



Stevenson

# 155 CARLTON STREET

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



155  
CARLTON STREET  
TOTAL - 201,799 SF  
→ Floorplates are approx. 11,109 sf



# 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: \$16.50 psf
- Additional Rent: \$14.58 psf (2025 est.)

## SIGNIFICANT BUILDING IMPROVEMENTS CURRENTLY UNDERWAY INCLUDING:

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

# 155

3,260 - 10,028 SF Available

#### Units Available

- Unit 306/307 - 3,260 sf  
2 offices, board room, open space, kitchen/lunch room, additional open area in shell condition
- Unit 1404/1405 - 7,531 sf  
Shell condition  
[Click here for a Virtual Tour](#)
- Unit 1502 - 10,028 sf  
Available May 1, 2026
- Unit 1550 - 1,822 sf  
5 private offices, board room, reception & lunchroom
- Unit 1620 - 2,097 sf  
8 private offices, board room, kitchenette & reception area
- Unit 1901 - 7,632 sf  
Available Feb 1, 2026





PLANNED EXTERIOR UPGRADES



UPDATED BUILDING SIGNAGE AND LOBBY



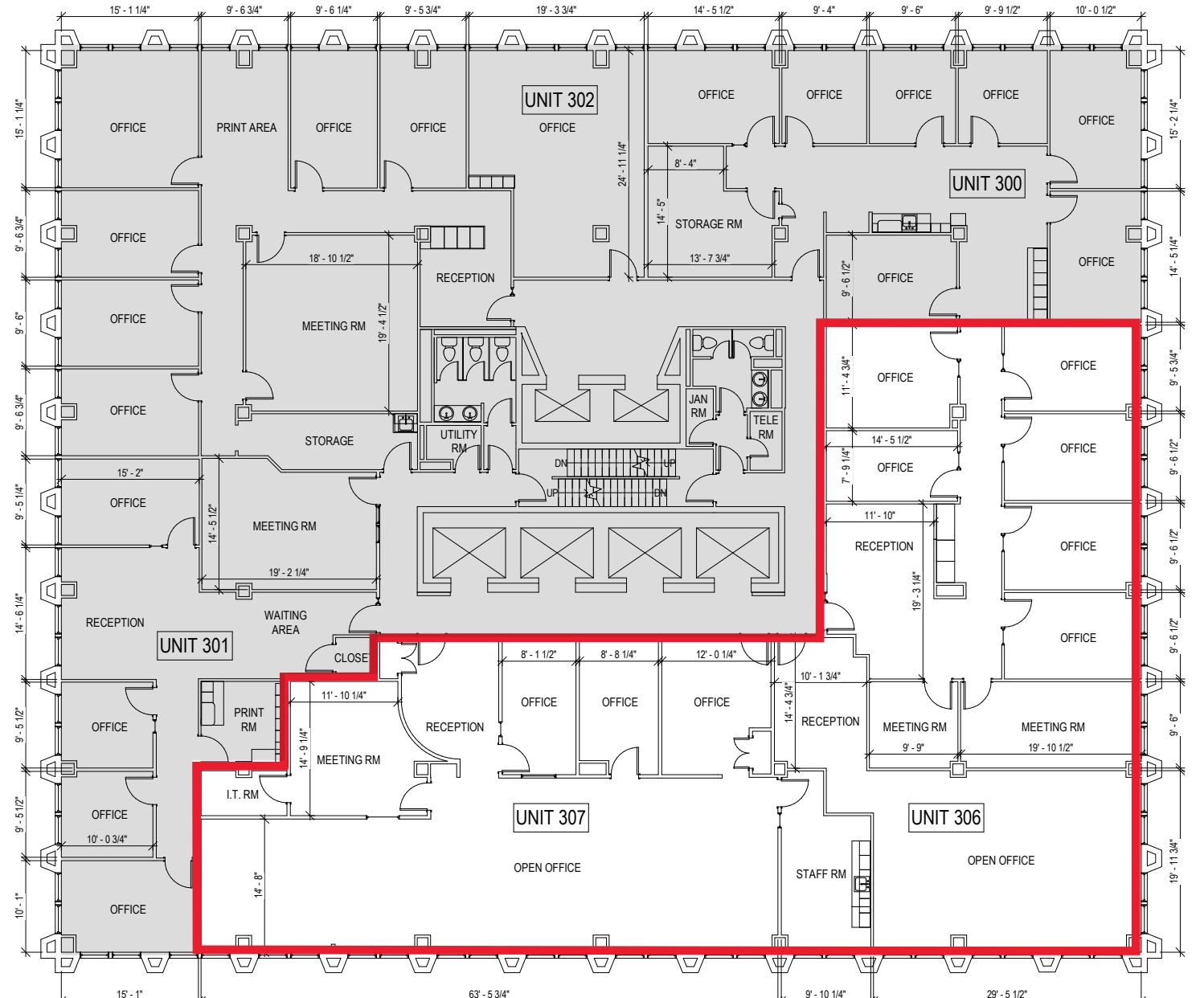
PLANNED LOBBY & RECEPTION UPGRADE CONCEPT



LOUNGE CONCEPT

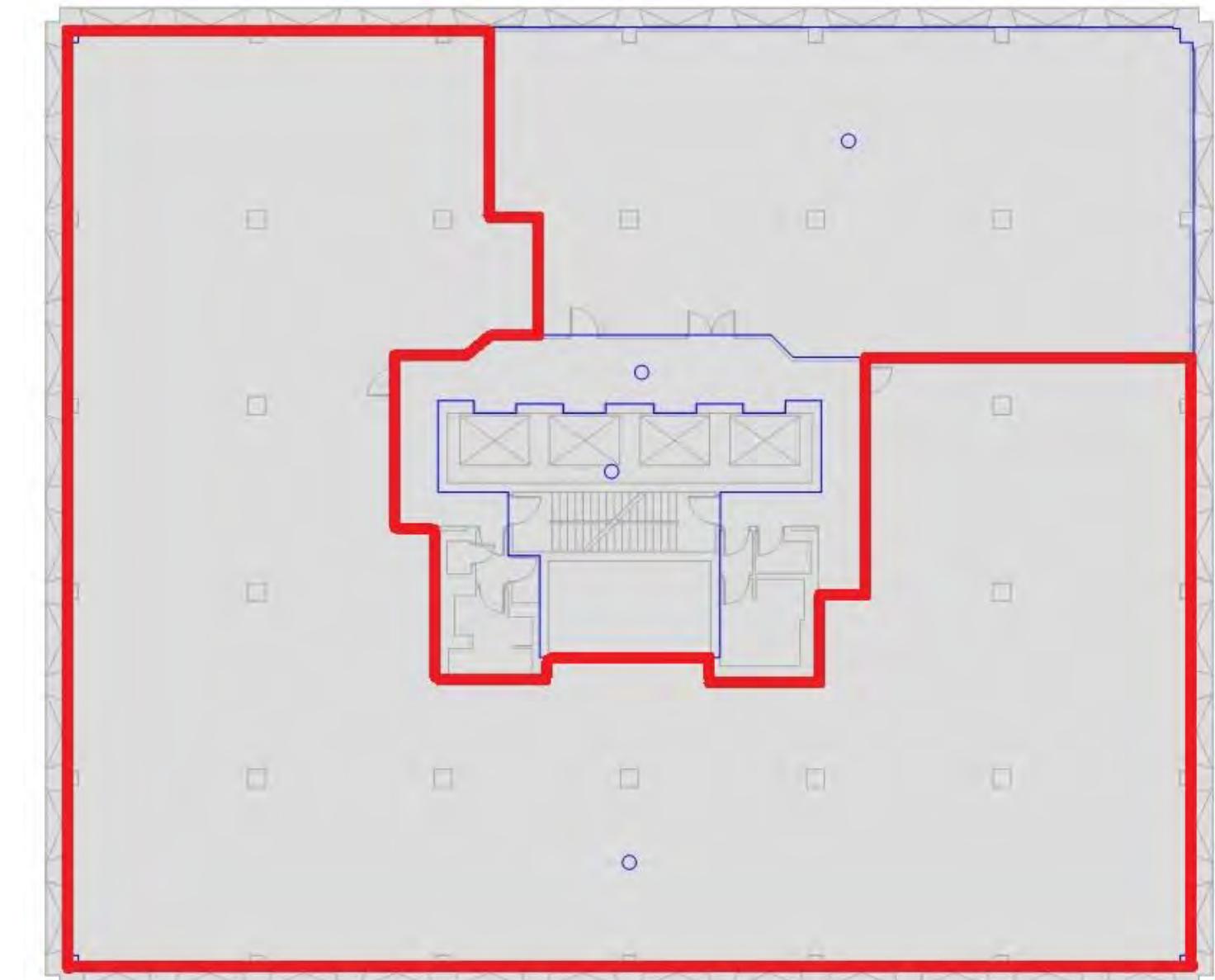
155

