333 MAIN STREET

WINNIPEG, MB

artisreit.com/office/mts-place/

FOR LEASE: OFFICE

STARTING FROM:
$16.00 PER SF

Prime Portage & Main location at the financial centre of Winnipeg

PROPERTY HIGHLIGHTS

- Connected to the Winnipeg Square underground retail concourse and access to the extensive skywalk system linking office towers, restaurants, and other downtown amenities
- Within walking distance to major attractions such as the Exchange District, the Forks, the Canadian Museum for Human Rights, Canada Life Centre, and the RBC Convention Centre
- Full floor available with efficient floorplate
- Monthly and daily underground parking available at Winnipeg Square Parkade
- Easy access to major bus routes
- Floor to ceiling windows
- Direct elevator lobby exposure
- New paint/carpet throughout
- LEED Platinum

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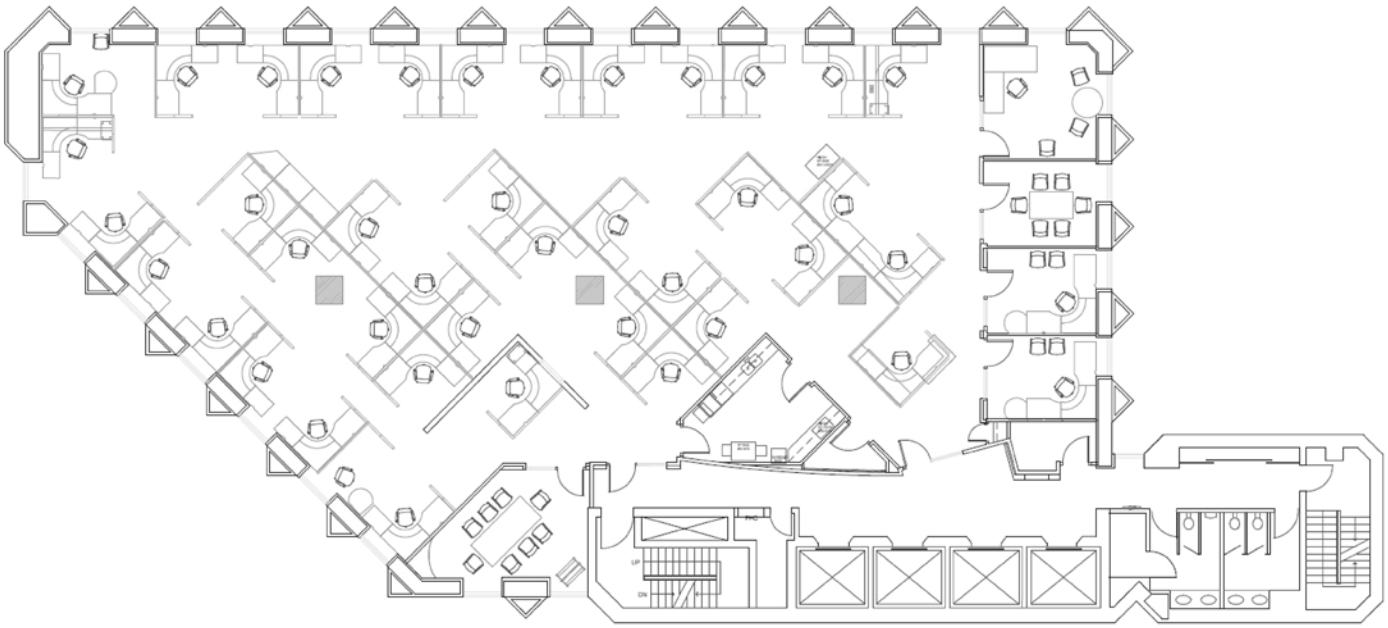
TYPICAL FLOOR PLATE



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PROPERTY DETAILS

Asking Net Rent	$16.00/SF
Additional Rent (2022 Estimate)	Operating Expense: $12.63/SF (includes 5% mgmt fee) + Taxes: $3.91/SF
GLA	168,537
Site Area	0.20 acres
Floors	24
Parking	954 stalls
Zoning	M—Multi Use Sector
Year Constructed	1985

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AVAILABLE FLOORS

Multiple contiguous floors available at approximately 7,720 sf per floor.

