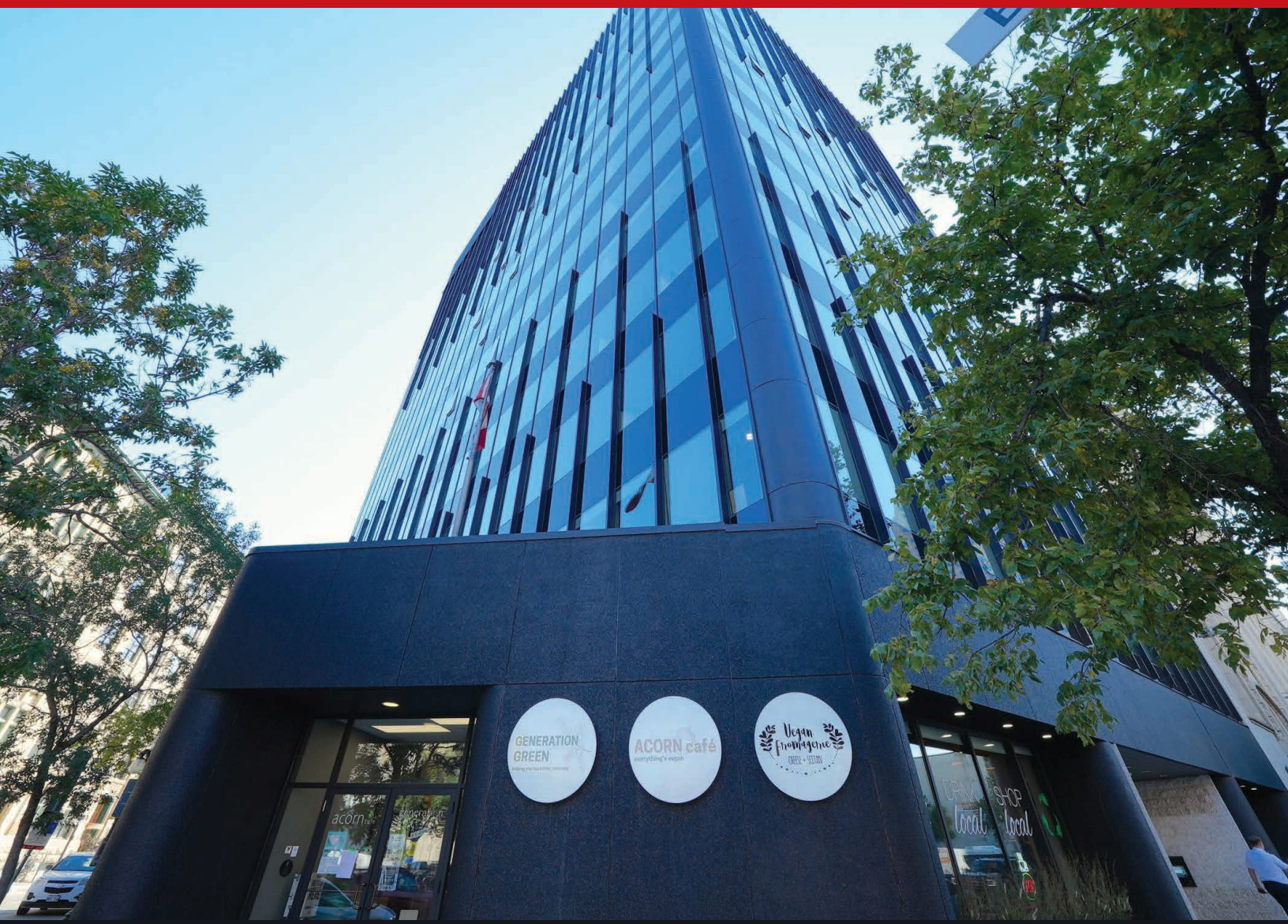


~ Fully Developed Downtown Office Space ~



**FOR LEASE**

**Capital**

COMMERCIAL REAL ESTATE  
SERVICES INC.

