



**AVISON
YOUNG**

433

MAIN STREET @ BANNATYNE AVENUE
WINNIPEG, MANITOBA
OFFICE FOR LEASE

Partnership. Performance.

Linda Capar

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433 Main Street

DETAILS AND HIGHLIGHTS



MAIN FLOOR LOBBY & SECURITY DESK



NEW ELEVATORS – 2015



NEW COMMON AREA FLOOR CORRIDOR

Area Highlights

- Just two blocks away from Portage and Main / Winnipeg Square
- One block to concourse connection
- Serviced by over 25 transit routes
- Many parking options available in surrounding area; property management can assist



Building Highlights

- Constructed in 1976
- Upgraded HVAC in 2010, elevators in 2015
- BOMA : Best Practice – Green
- New lobby and upgraded common areas underway
- 24 / 7 building operation
- On-site Building Engineer
- Convenience store on main floor
- Efficient floor plate for open concept
- Manned security M-F 9AM to 6PM
- Building open to the public M-F: 7:30AM to 6PM
- Contractual parking available
- Units available:

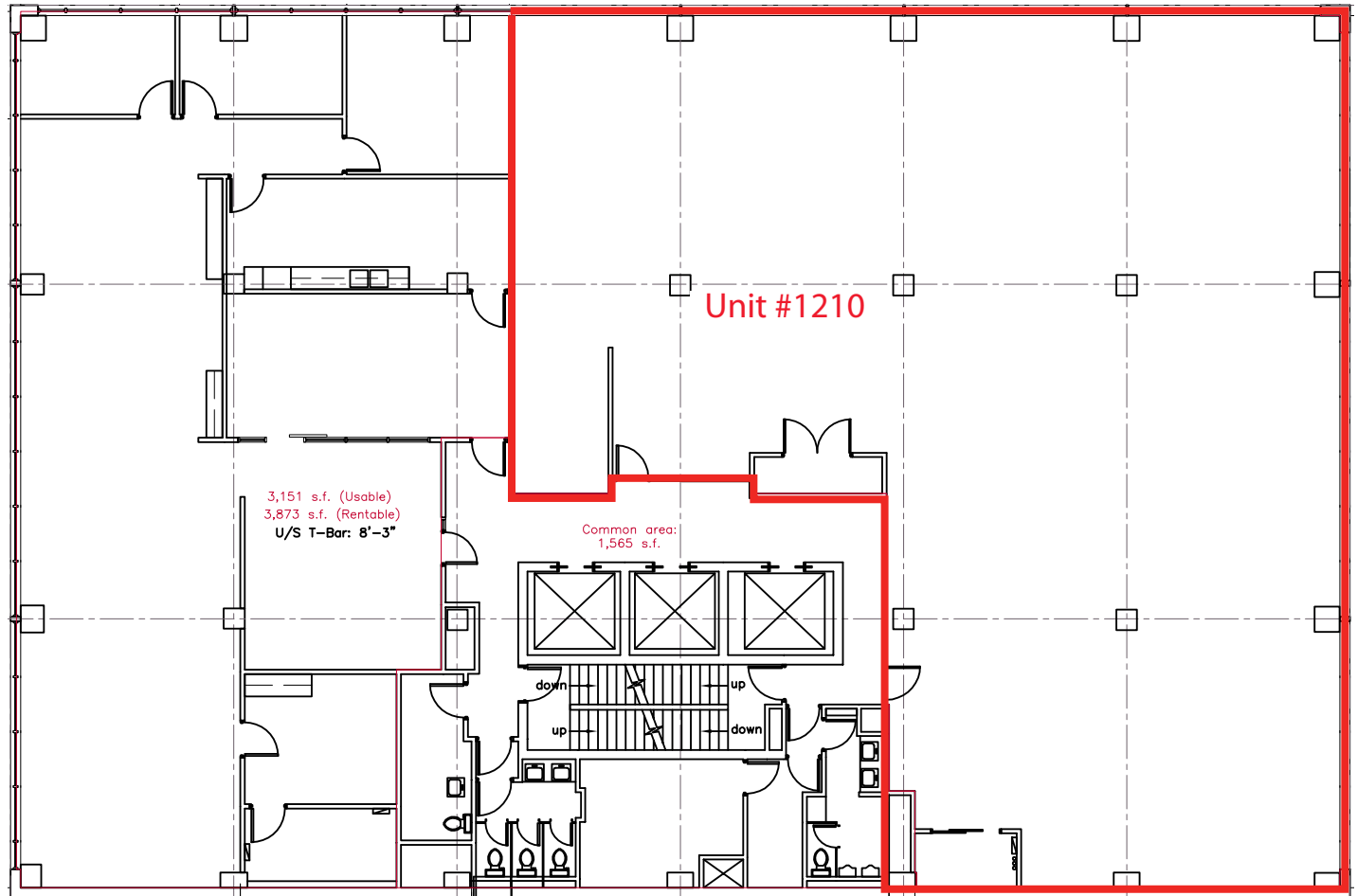
Unit	Size	Net rental rates
1400 (Avail. Apr 1/18)	9,562	\$10.25 psf
1210	5,685	\$10.25 psf
1000	9,632	\$10.25 psf
930 (Avail. Apr 1/18)	2,668	\$10.25 psf
920	2,183	\$10.25 psf
930 / 920	4,851	\$10.25 psf
510	3,500	\$10.25 psf
310	5,761	\$10.25 psf

