

FOR LEASE

191 *Broadway*

WINNIPEG, MANITOBA

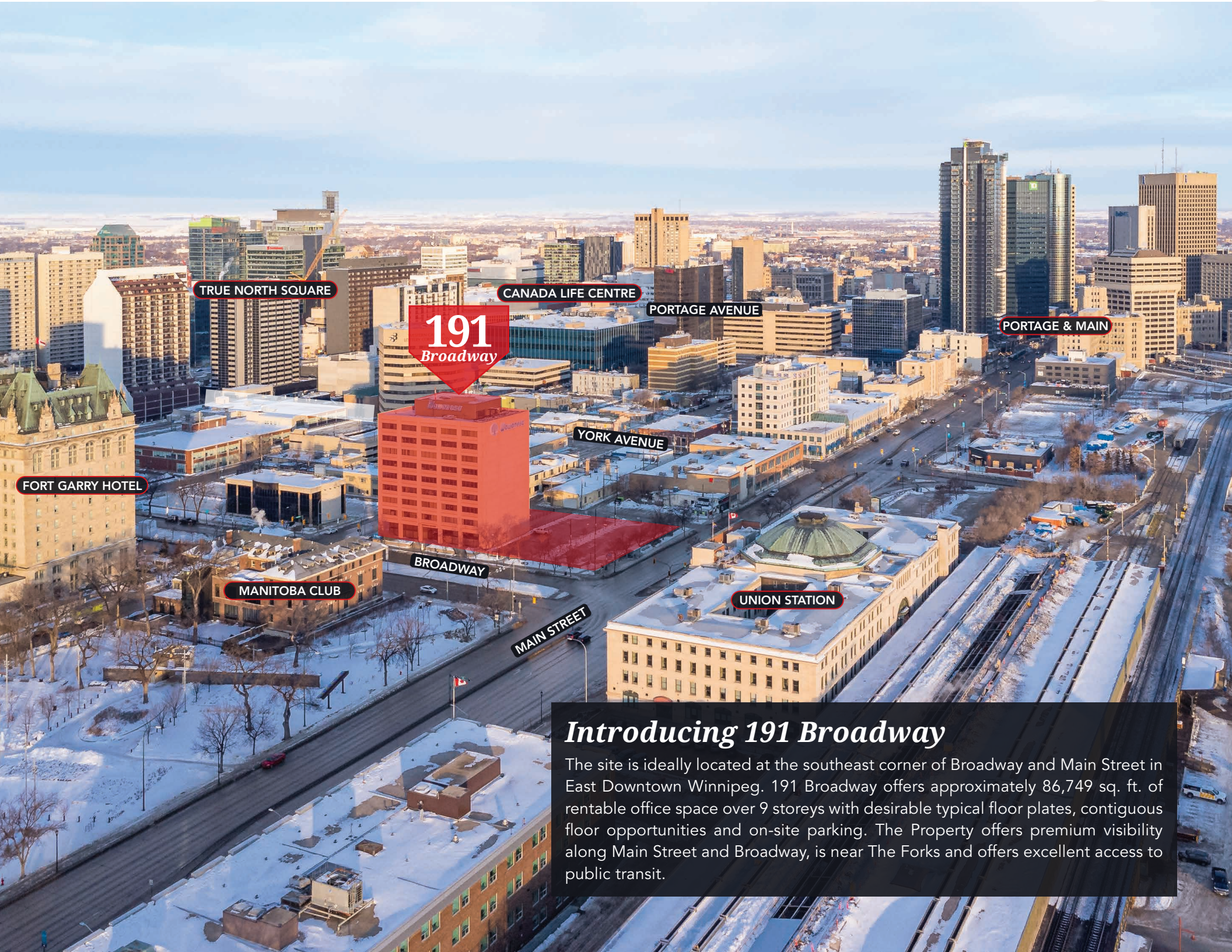


Wawanesa
Insurance



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.





TRUE NORTH SQUARE

CANADA LIFE CENTRE

PORTAGE AVENUE

PORTAGE & MAIN

191
Broadway

YORK AVENUE

FORT GARRY HOTEL

BROADWAY

MANITOBA CLUB

UNION STATION

MAIN STREET

Introducing 191 Broadway

The site is ideally located at the southeast corner of Broadway and Main Street in East Downtown Winnipeg. 191 Broadway offers approximately 86,749 sq. ft. of rentable office space over 9 storeys with desirable typical floor plates, contiguous floor opportunities and on-site parking. The Property offers premium visibility along Main Street and Broadway, is near The Forks and offers excellent access to public transit.

Leasing Opportunities

BUILDING INFORMATION

TOTAL RENTABLE AREA	86,749 sq. ft.
NUMBER OF STOREYS	9 storeys

AVAILABILITY

SUITE	AREA	AVAILABILITY
UNIT 100	Leased	Q2 2024
UNIT 101	2,936 sq. ft.	Q2 2024
2ND FLOOR	10,356 sq. ft.	Q2 2024
4TH FLOOR	7,841 sq. ft.	Q2 2024
5TH FLOOR	10,370 sq. ft.	Q1 2024
6TH FLOOR	10,374 sq. ft.	Q2 2024
7TH FLOOR	10,360 sq. ft.	Q2 2024
8TH FLOOR	10,360 sq. ft.	Q2 2024
9TH FLOOR	10,367 sq. ft.	Q2 2024

PRICING

GROSS RENT	\$26.00-\$28.50 per sq. ft. (plus mgmt. fee)
------------	--

PARKING*

ELECTRIFIED SURFACE STALL	\$200 per month plus GST
UNDERGROUND STALL	\$250 per month plus GST