# 3RD FLOOR



# UNIT 306/307 - 3,260 SF

14TH FLOOR

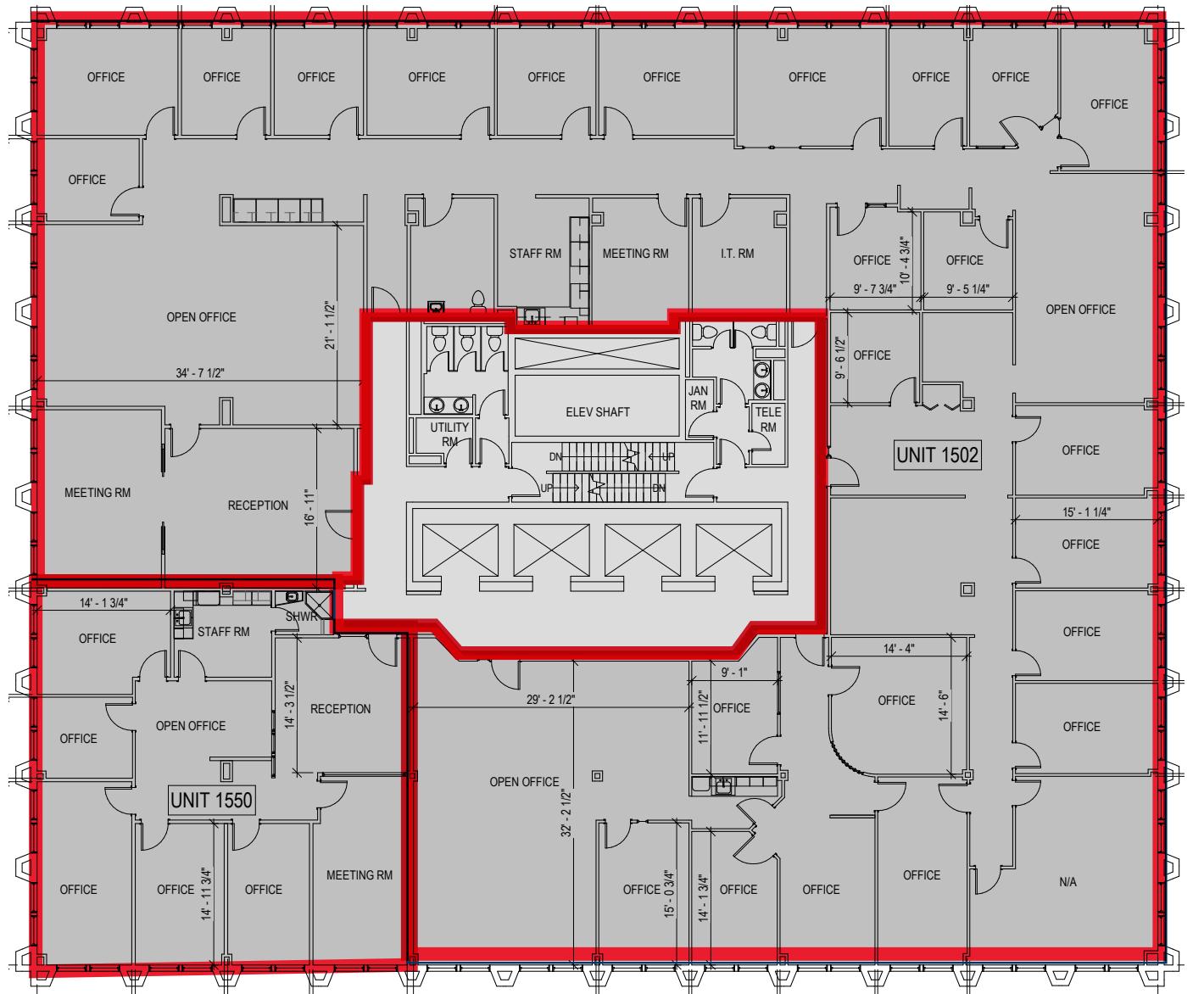


# UNIT 1404/1405 - 7,531 SF

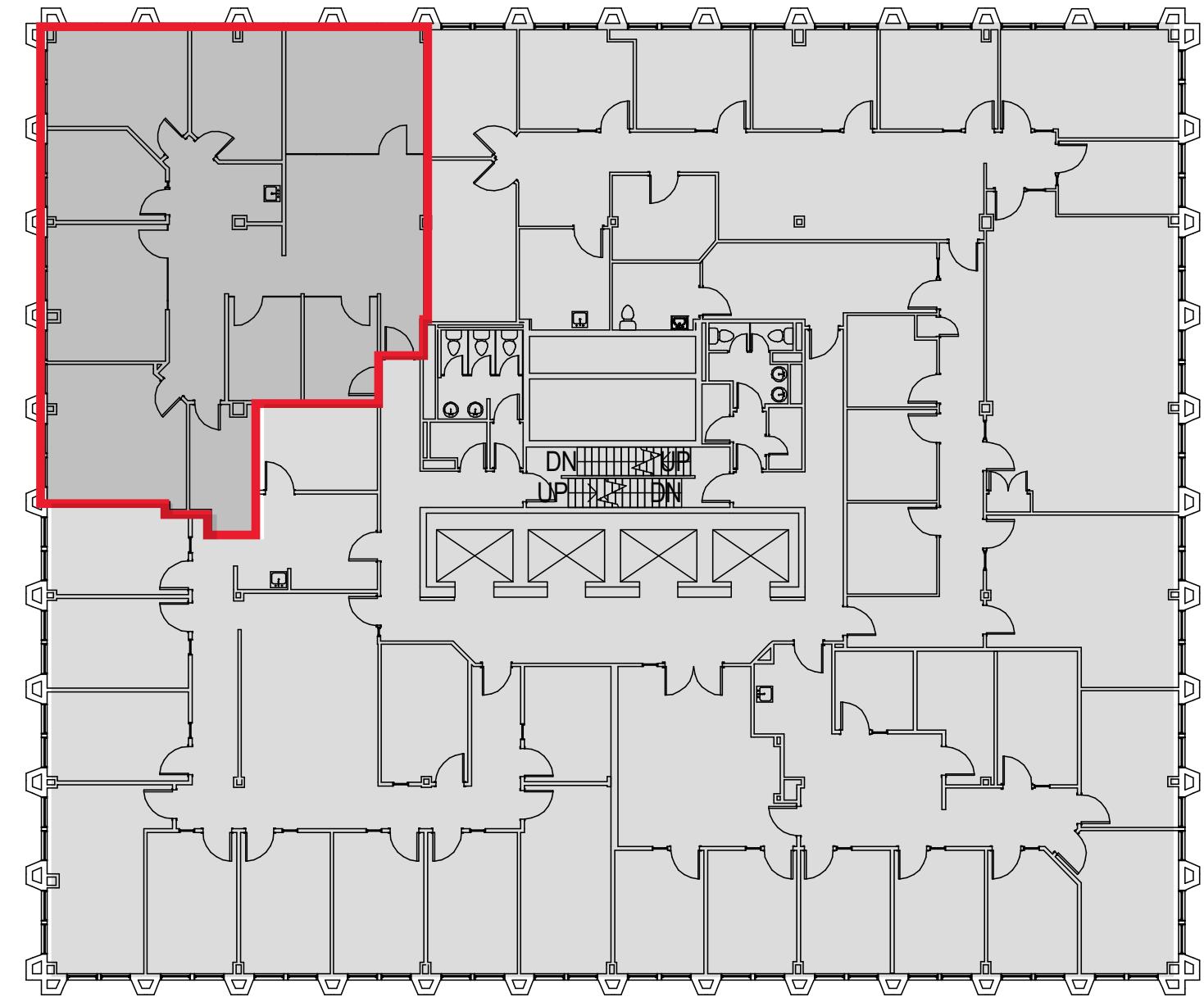
## VIRTUAL TOUR

# 155

## 15TH FLOOR

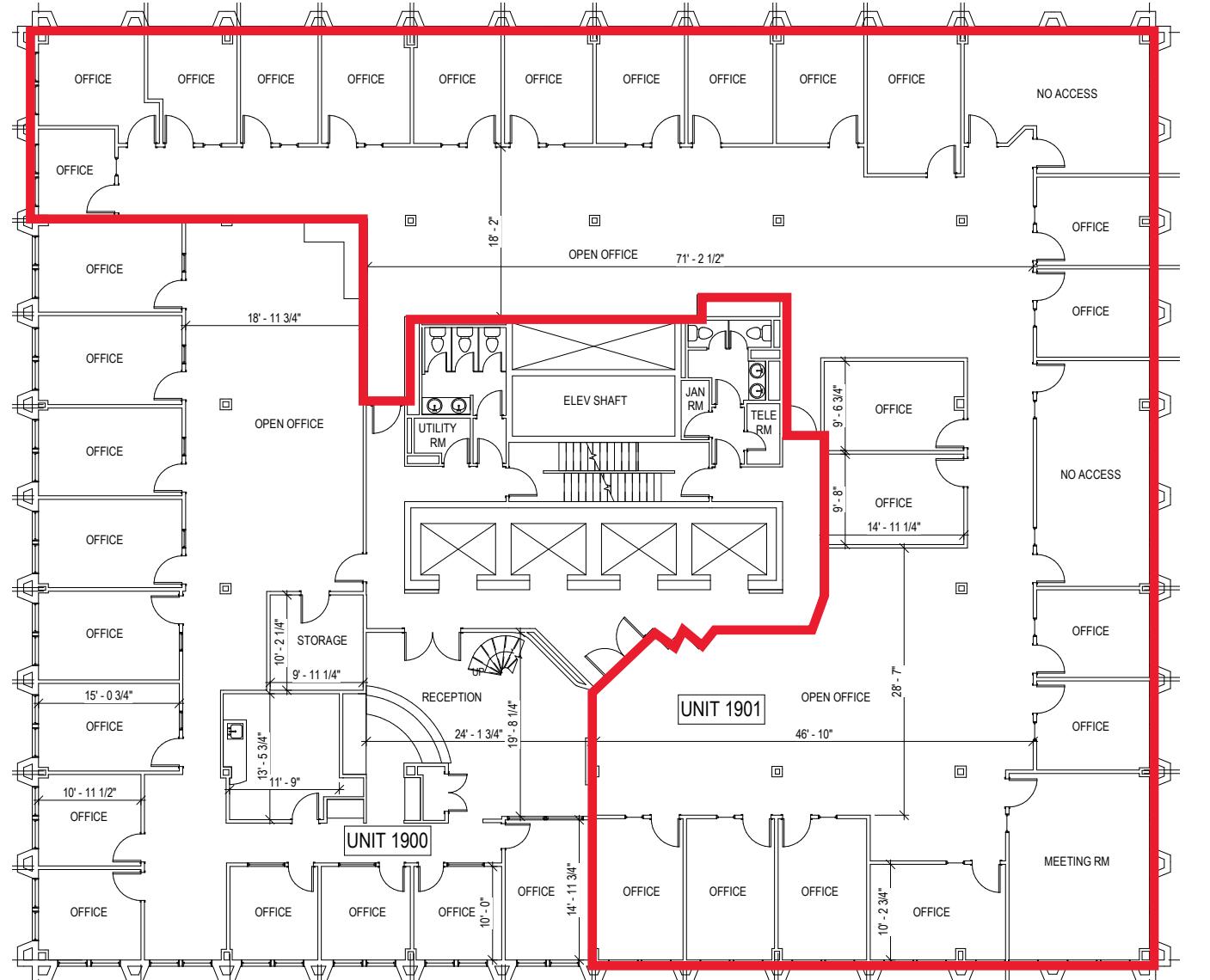