- **CAM/Tax: \$15.98 psf/annum (2017 Est. budget)**
Includes Property Management fees

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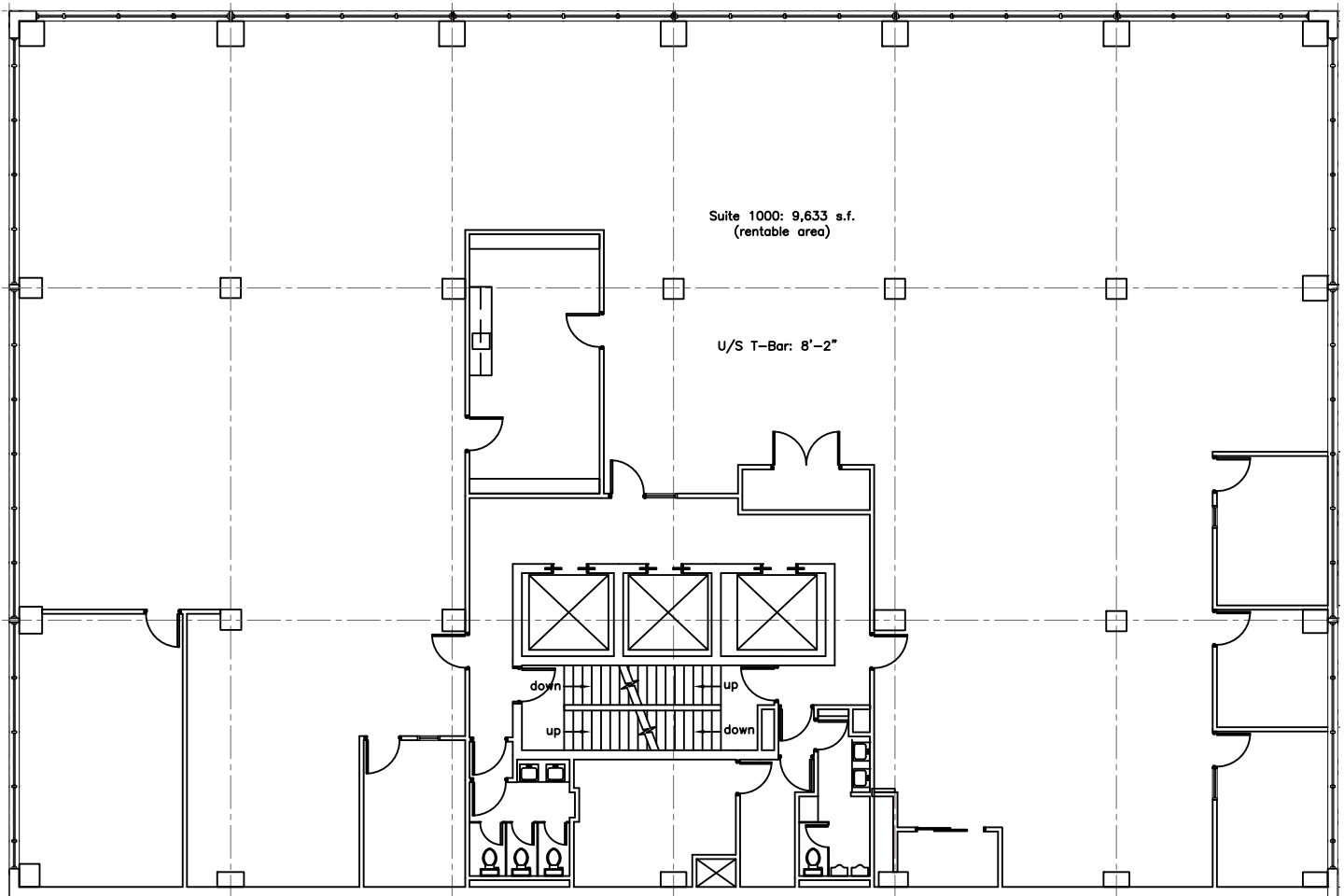
12TH FLOOR – UNIT 1210: 5,685 SF



