



Building Branding
Signage Opportunity

155

CARLTON
STREET

FULLY CONNECTED OFFICE WITH EXCELLENT VIEWS AND SURROUNDED BY DOWNTOWN WINNIPEG'S BEST AMENIT



RBC
CONVENTION
CENTRE

EDMONTON ST

CARLTON ST

IES



> 155

CARLTON STREET

TOTAL – 201,799 SF

→ Floorplates are approx.
11,109 sf



SIGNAGE OPPORTUNITY

DELTA

155

CARLTON STREET

BUILDING DETAILS

- Located on the Northeast corner of Carlton Street and York Avenue
- Directly across from the RBC Convention Centre
- Connection to downtown's climate-controlled skywalk and concourse systems
- Under new ownership
- 24/7 Security on site
- Top of Building Signage Opportunity
- Ample parking available at Lakeview Square Parkade
- Certified BOMA Best Silver

BUILDING DETAILS

155 Carlton Street – Total – 201,799 sf

- 19 Stories
- Year Built: 1975
- Floor plates are 11,109 sf

PROPERTY INFORMATION

- Lease Rate: \$15.50 psf
- Additional Rent: \$14.58 psf (2023 est.)

SIGNIFICANT BUILDING IMPROVEMENTS CURRENTLY UNDERWAY INCLUDING:

- Main floor & 2nd floor curtain wall
- Lobby
- Common Areas
- Washrooms
- Elevators (full replacement)

155

1,554 - 11,109 SF Available

Units Available

- Unit 307 - 2,966 sf
2 offices, board room, open space, kitchen/
lunch room, additional open area in shell
condition (550 sf)

- Unit 1100 - 11,109 sf
11 private offices, board room, kitchen/
lunch room, private washroom
[Click here for a Virtual Tour](#)

- Unit 1410 - 7,531 sf
Shell condition
[Click here for a Virtual Tour](#)