* subject to availability

OUTSIDE BROKER FEE

YEARS 1 - 5	\$1.00 per rentable sq. ft. per annum
YEARS 6 - 10	\$0.50 per rentable sq. ft. per annum

property highlights



Space available as early as Q1 2024



Grade loading door



91 surface stalls including 12 visitor stalls & 35 underground stalls



3 Passenger elevators (1 freight)



Exterior bicycle storage



Vykon card access throughout building



24/7 building security



New CCTV camera system on each floor & building exterior

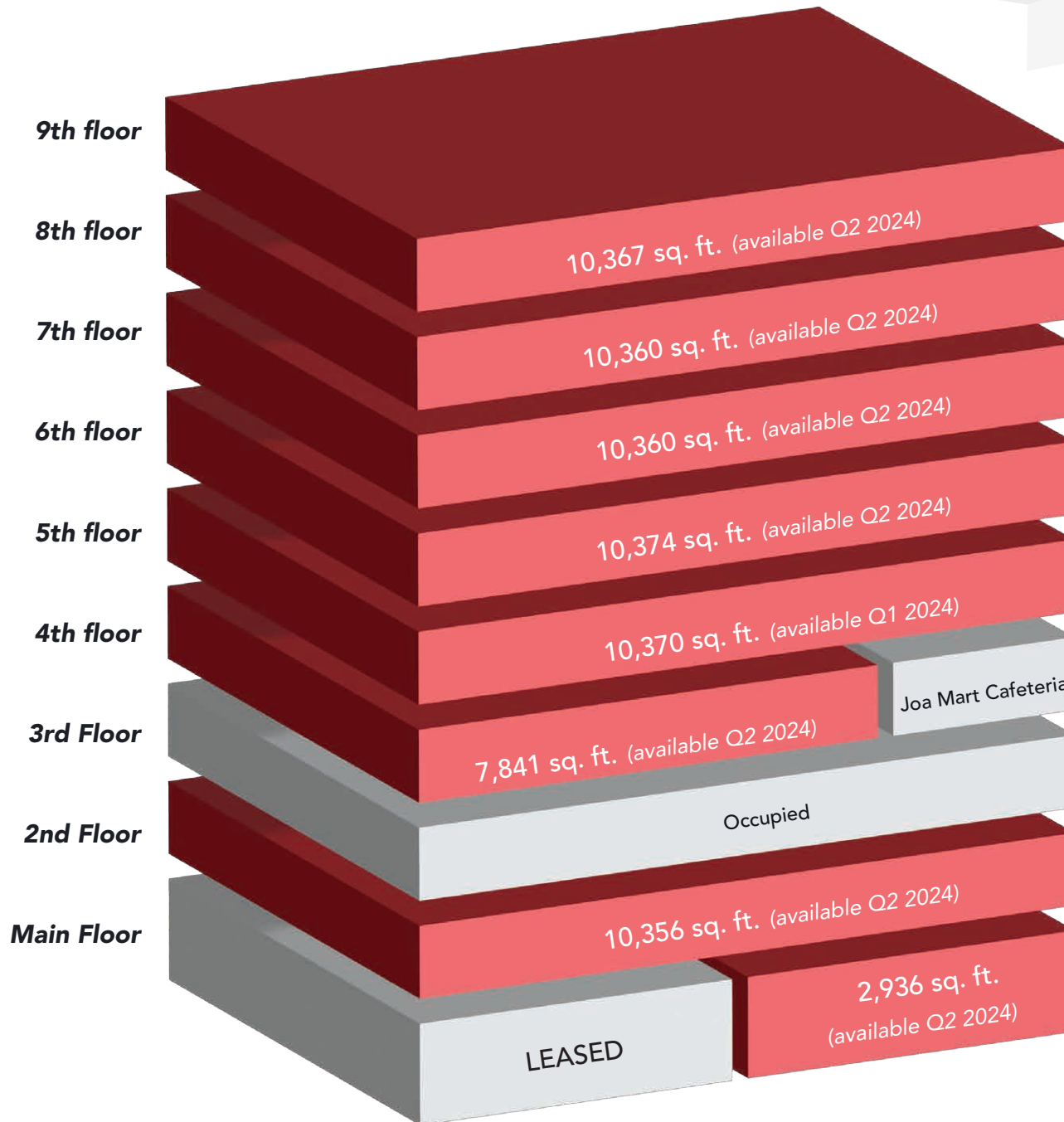


Telecommunication with MTS and Shaw



On-site generator plus UPS in building

Stacking Plan



Premium Location

DRIVE TIMES		WALK TIMES	
Richardson Int'l Airport	16 min.	The Forks	10 min.
St. Boniface Hospital	5 min.	Portage & Main	12 min.
St. Vital Centre	14 min.	True North Square	14 min.
Kildonan Place	13 min.	Cdn. Museum for Human Rights	6 min.
CF Polo Park	13 min.	The Exchange District	14 min.