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10TH FLOOR – 9,632 SF

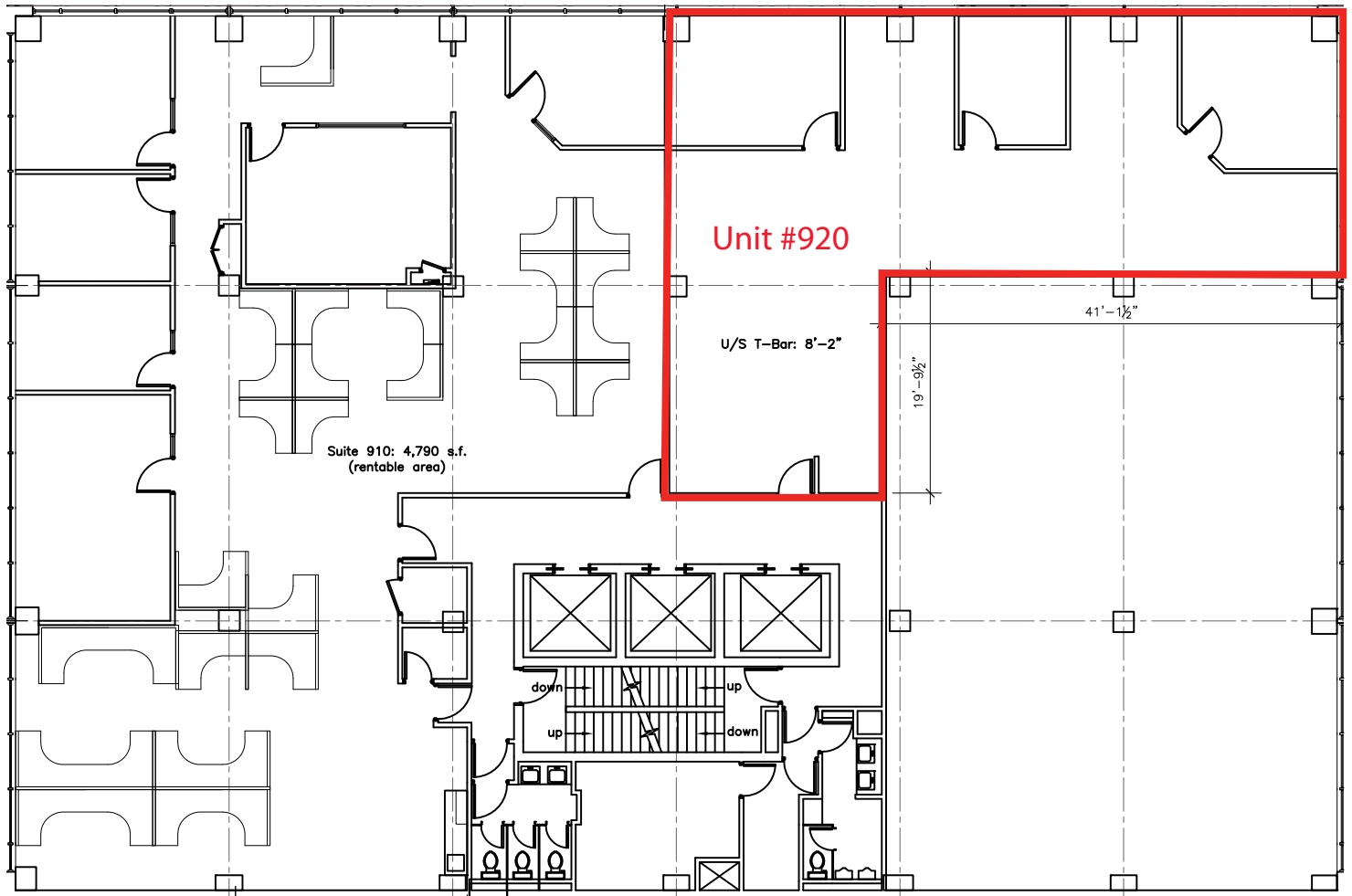