- Unit 1550 - 1,554 sf
5 offices, board room, kitchen + shower,
reception area





PLANNED EXTERIOR UPGRADES



PLANNED LOBBY & RECEPTION UPGRADE CONCEPT

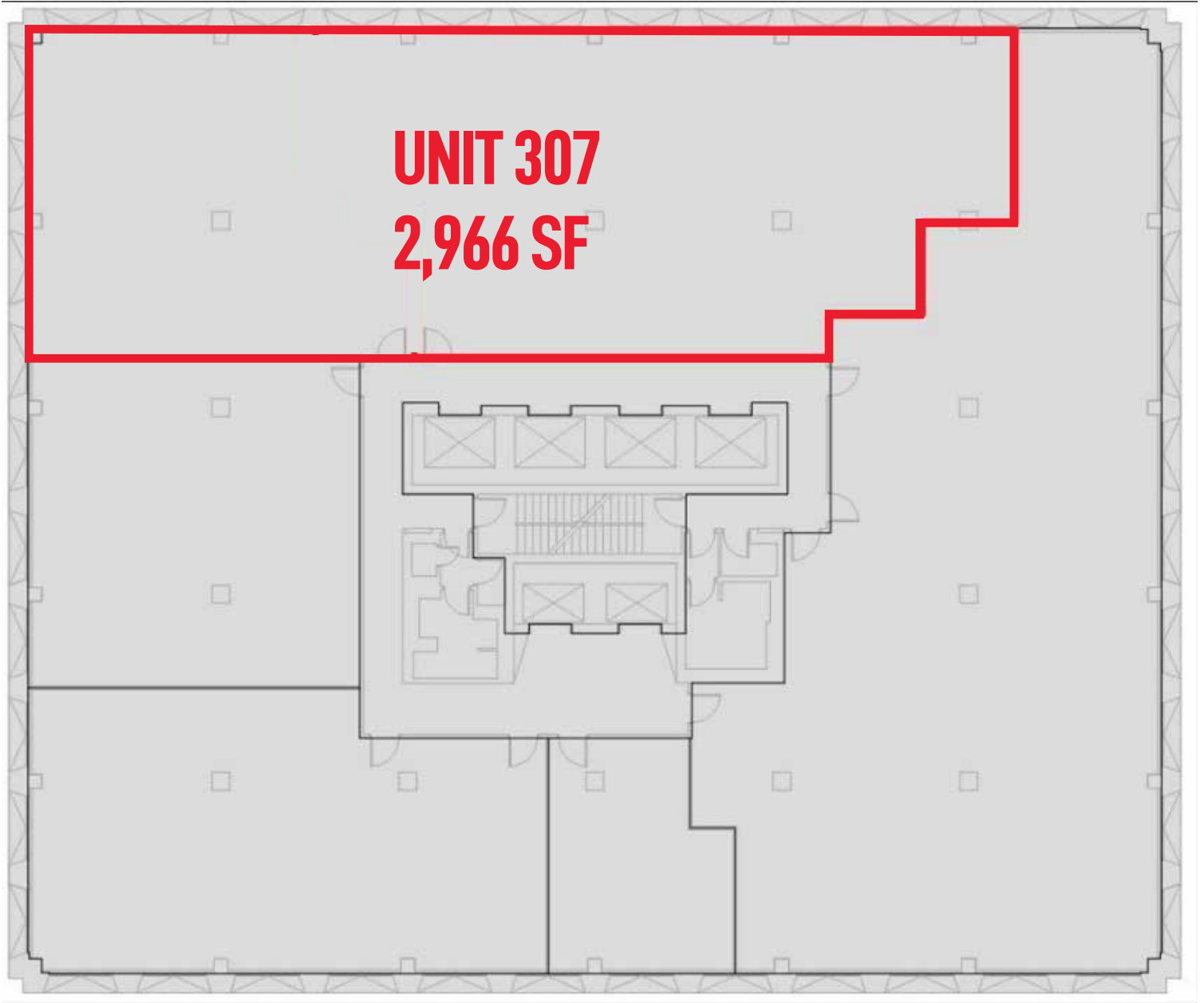


UPDATED BUILDING SIGNAGE AND LOBBY

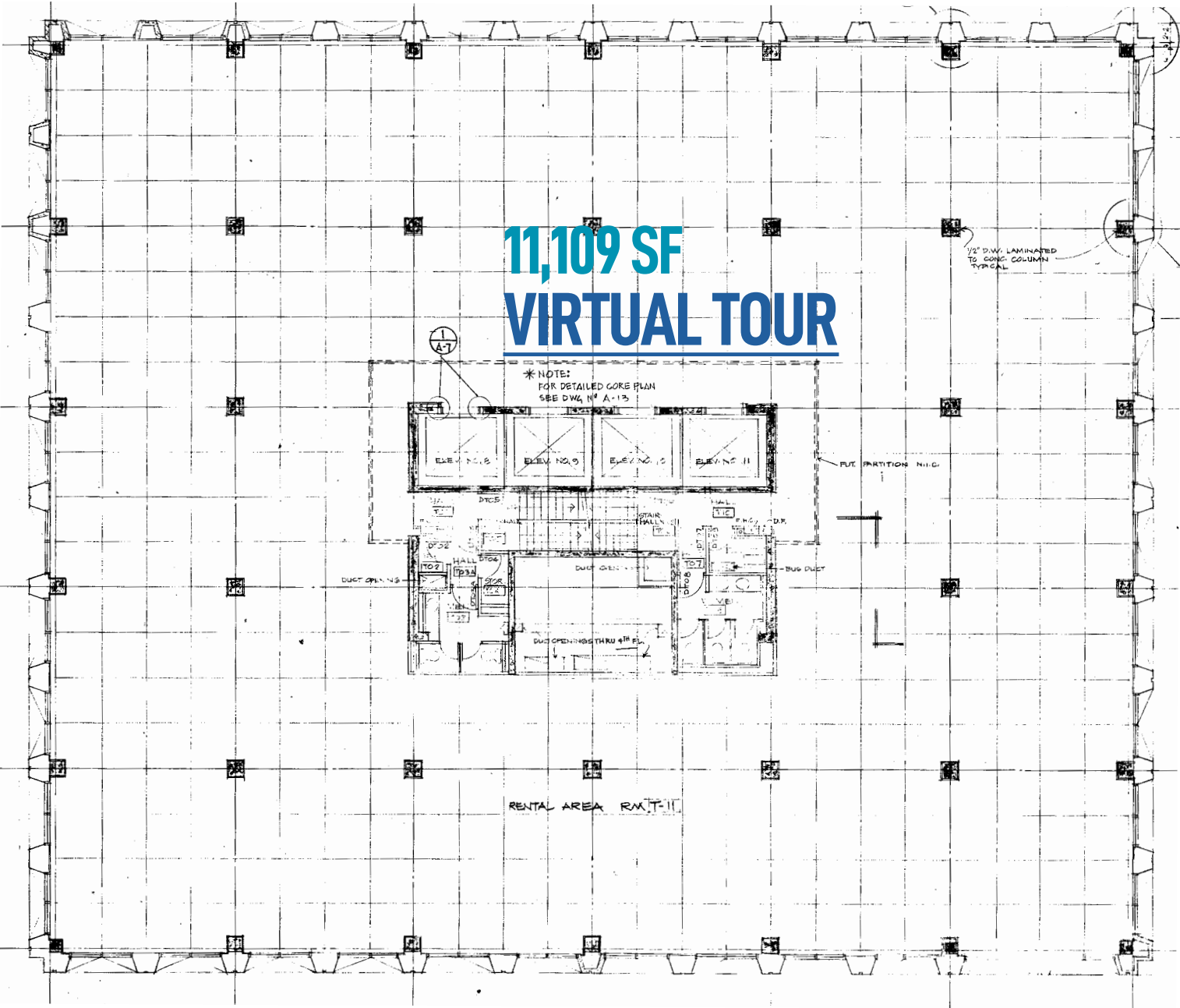