TRUE NORTH SQUARE

RBC Convention Centre WINNIPEG

canada life centre

191 Broadway

300 MAIN

PORTAGE & MAIN

BROADWAY

UNION STATION

MAIN STREET

RAILSIDE AT THE FORKS

BLUE CROSS PARK

CANADIAN MUSEUM FOR HUMAN RIGHTS
MUSÉE CANADIEN POUR LES DROITS DE LA PERSONNE

PIONEER AVENUE

THE FORKS

Little Theatre for Young People

CN STAGE & FIELD

Live at the Forks

children's museum

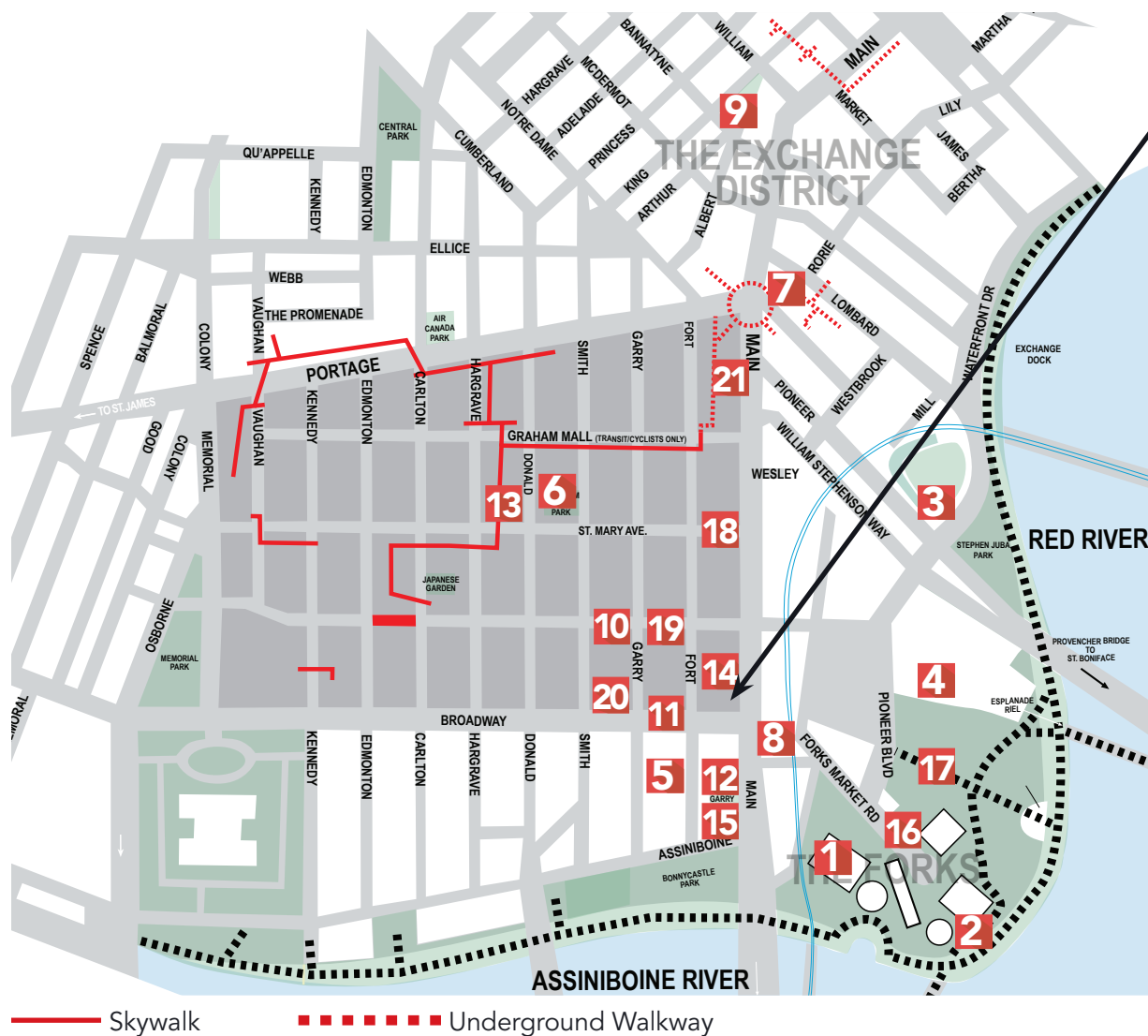
ESPLANADE RIEL

PROVENCHER BRIDGE

Area Amenities

ACCESSIBILITY AND TRANSPORTATION

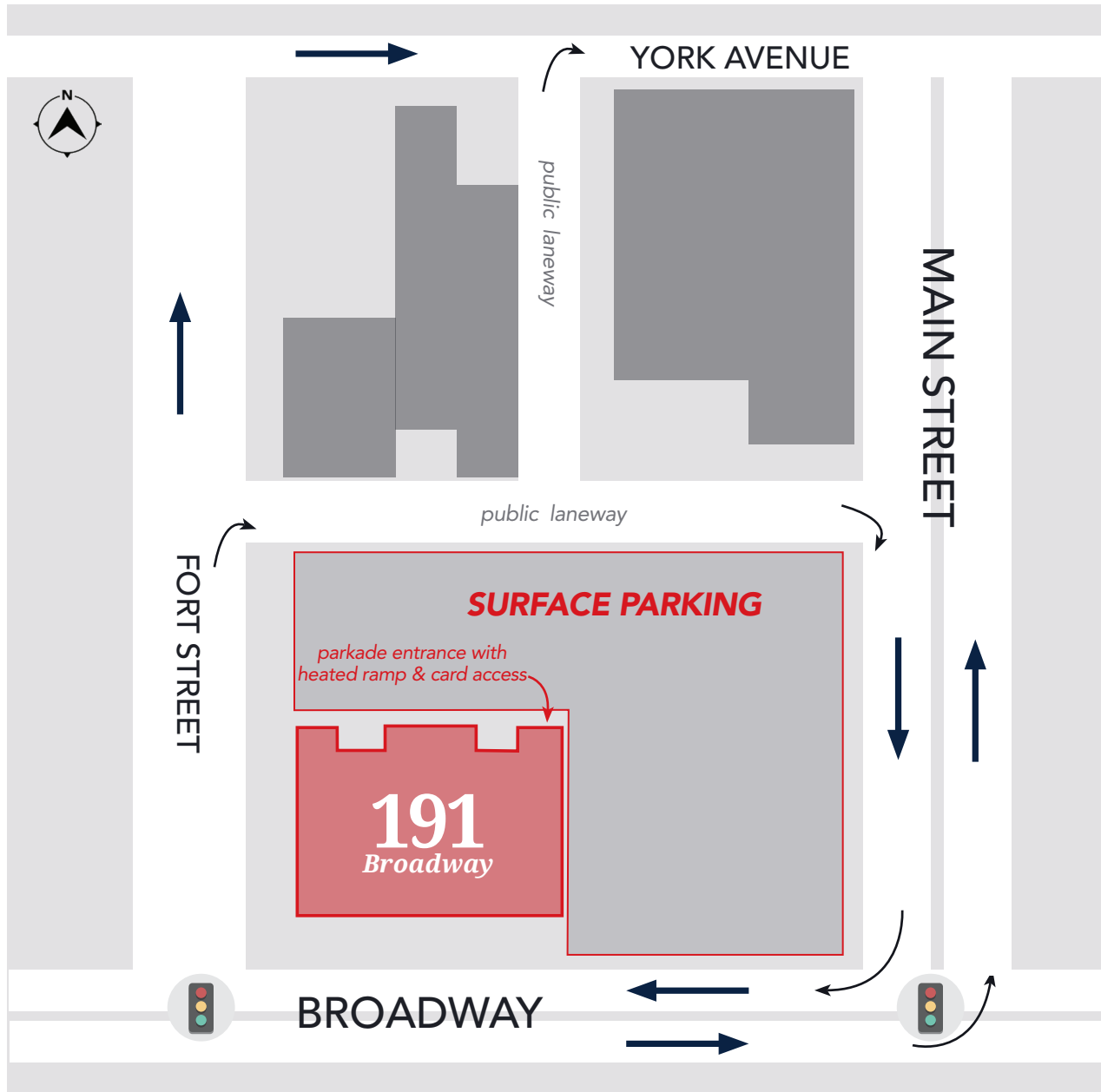
The Property is centrally located in downtown Winnipeg, across the river from the neighborhood of St. Boniface and a short walk to the amenities at The Forks.