Floor #	Size	Availability
2	6,758 SF	30 days notice
3	7,720 SF	Immediately
5	7,720 SF	Immediately
6	7,720 SF	Immediately
7	7,720 SF	Immediately
8	7,720 SF	Immediately
9	7,720 SF	Immediately
12	7,720 SF	Immediately
15	7,720 SF	Immediately
16	7,720 SF	Immediately
17	7,720 SF	Immediately
18	7,720 SF	Immediately
19	7,720 SF	Immediately
20	7,720 SF	Immediately
21	7,720 SF	Immediately

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NOW OPEN

- The new GoodLife Fitness facility, Earls Restaurant and OEB Breakfast at 330 Main St, are now open
- 40-storey luxury residential tower at 300 Main Street
- All new developments will be fully integrated additions to Winnipeg Square

BUILDING SIGNAGE

- Building signage opportunity for a Tenant occupying four (4) floors or more.

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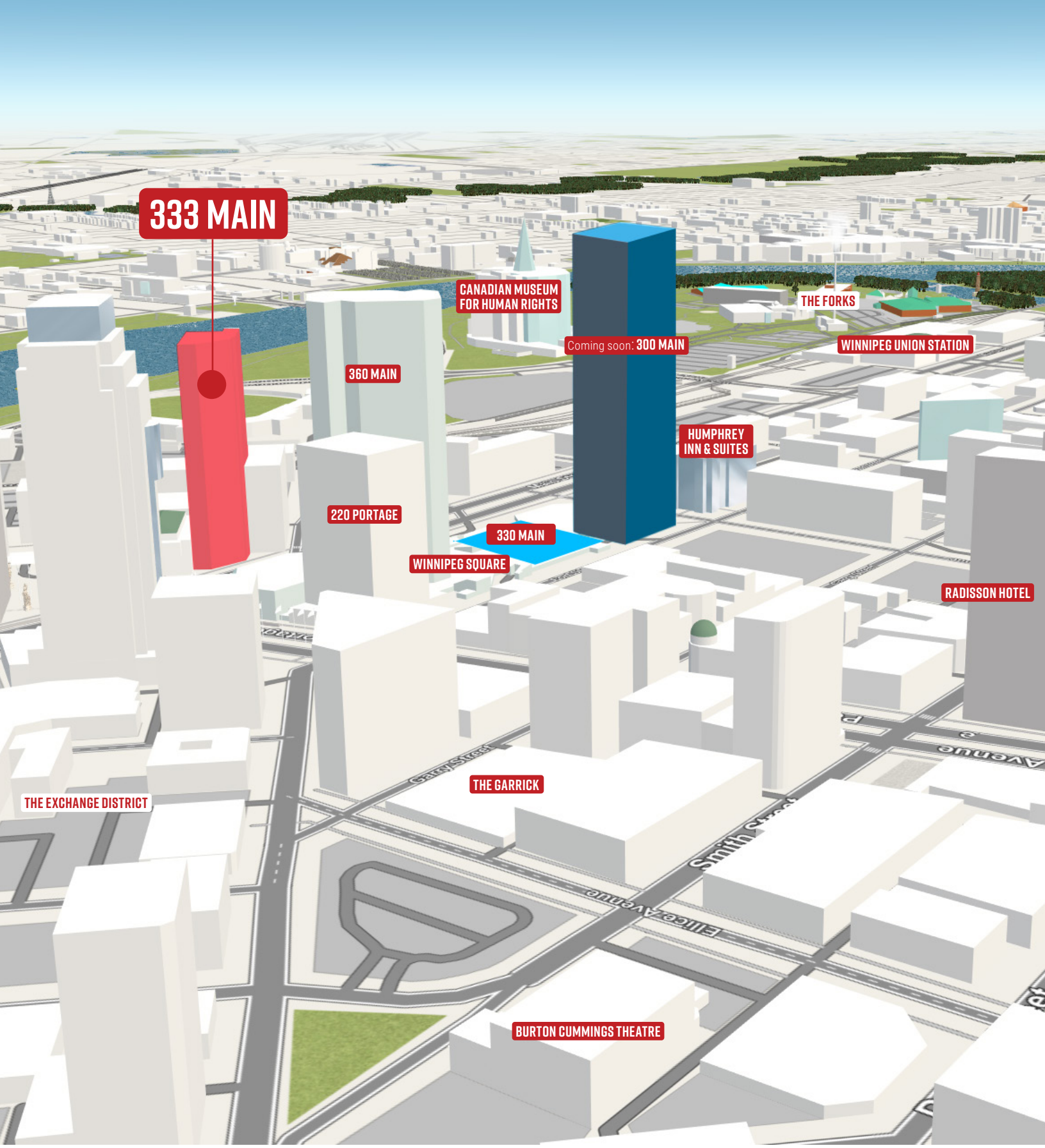