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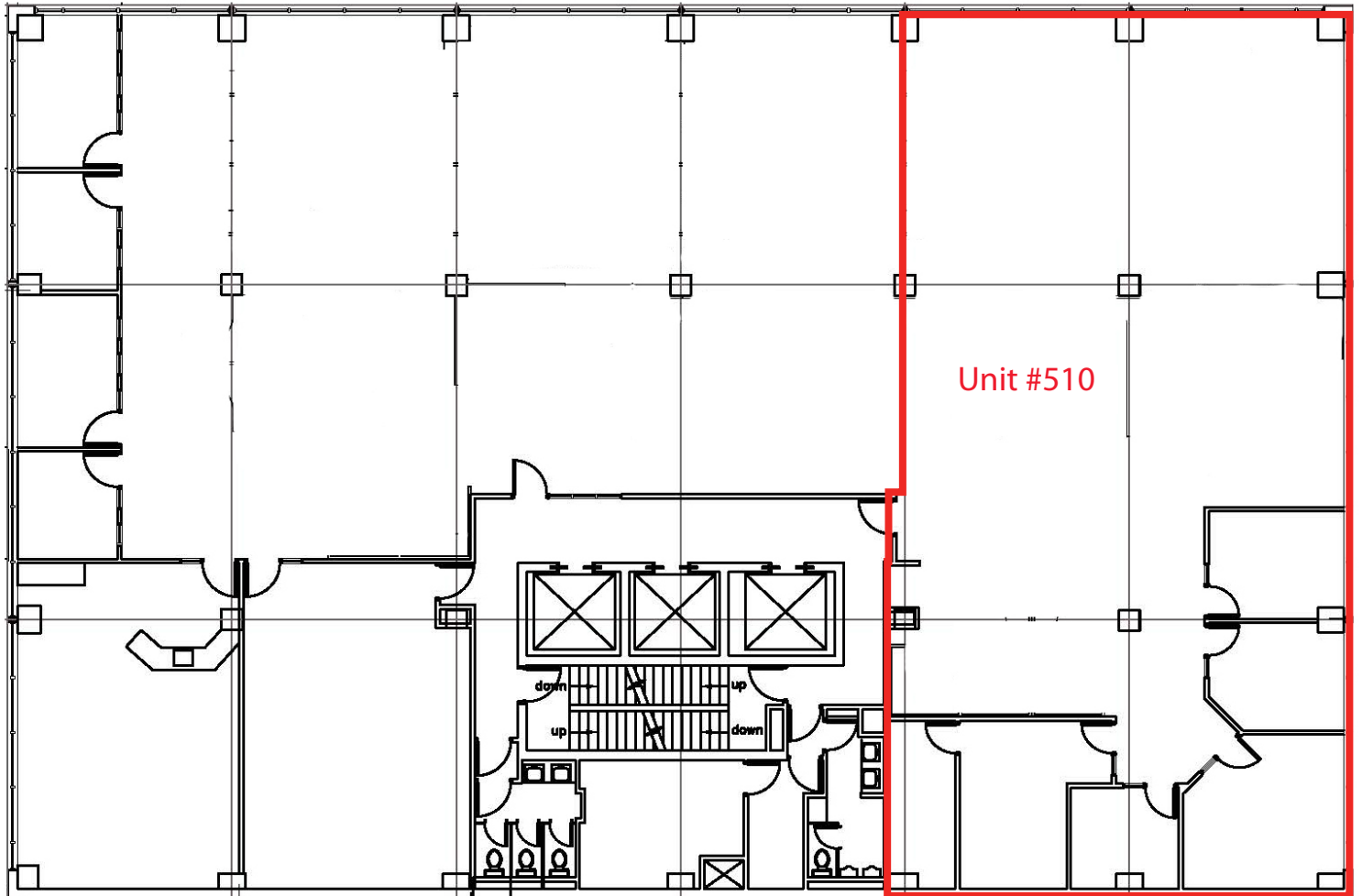
9TH FLOOR – UNIT 920: 2,183 SF