**433 Main Street**

**WINNIPEG, MB**

TREVOR CLAY, Broker, Principal  
(204) 985-1365  
[trevor.clay@capitalgrp.ca](mailto:trevor.clay@capitalgrp.ca)

Services provided by Trevor Clay Personal Real Estate Corporation

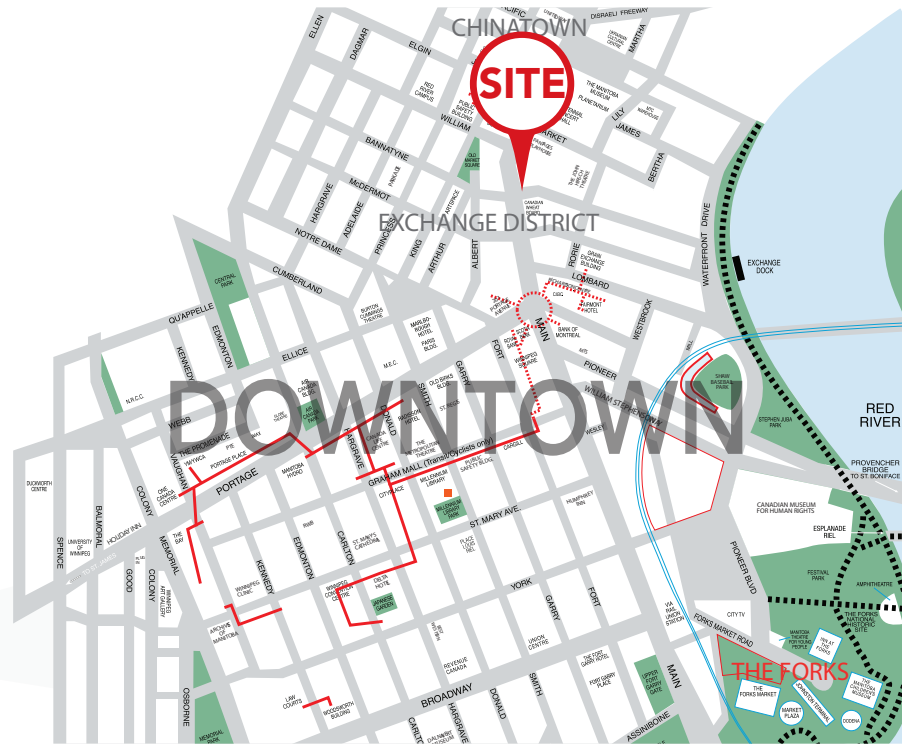
BRETT CHARTIER, Associate Vice President, Sales & Leasing  
(204) 985-1366  
[brett.charteir@capitalgrp.ca](mailto:brett.charteir@capitalgrp.ca)

Services provided by Brett Chartier Personal Real Estate Corporation



# Location

Well-situated in downtown Winnipeg, 433 Main Street is only three blocks from Portage & Main and on the Western boundary of the East Exchange District. The building is well serviced by the amenities of downtown and only steps from Old Market Square, the theatre district and Exchange District shops and services. The building is located only a short walk to many downtown landmarks including; Shaw Park, The Canadian Museum for Human Rights, The Forks, Canada Life Centre, the Centennial Concert Hall, and the Manitoba Museum. The location also affords 433 Main Street close proximity to the city's financial, legal and technology hub.



# Property Overview

<b>BUILDING AREA (+/-)</b>	121,169 sq. ft.
<b>PARKING</b>	Surface Stalls: 32 Directly behind the building Monthly Parking Available in the surrounding area
<b>BUILDING CERTIFICATION</b>	BOMA BEST certified
<b>CONSTRUCTION</b>	Built in 1976
<b>NUMBER OF FLOORS</b>	14
<b>BUILDING SECURITY</b>	The building is monitored 9:00 a.m. - 6:00 p.m. from Monday to Friday Security cameras are located throughout the main floor and in the rear of the building including the parking lot Mobile security patrols are random and periodic throughout the weekend On-site building operator
<b>JANITORIAL SERVICE</b>	Daily janitorial service with Bison Janitorial for all tenants after building hours
<b>ELEVATORS</b>	Fully Upgraded in 2014 3 Elevators, 2-passenger and 1-freight High speed traction geared
<b>FITNESS CENTRE</b>	2,200 sq. ft. (+/-) facility located in the lower level
<b>TELECOMM. PROVIDER</b>	Shaw, MTS, and Telus
<b>LIFE SAFETY SYSTEMS</b>	Single stage alarm with voice communication The building has a partial sprinkler system
<b>EMERGENCY POWER</b>	Building Generator for life safety systems including exit signage, emergency lighting, elevator, stairwell lighting and heating during winter months
<b>MECHANICAL</b>	Boiler Systems with two centrifugal chillers One Zone Thermostat controlled - constant fresh air exchange
<b>LIGHTING</b>	Base Building Lighting is fluorescent with LED upgrades to the tenant suite pot lights, elevator lobbies, washrooms and exterior pot lights
<b>PROPERTY MANAGEMENT</b>	Capital Property Management Inc.

