & Fibre with MTS and Shaw



Typical Floorplate



Stacking Plan






Area Amenities

287 Broadway is located on the east side of downtown Winnipeg, south of Portage & Main, along the Broadway corridor and within walking distance of all major Winnipeg downtown amenities. This strategic location along Route 42 offers quick in and out access to all quadrants of the city including quick connectivity to the downtown core as well as the City's suburban areas.



- 1 Capital Bar and Grill
- 2 The Keg Steakhouse & Bar
- 3 Fort Garry Hotel
- 4 The Forks
- 5 Canadian Museum Of Human Rights
- 6 RBC Convention Centre
- 7 Millennium Library
- 8 Cityplace
- 9 The Manitoba Club
- 10 Canada Life Centre
- 11 Delta Winnipeg
- 12 Manitoba Hydro Building
- 13 Portage and Main
- 14 Royal Winnipeg Ballet
- 15 True North Square

		
WALK SCORE	TRANSIT SCORE	BIKE SCORE
93	86	87

— Skywalk - - - - - Underground Walkway



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