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5TH FLOOR – UNIT 510: 3,500 SF

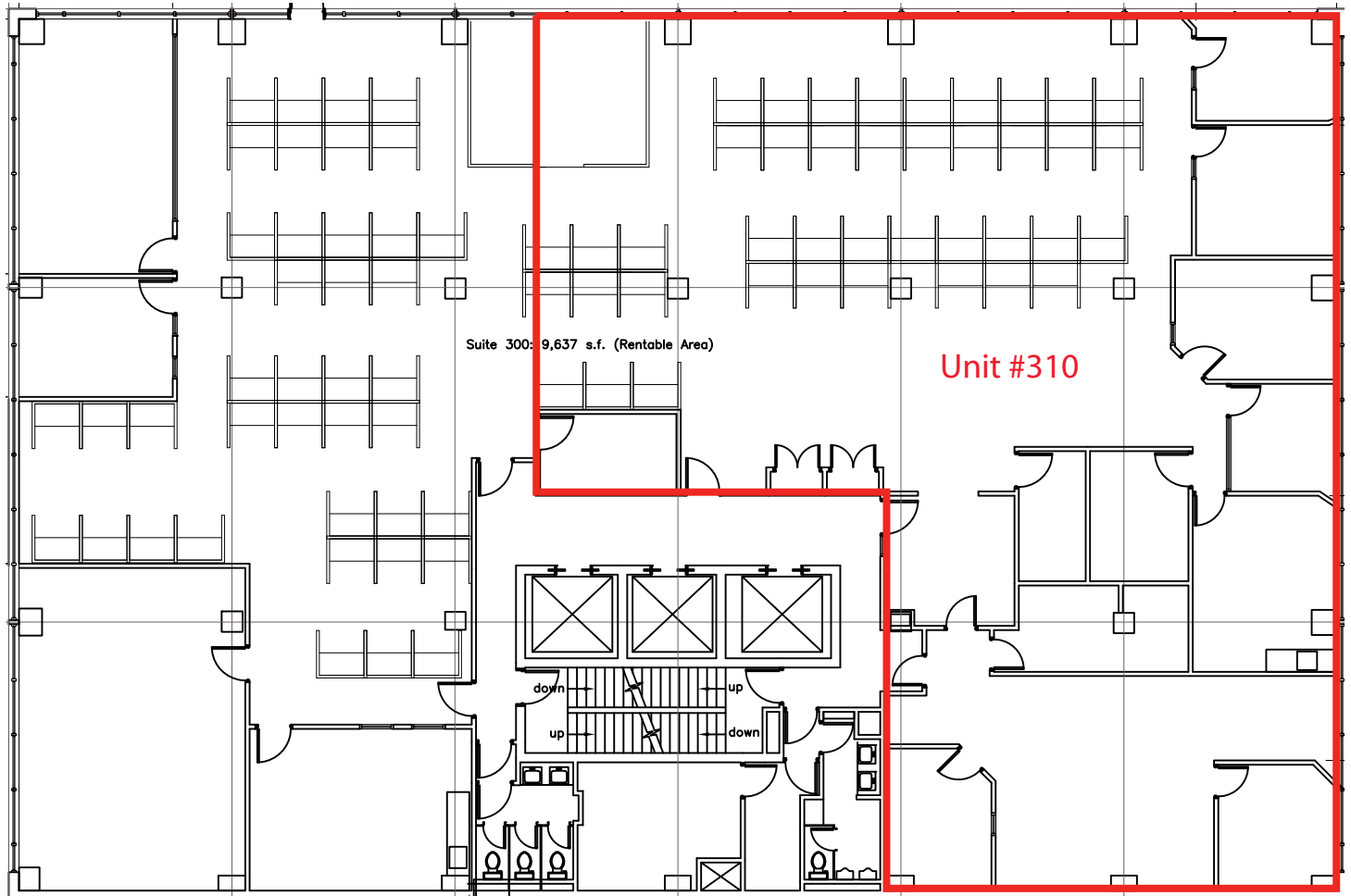


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3RD FLOOR – UNIT 310: 5,761 SF



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