# Property Details

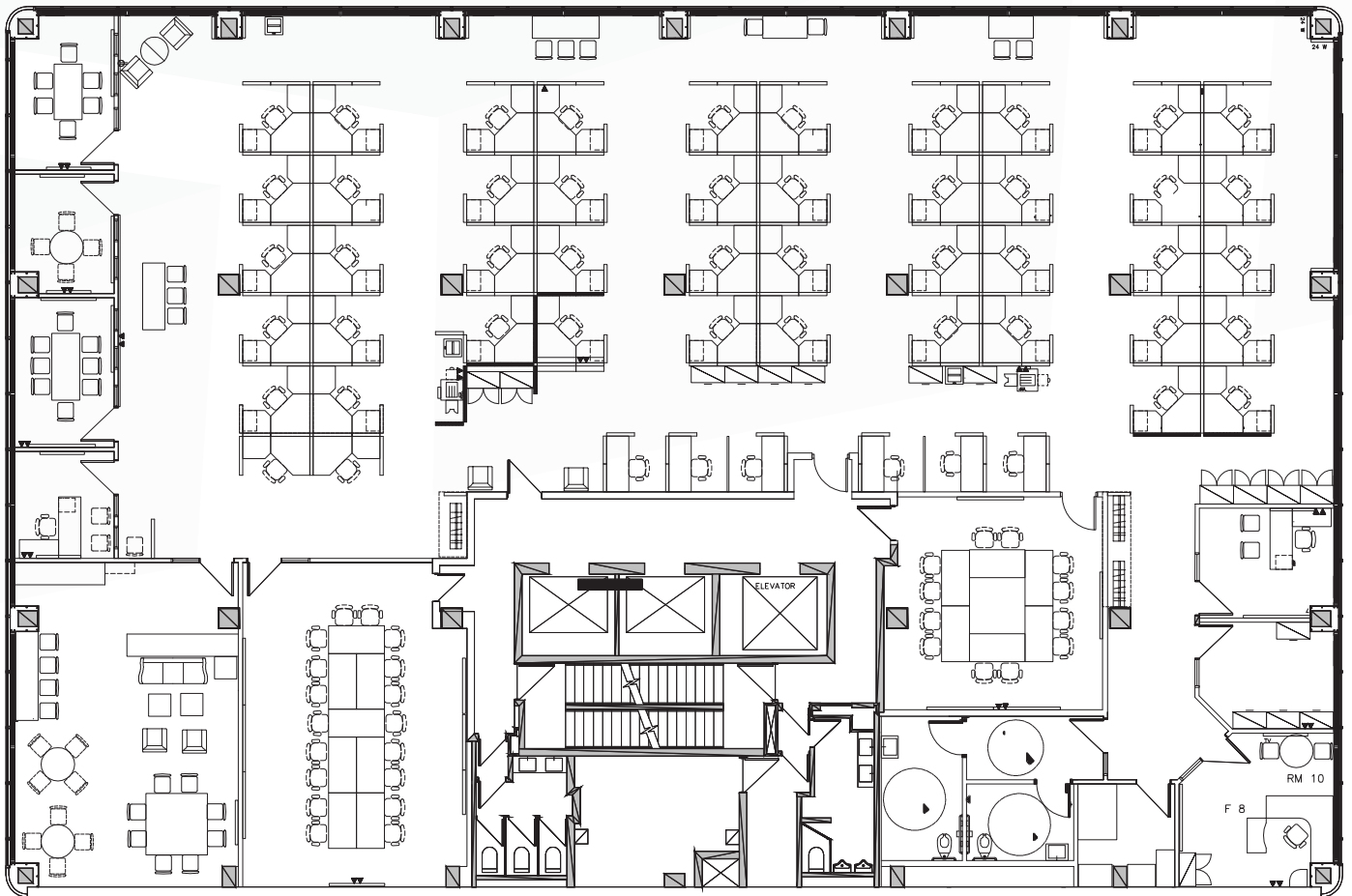
AREA AVAILABLE (+/-)