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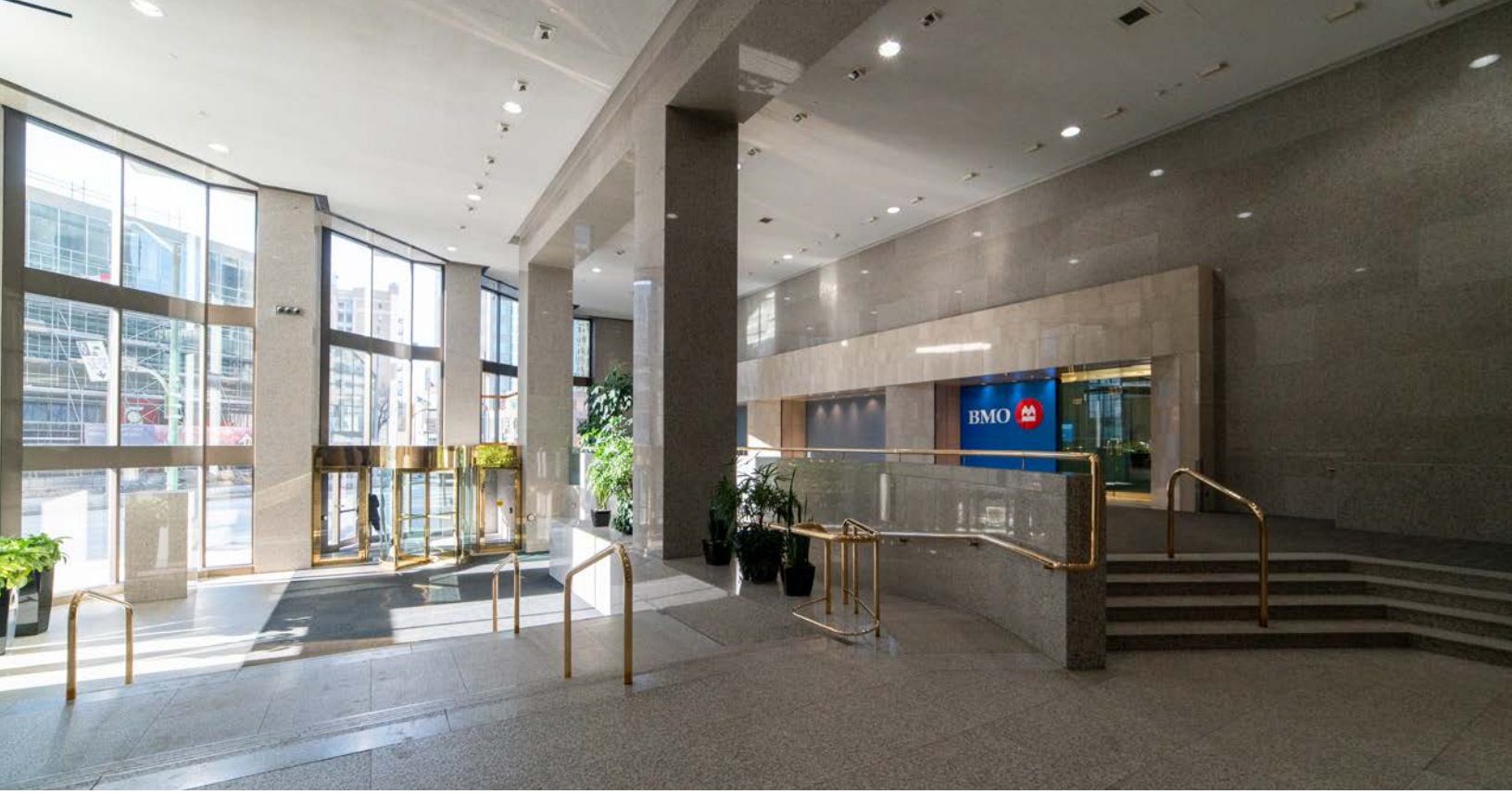
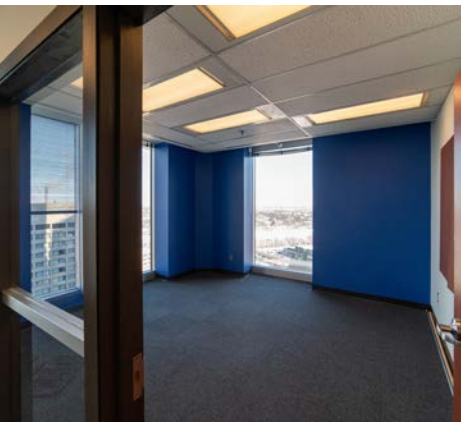
333 MAIN STREET (BELL MTS BUILDING I & II), WINNIPEG, MB