LOUNGE CONCEPT

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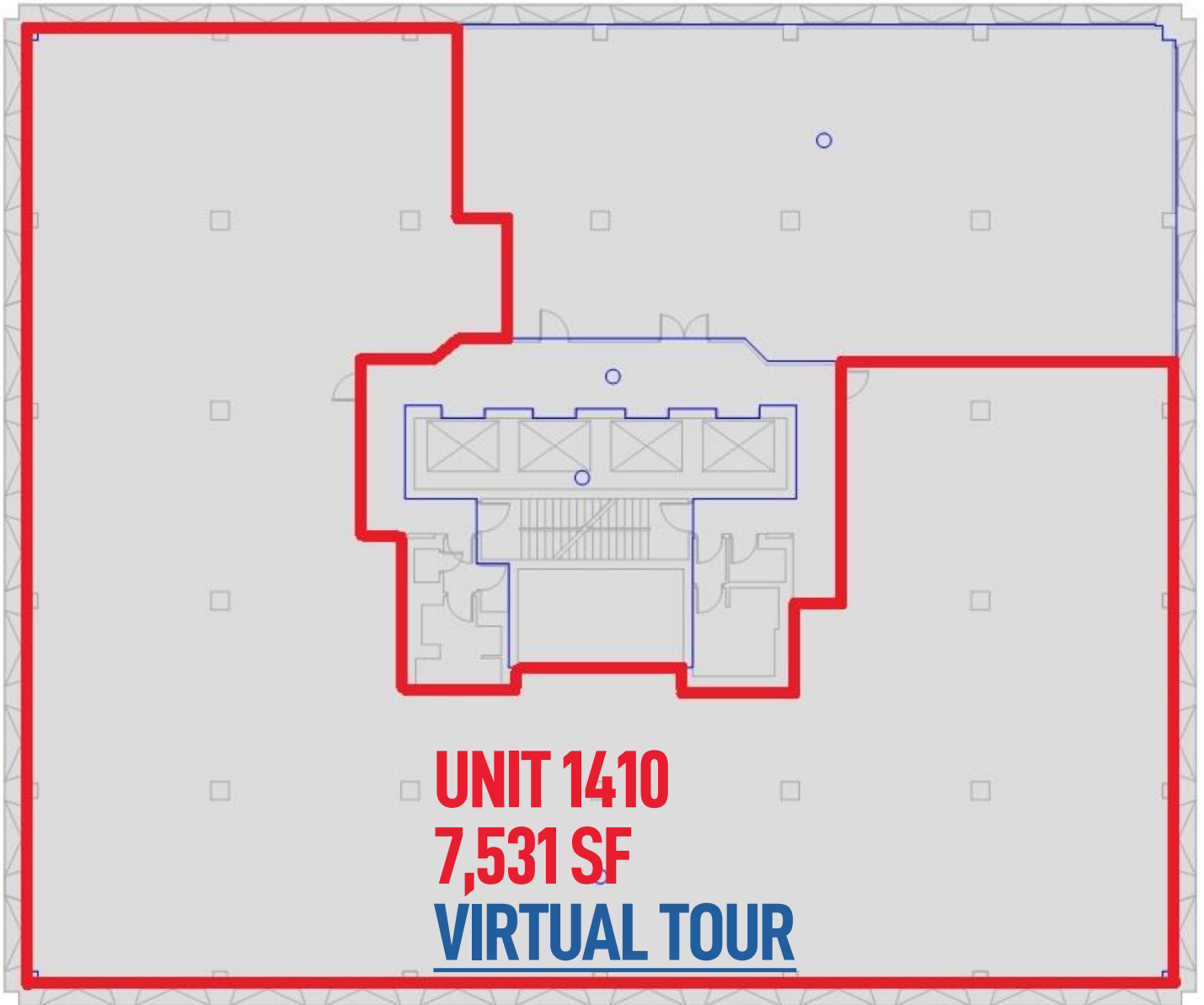