191
Broadway

- 1 The Forks Market
- 2 The Children's Museum
- 3 Shaw Park
- 4 Canadian Museum of Human Rights
- 5 Fort Garry Hotel
- 6 Millennium Library
- 7 Fairmont Hotel
- 8 Union Station & Winnipeg Railway Museum
- 9 Old Market Square
- 10 La Roca
- 11 The Keg Steakhouse
- 12 The Manitoba Club
- 13 Cityplace
- 14 Robertson College
- 15 Upper Fort Garry Heritage Provincial Park
- 16 Manitoba Theater for Young People
- 17 CN Stage and Field
- 18 Humphry Inn & Suites
- 19 Kids and Company Daycare Center
- 20 Capital Grill & Bar
- 21 Earls Portage & Main

Accessibility & Transportation



The location offers high accessibility to all areas of the city via major transportation routes and Winnipeg Transit. In addition, the site benefits from north-south public transportation along Main Street, with connectivity east-west via Broadway.

191 Broadway parking garage and surrounding surface parking is accessible from Main and Fort Streets along the laneway behind the site.



92
WALK SCORE



88
TRANSIT SCORE

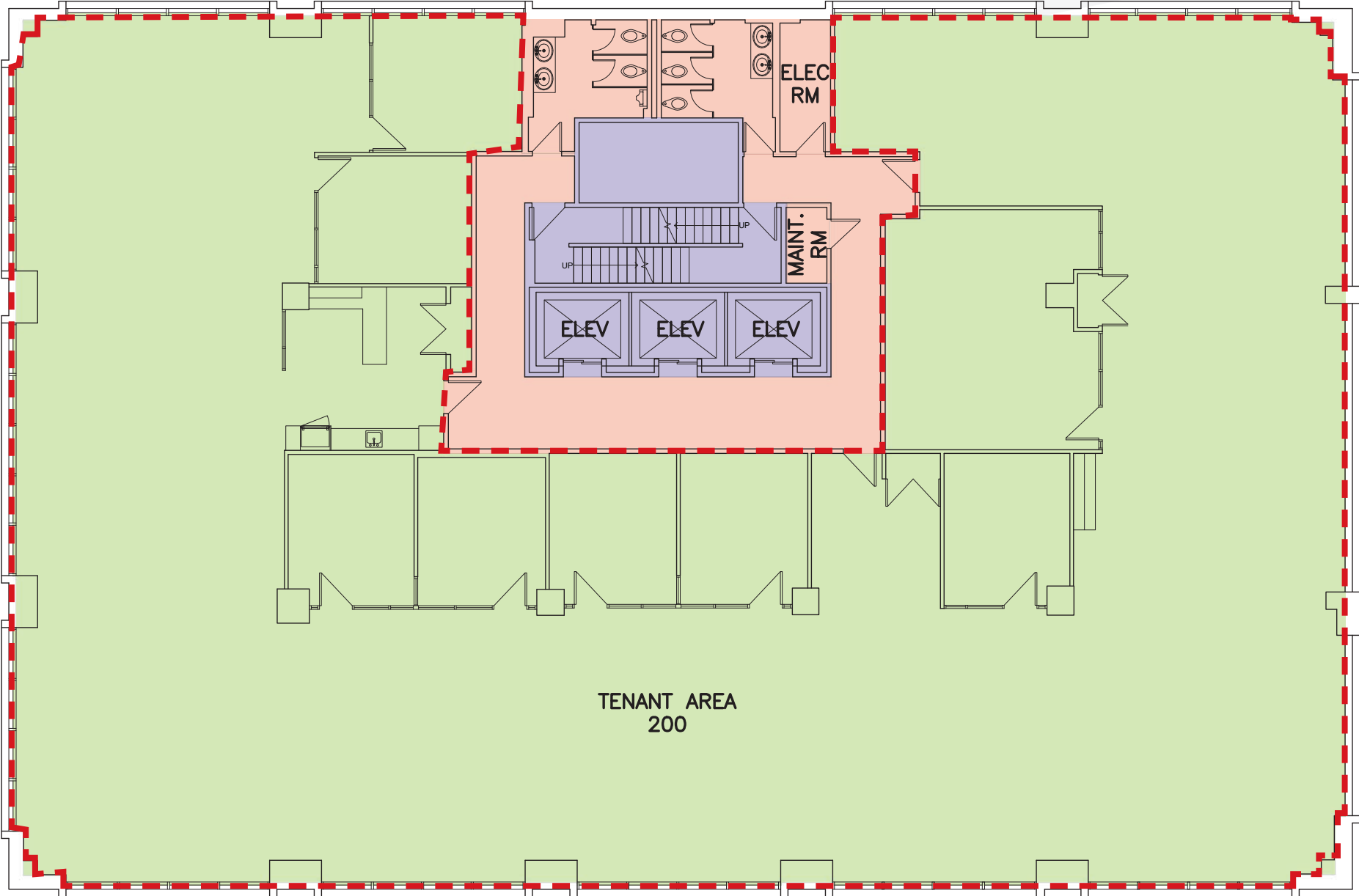


87
BIKE SCORE

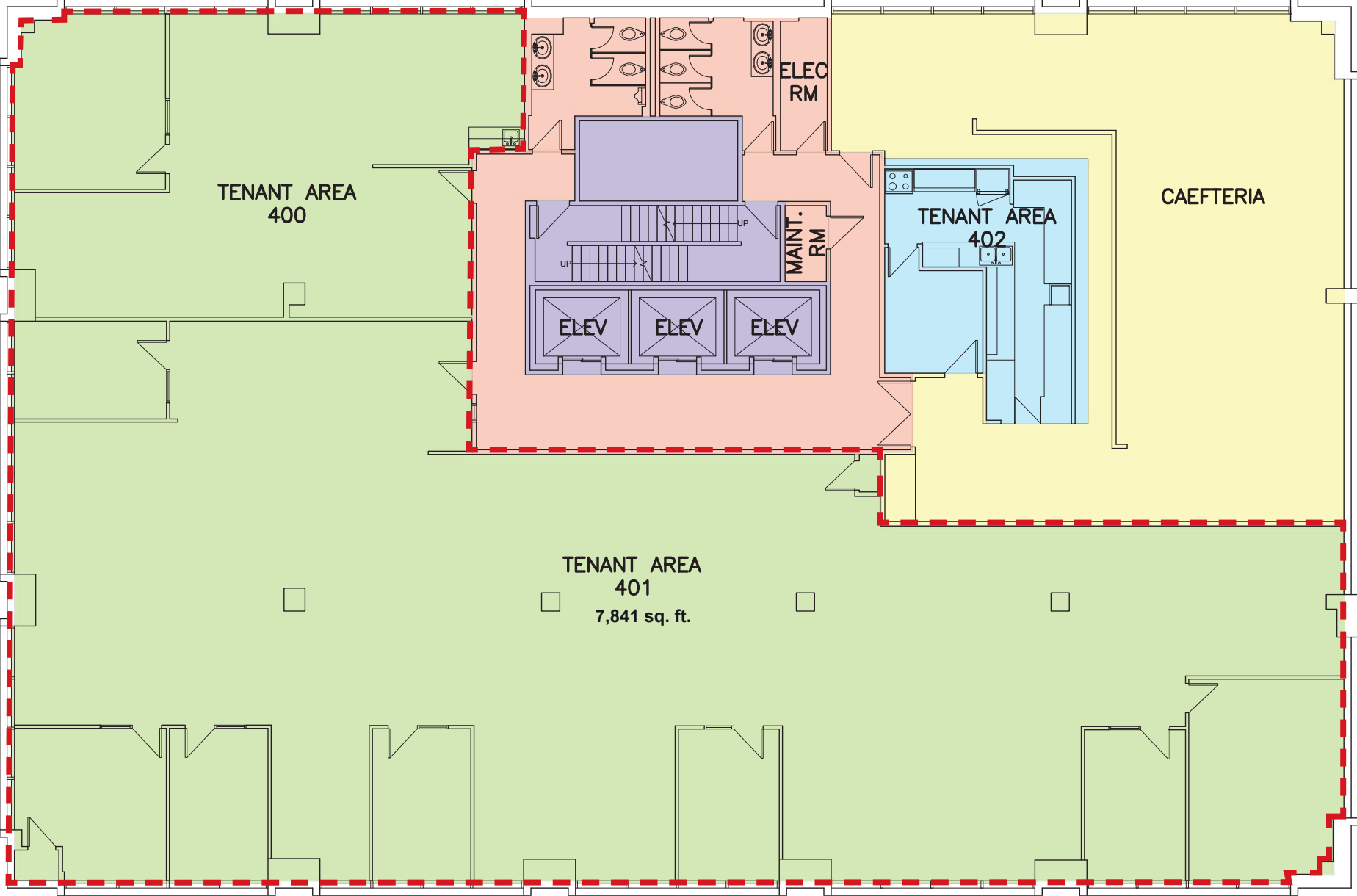
Main Floor Plan // 2,936 sq. ft.



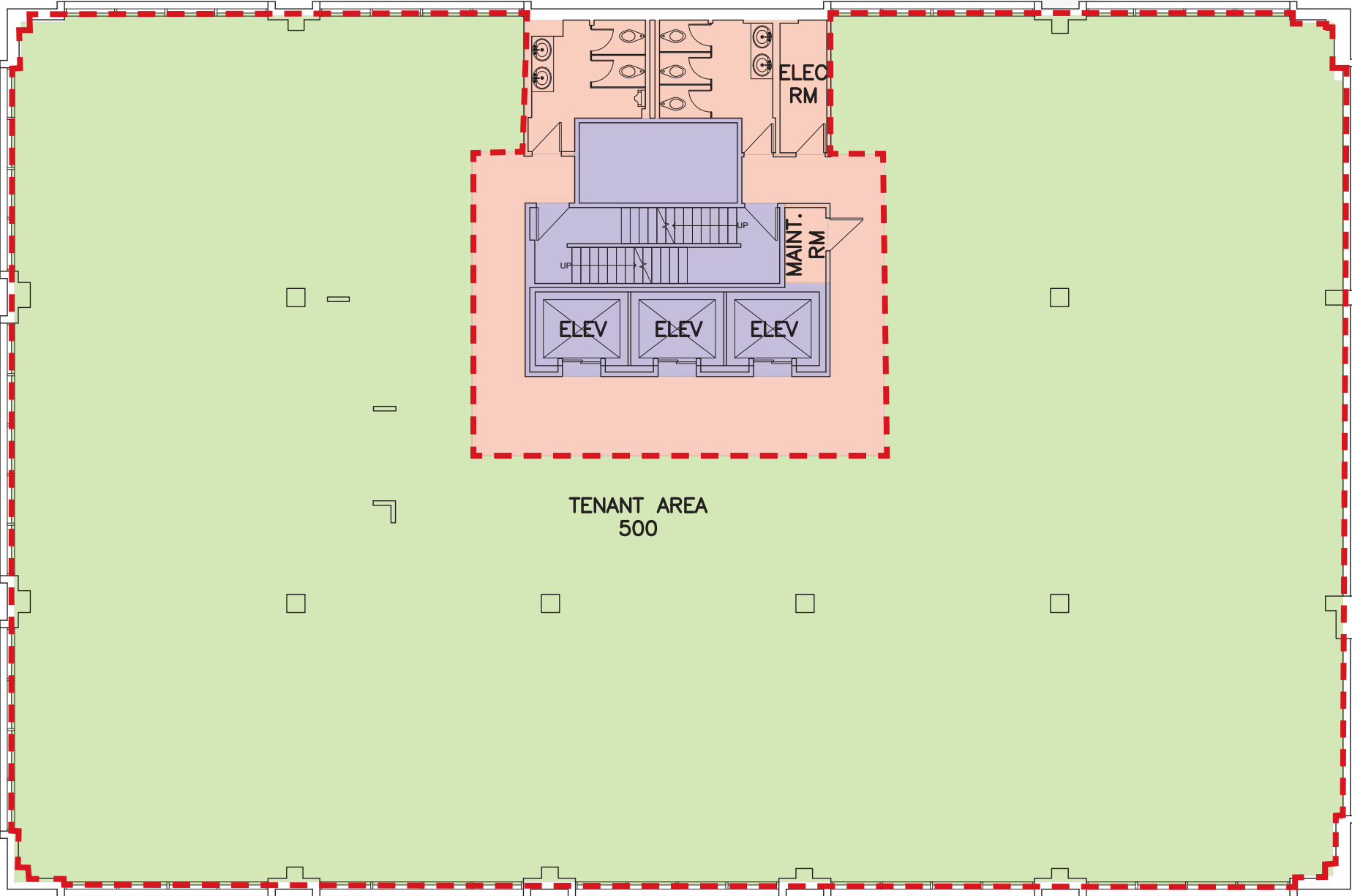
2nd Floor Plan // 10,356 sq. ft.