## 16TH FLOOR

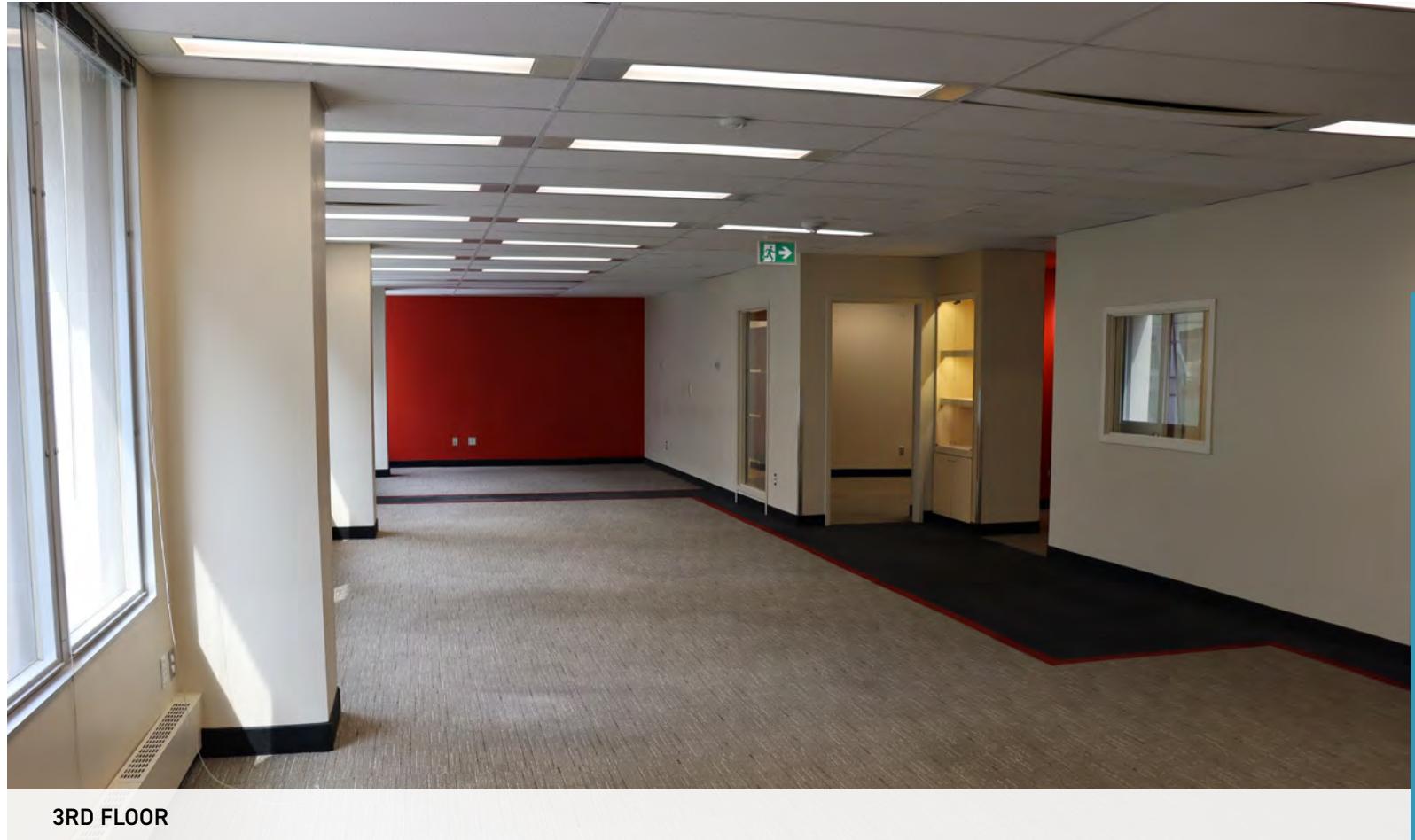


# 155

## 19TH FLOOR



**UNIT 1901 - 7,632 SF**



3RD FLOOR



3RD FLOOR



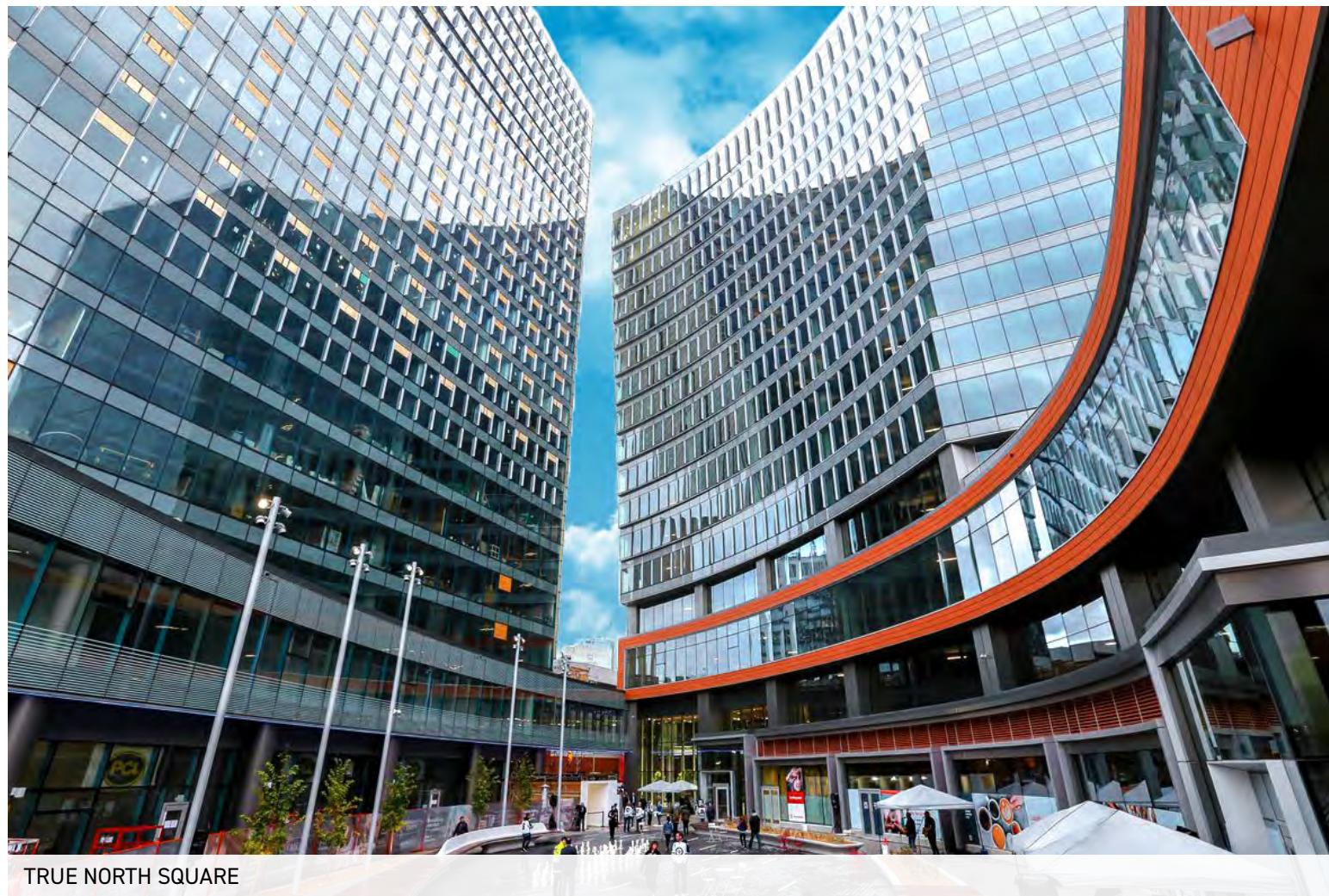
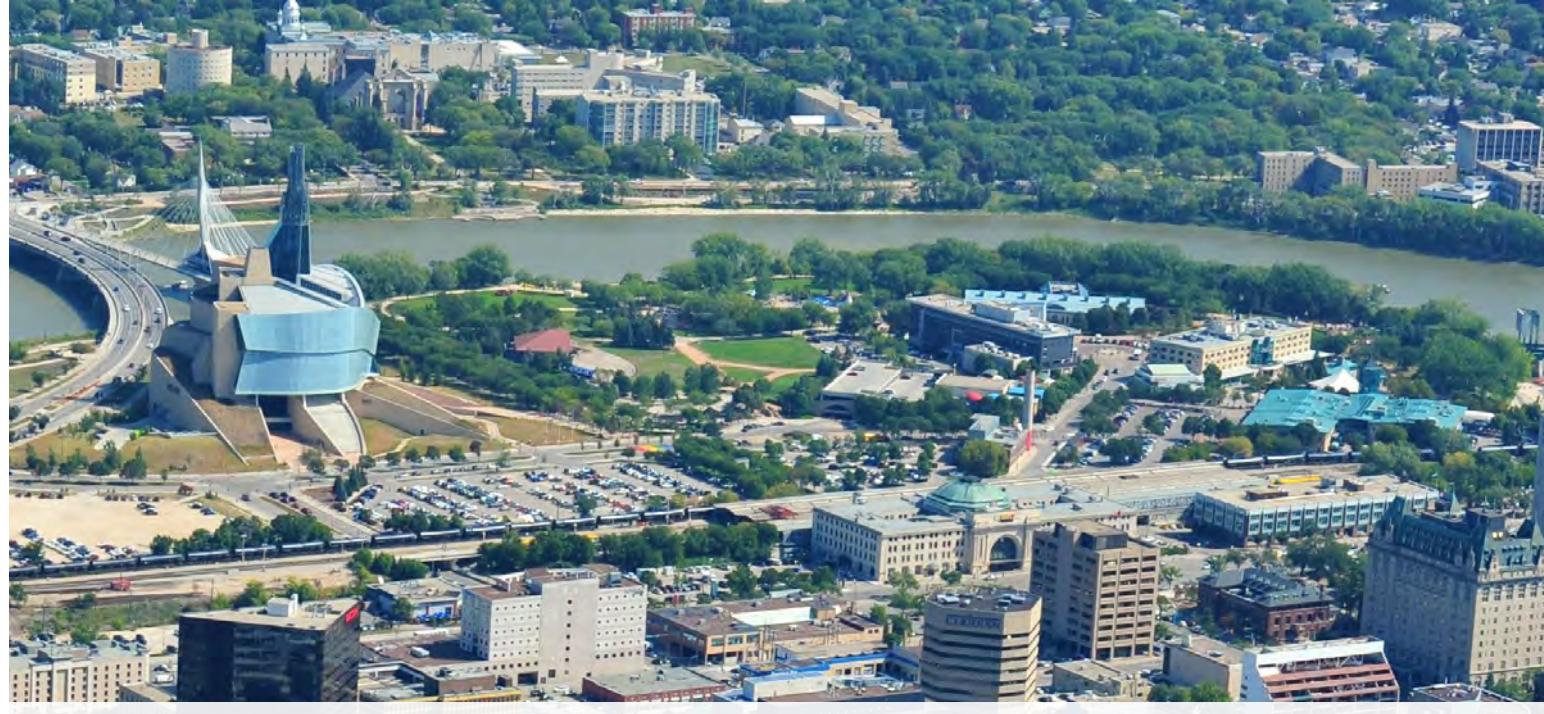
14TH FLOOR