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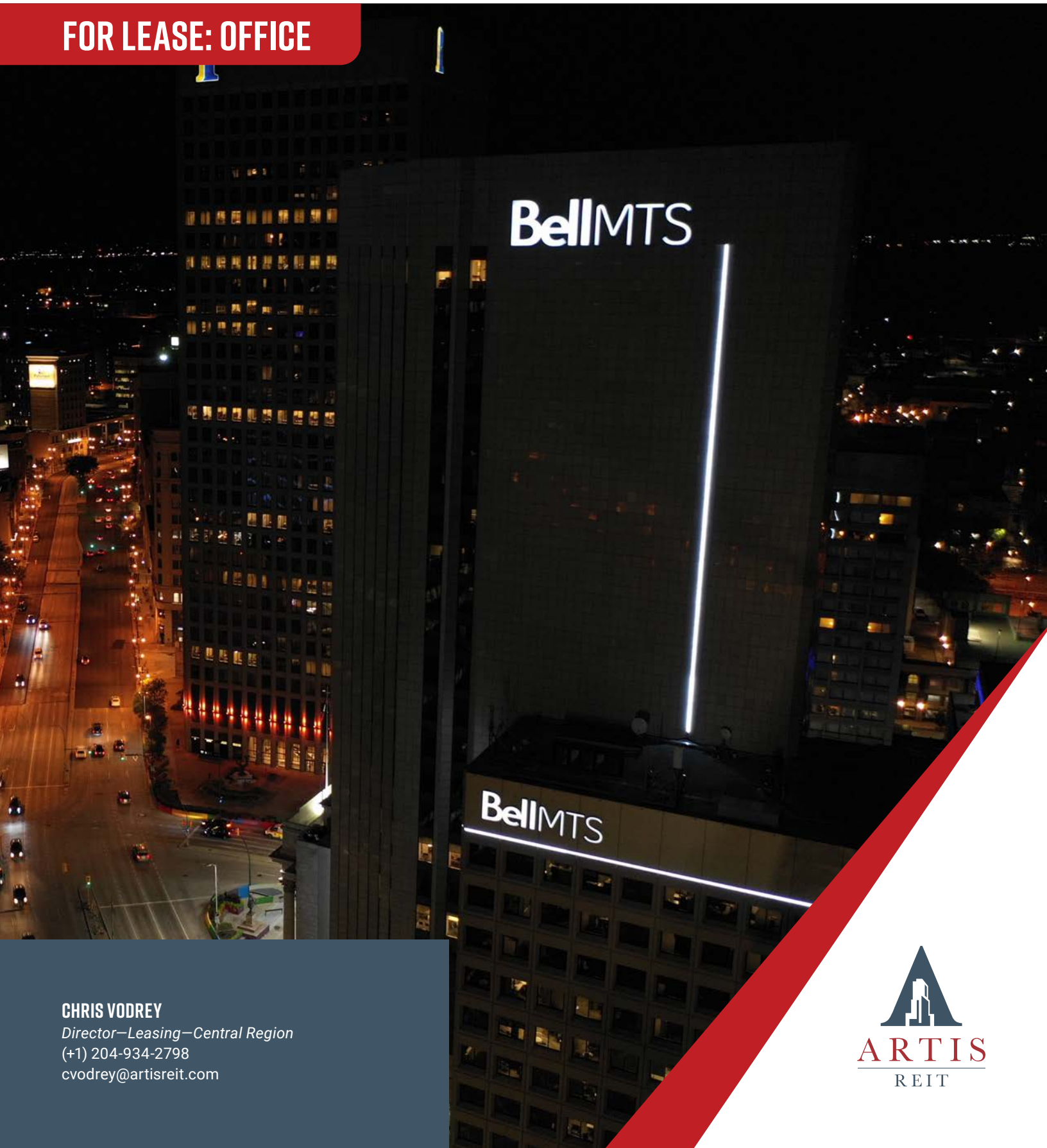

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