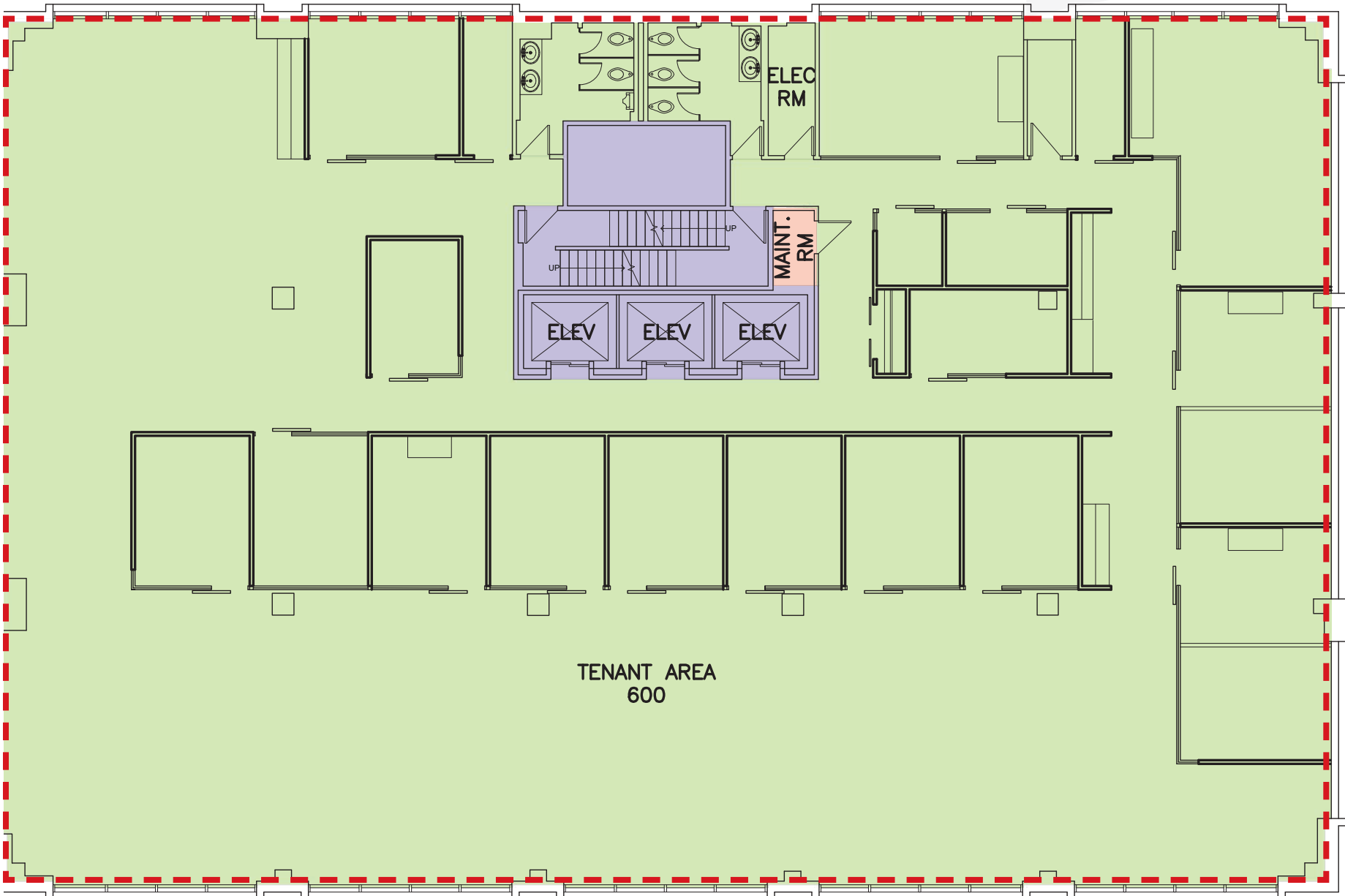
4th Floor Plan // 7,841 sq. ft.