Suite 500: 9,628 sq. ft.

GROSS RENTAL RATE

\$26.00 per sq. ft.

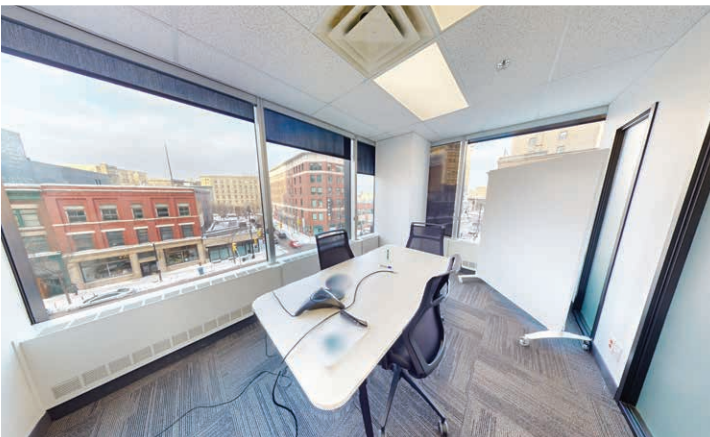
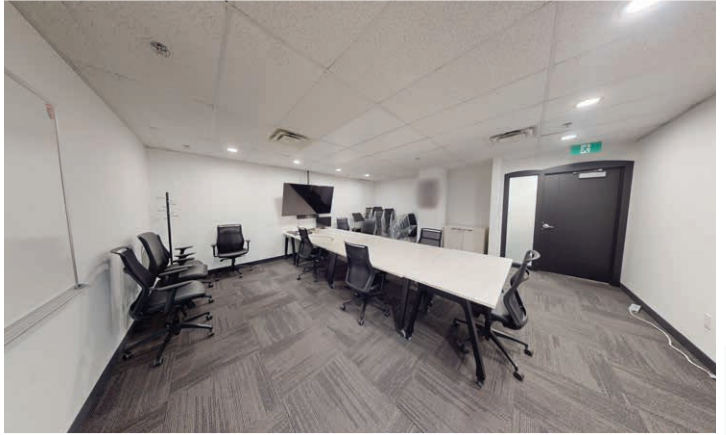
## FLOOR PLAN





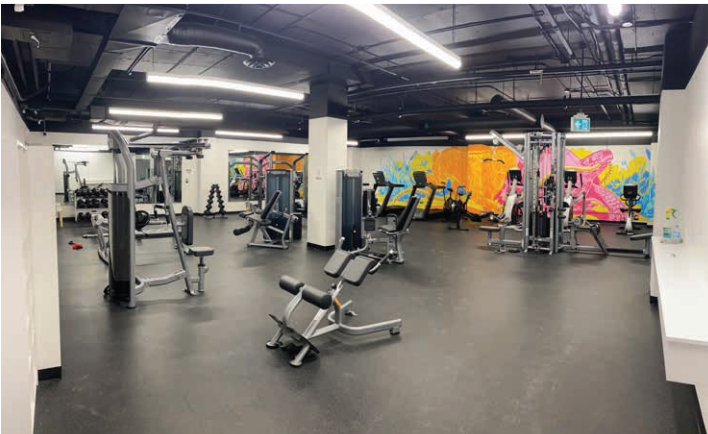
# Interior Photos

## UNIT PHOTOS





# Building Amenities





## Contact

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## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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