

# LEASE OPPORTUNITY

FULL FLOOR OF PROFESSIONAL SPACE ON MAIN STREET



**456 Main Street** Winnipeg, MB

*For more information please contact:*

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**Capital**

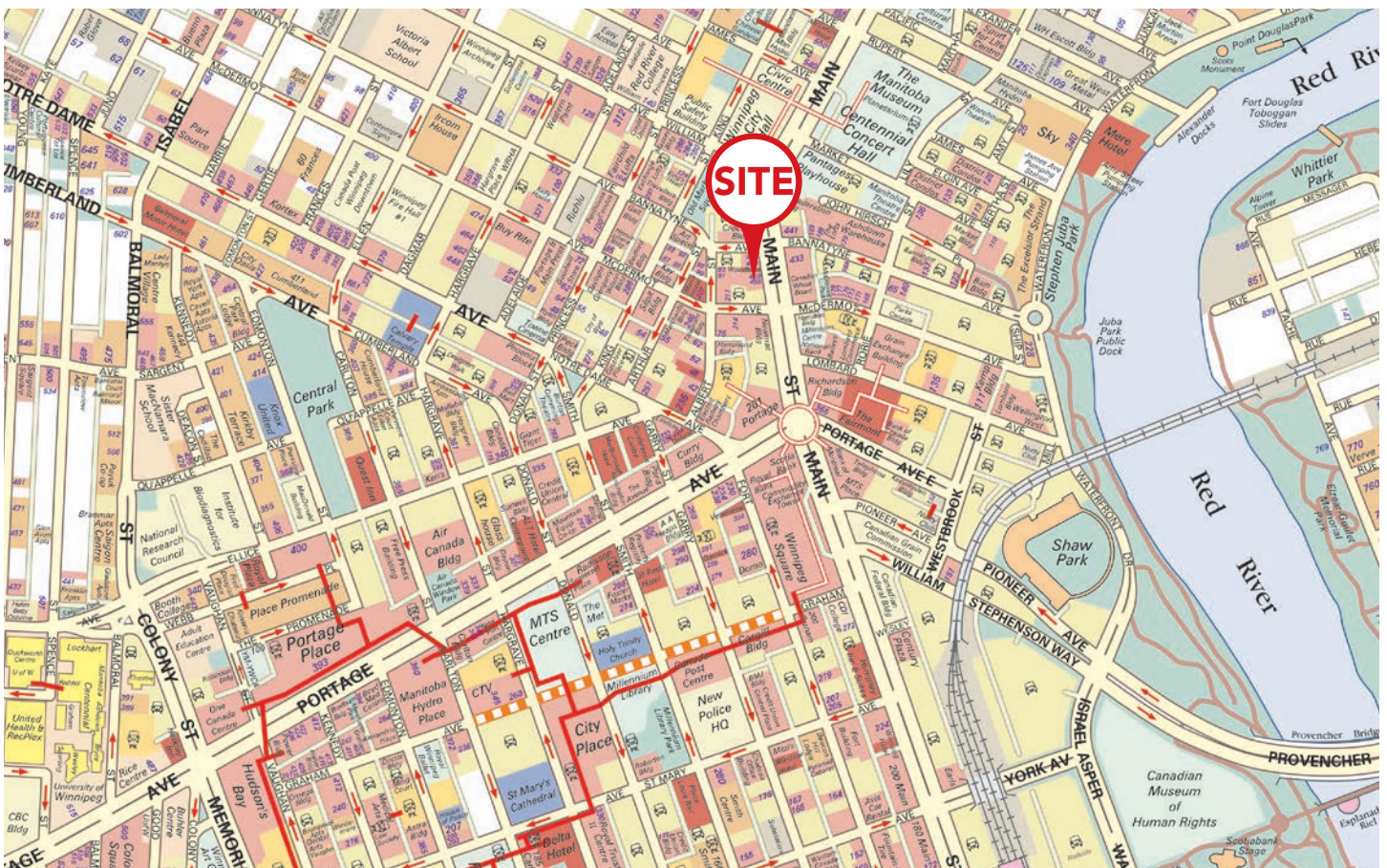
**COMMERCIAL REAL ESTATE**  
SERVICES INC.