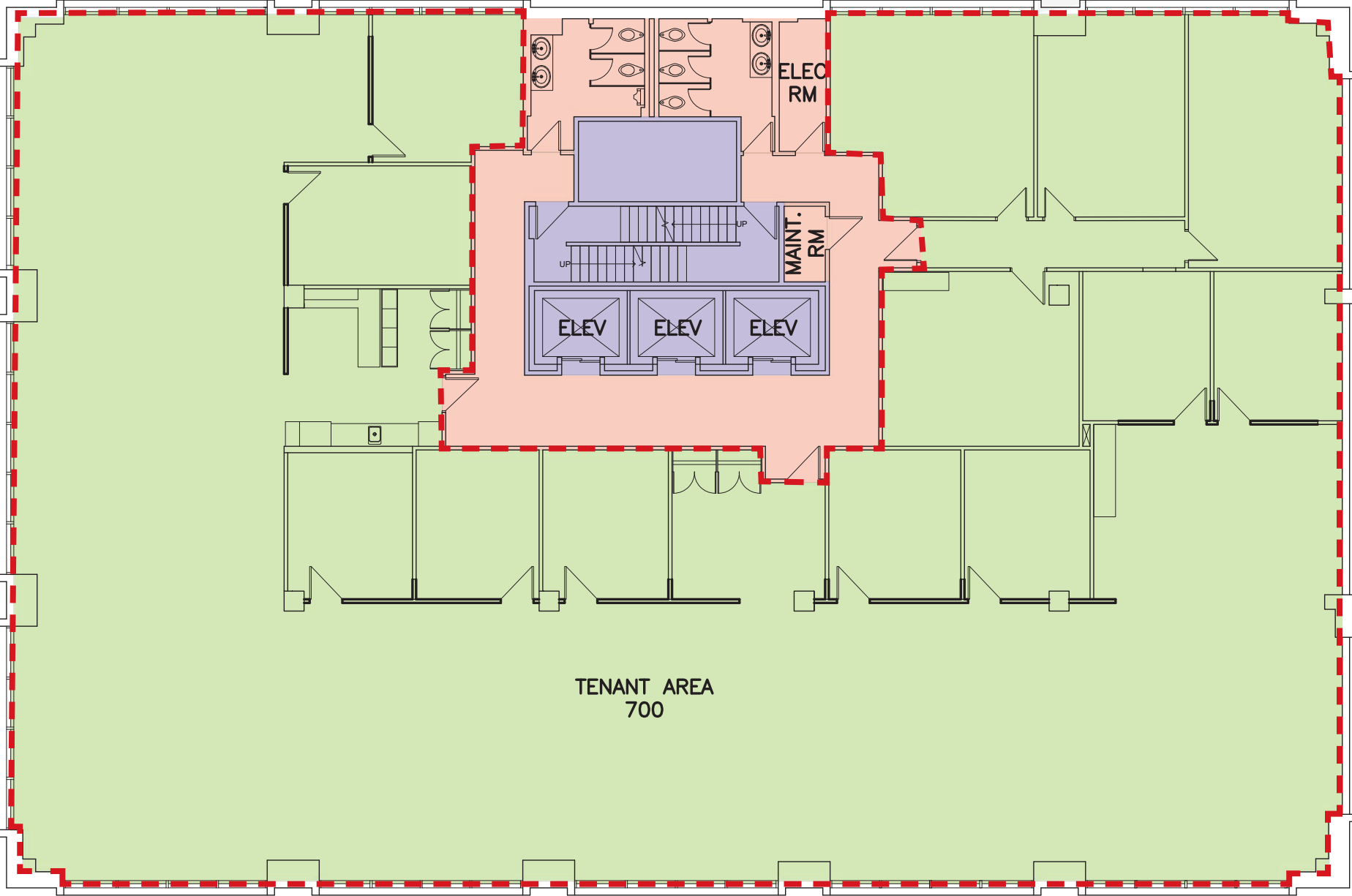
5th Floor Plan // 10,370 sq. ft.



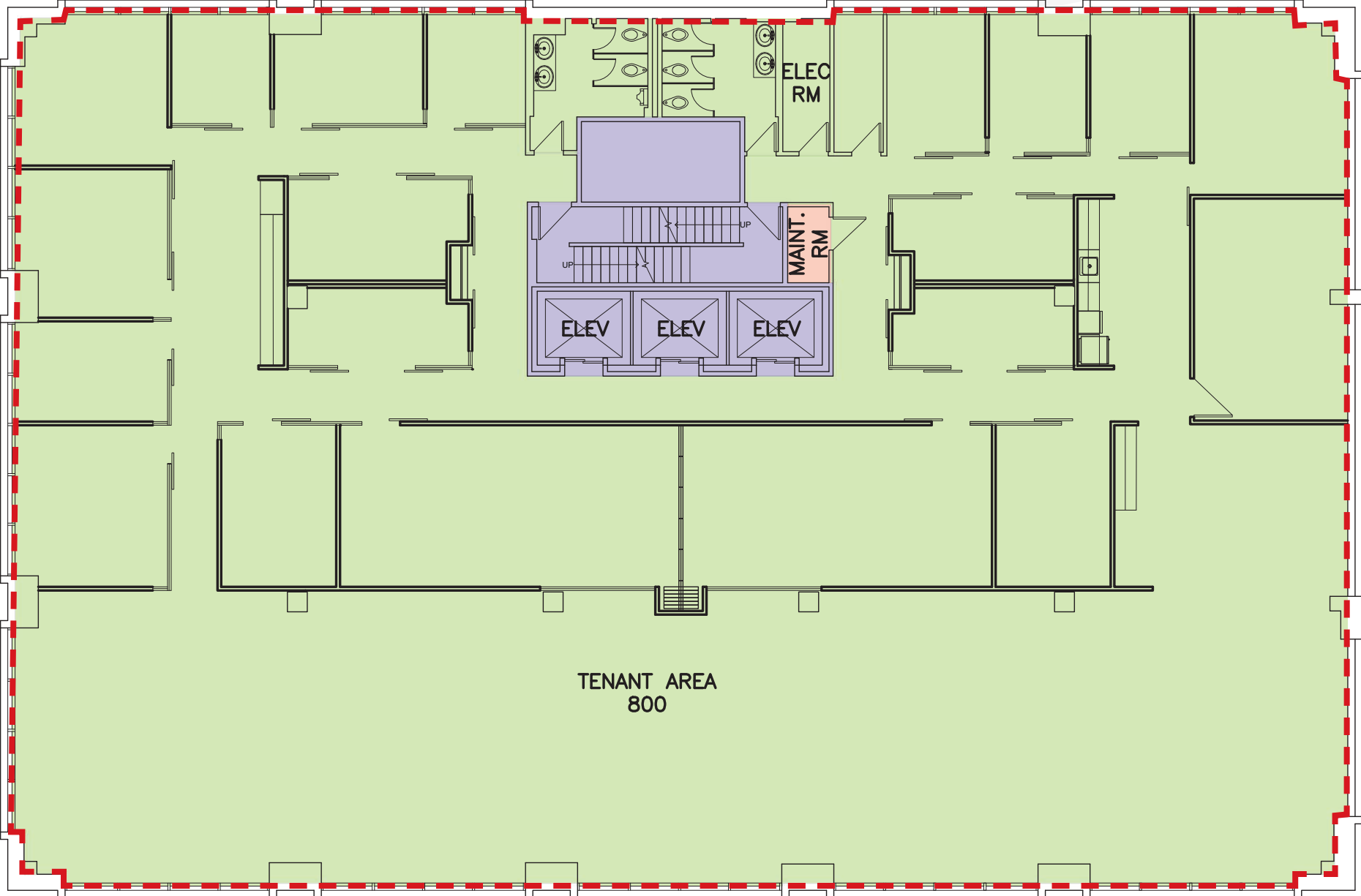
6th Floor Plan // 10,374 sq. ft.