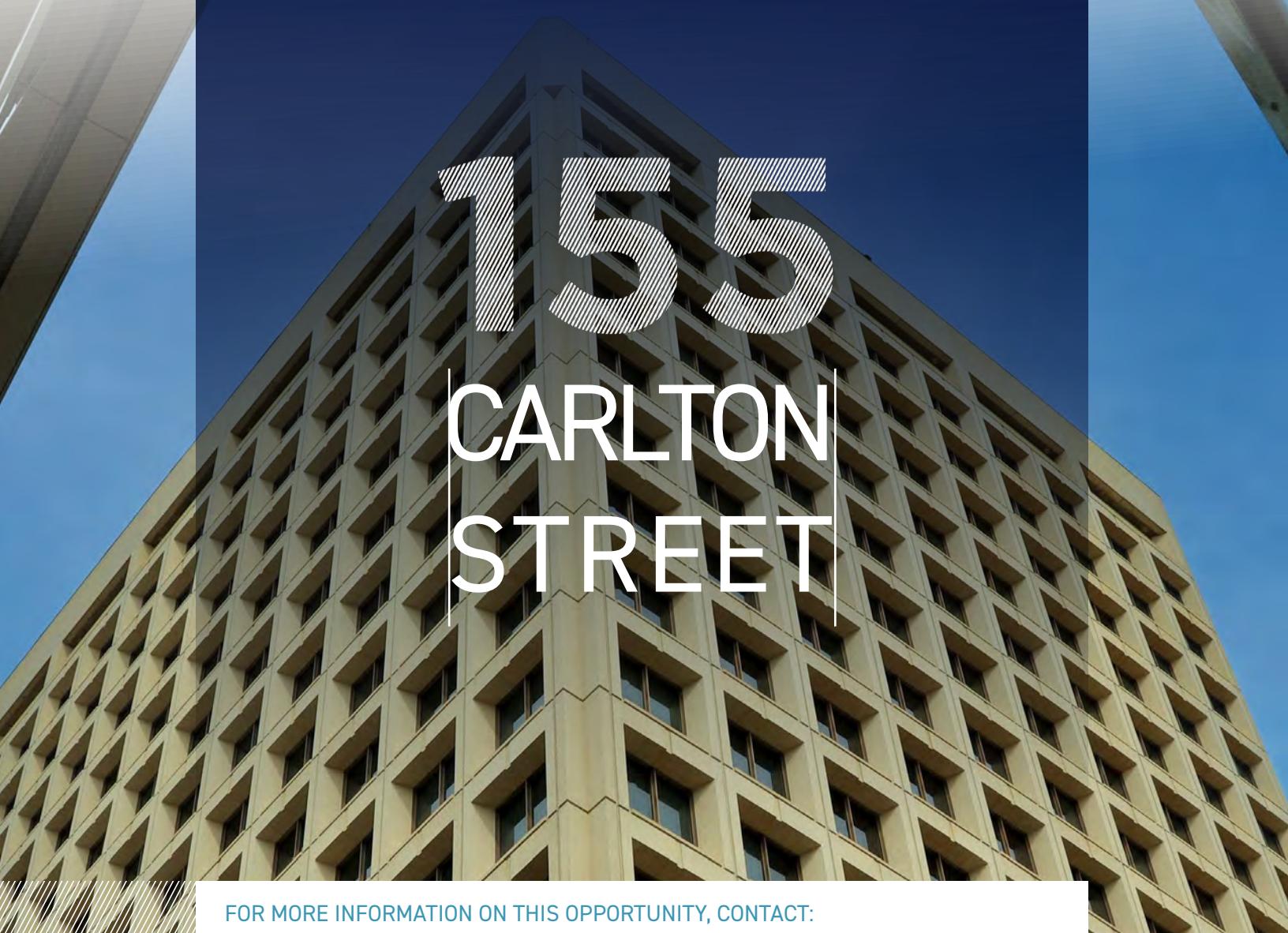


14TH FLOOR



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





# 155 CARLTON STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:



**Brett Intrater**  
Executive Vice President  
Brett Intrater Personal Real  
Estate Corporation  
**T 204 934 6229**  
**C 204 999 1238**  
[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

**Ryan Munt**  
Executive Vice President  
Ryan Munt Personal Real  
Estate Corporation  
**T 204 928 5015**  
**C 204 298 1905**  
[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)

Cushman & Wakefield | Stevenson  
55 Donald Street, Suite 200  
Winnipeg, MB R3L 1X5  
[cwstevenson.ca](http://cwstevenson.ca)

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.