11TH FLOOR - FULL FLOOR OPPORTUNITY

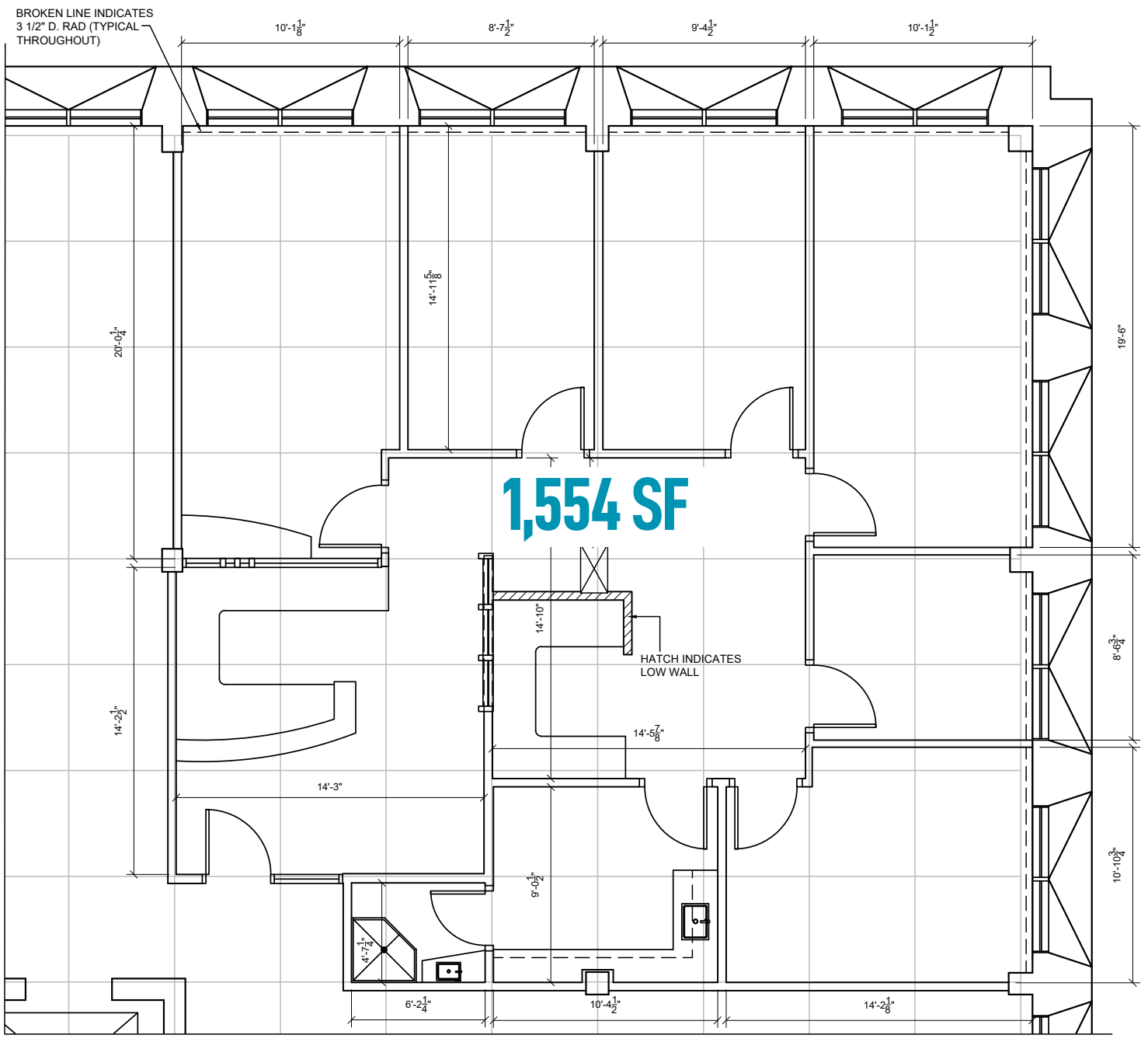


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14TH FLOOR



UNIT 1550





3RD FLOOR



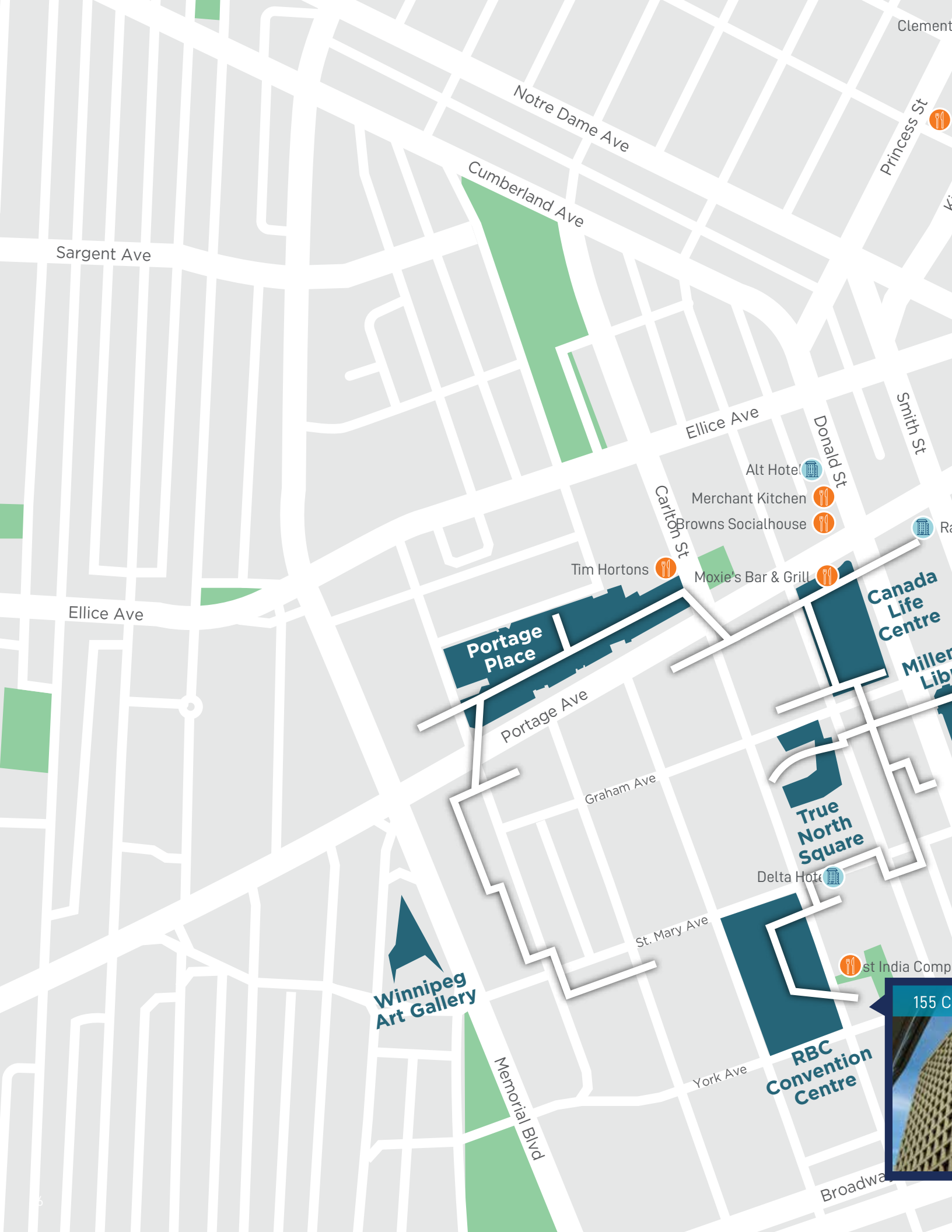
14TH FLOOR



11TH FLOOR



15TH FLOOR



Sargent Ave

Notre Dame Ave

Cumberland Ave

Clement
Princess St

Ellice Ave

Donald St

Smith St

Alt Hotel

Merchant Kitchen

Browns Socialhouse

Tim Hortons

Moxie's Bar & Grill

Canada
Life
Centre

Miller
Lib

Portage
Place

Portage Ave

Ellice Ave

Graham Ave

True
North
Square

Delta Hotel

Winnipeg
Art Gallery

St. Mary Ave

st India Comp

155 C

Memorial Blvd

York Ave

RBC
Convention
Centre

Broadwa





ine

James Ave Pumphouse

o Waterfront Cafe

Blufish Japanese

eer + Almond

Wee Johnny's Irish Pub

Carnaval Brazilian BBQ

Hy's Steakhouse

CIBC

Tim Hortons

Portage & Main

Bank of Montreal

Fairmont Hotel

RBC Royal Bank

360 Main

Portage Ave E

Winnipeg Square

adisson Hotel

Shoppers Drug Mart

Clay Oven

Graham Ave

Tim Hortons

hium
rary

Humphry Inn

William Stephenson Way

Modern Electric Lunch

Main St

**Canadian
Museum
for Human
Rights**

St. Mary Ave

Earls Kitchen + Bar

Smith St

La Roca

York Ave

Johnny G's

Donald St

The Keg Steakhouse



ARLTON STREET

Inn at the Forks

The Fort Garry Hotel

Forks Market

**The
Forks**

AMENITIES

Conveniently located
in close proximity to
Downtown Winnipeg's
most desirable
amenities



CANADA LIFE CENTRE



RBC CONVENTION CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE

155

CARLTON STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:



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