OFFERING DETAILS

<b>BUILDING AREA</b>	11,067 sq. ft. (+/-)
<b>AREA AVAILABLE</b>	Entire 3rd Floor - 3,620 sq. ft. (+/-)
<b>GROSS RENTAL RATE</b>	\$20.00 per sq. ft. (+/-)

**HIGHLIGHTS:**

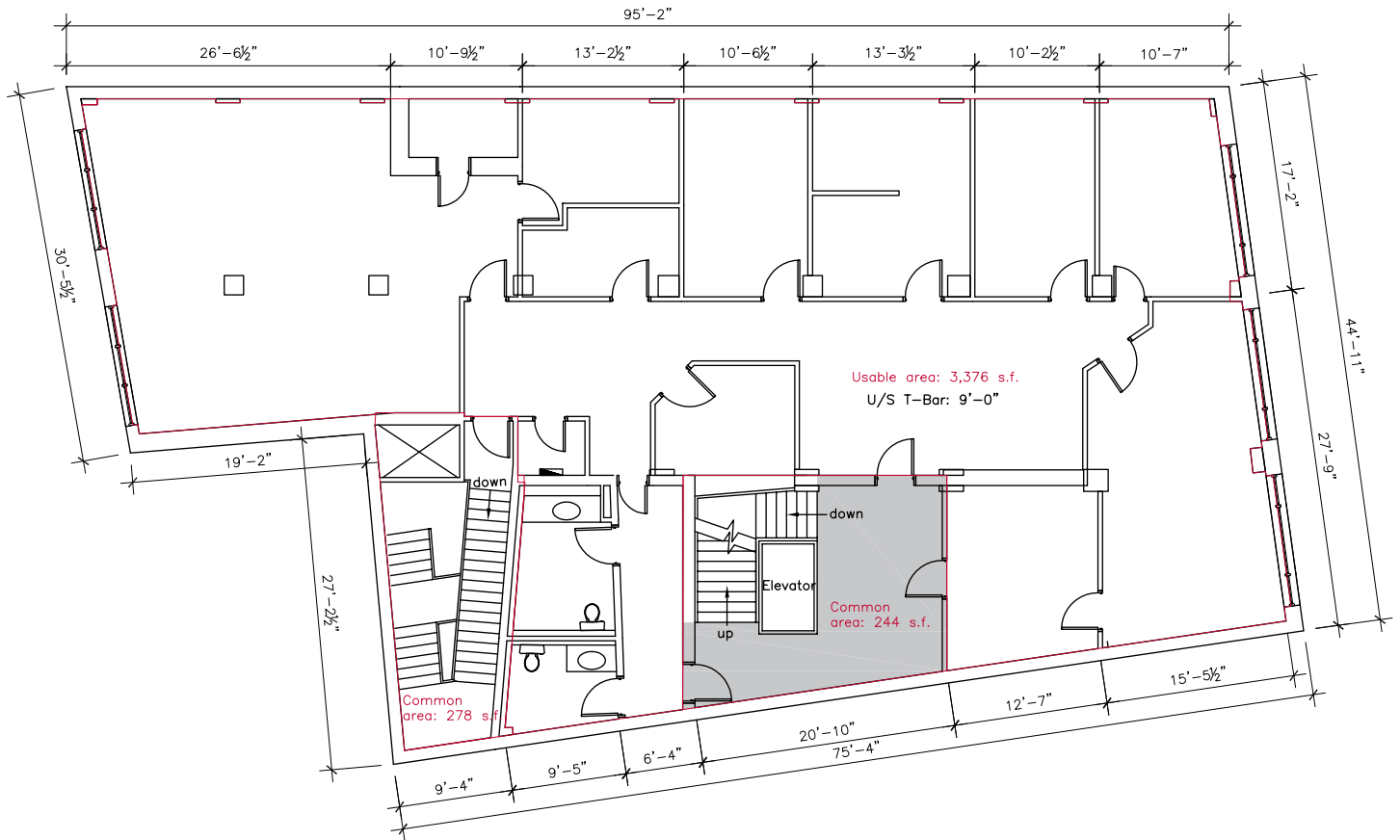
- Heritage Building located in the heart of the Exchange District at Main Street & McDermot Avenue.
- Complete 3rd Floor available and ready for move in
- Only 2 blocks from Portage & Main and Winnipeg Square
- Featuring: on-site security, marble foyer, and high end finishes
- Various parking options available next door
- Serviced by over 25 major bus routes



PROPERTY PHOTOGRAPHS



**3RD FLOOR PLAN**



↑	456 Main Winnipeg, MB.	Scale: 3/32"=1'-0" Date: Nov.1, 2016 Drawn by: H.B.	THIRD FLOOR PLAN	D-3
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