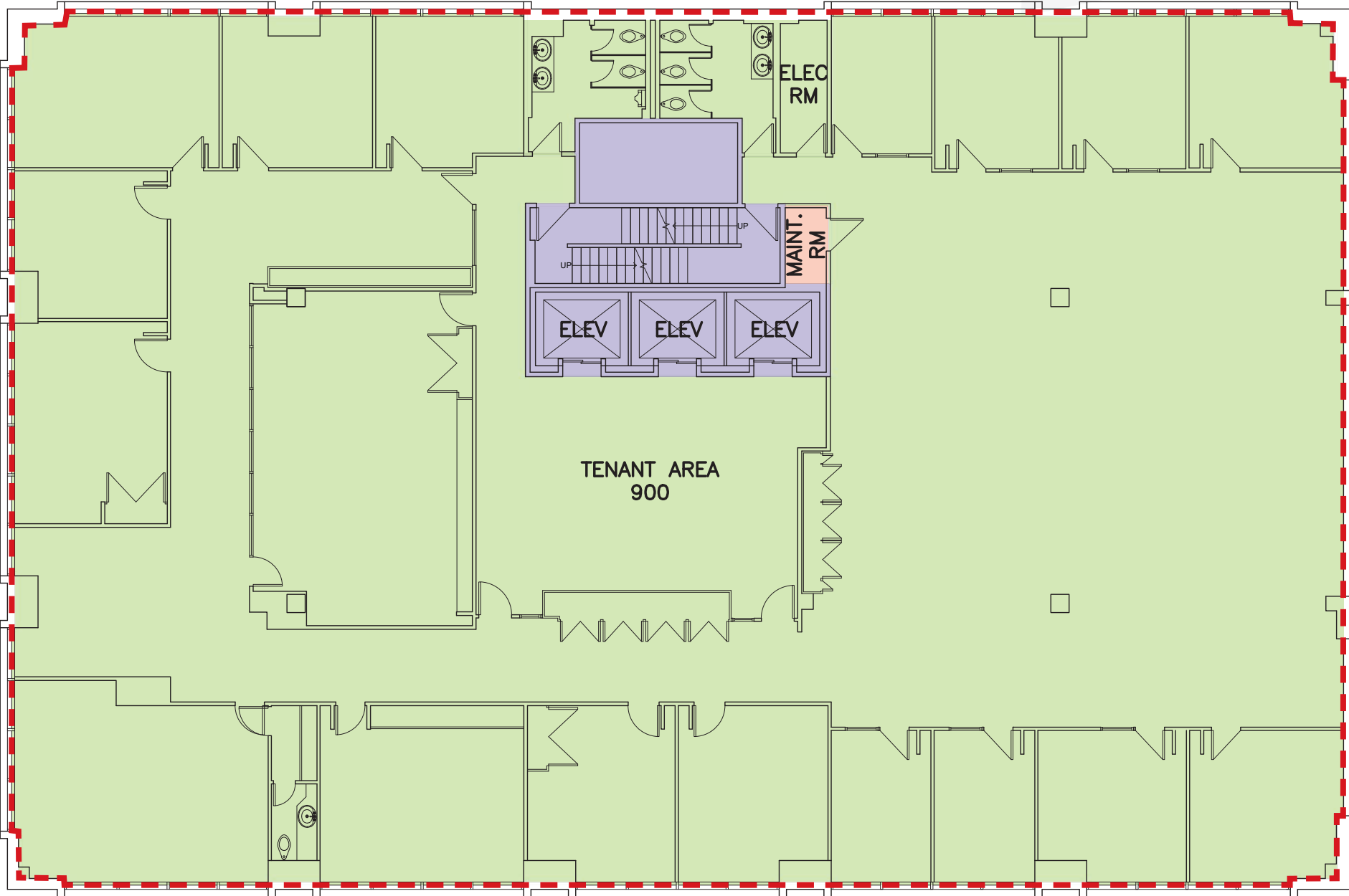
7th Floor Plan // 10,360 sq. ft.



8th Floor Plan // 10,360 sq. ft.



9th Floor Plan // 10,367 sq. ft.





COMMERCIAL REAL ESTATE
SERVICES INC.



Wawanesa
Insurance

WAWANESA BUILDING

Leasing Contact

TREVOR CLAY, Principal, Broker

(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.