

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 - 7,531 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 1550 - 1,822 sf
5 private offices, board room,
reception & lunchroom
- Unit 1620 - 2,097 sf
8 private offices, board room,
kitchenette & reception area

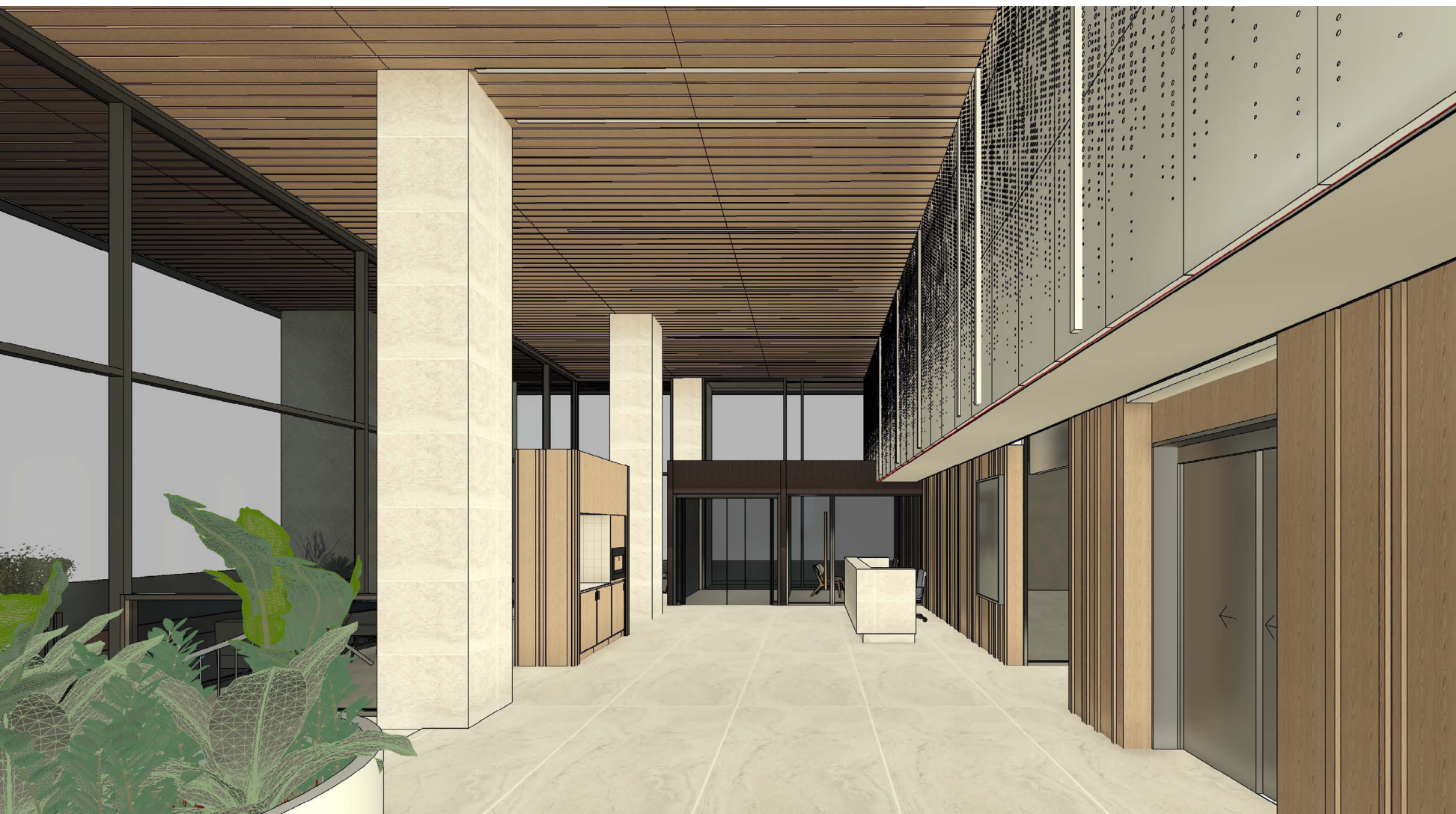




PLANNED EXTERIOR UPGRADES



UPDATED BUILDING SIGNAGE AND LOBBY



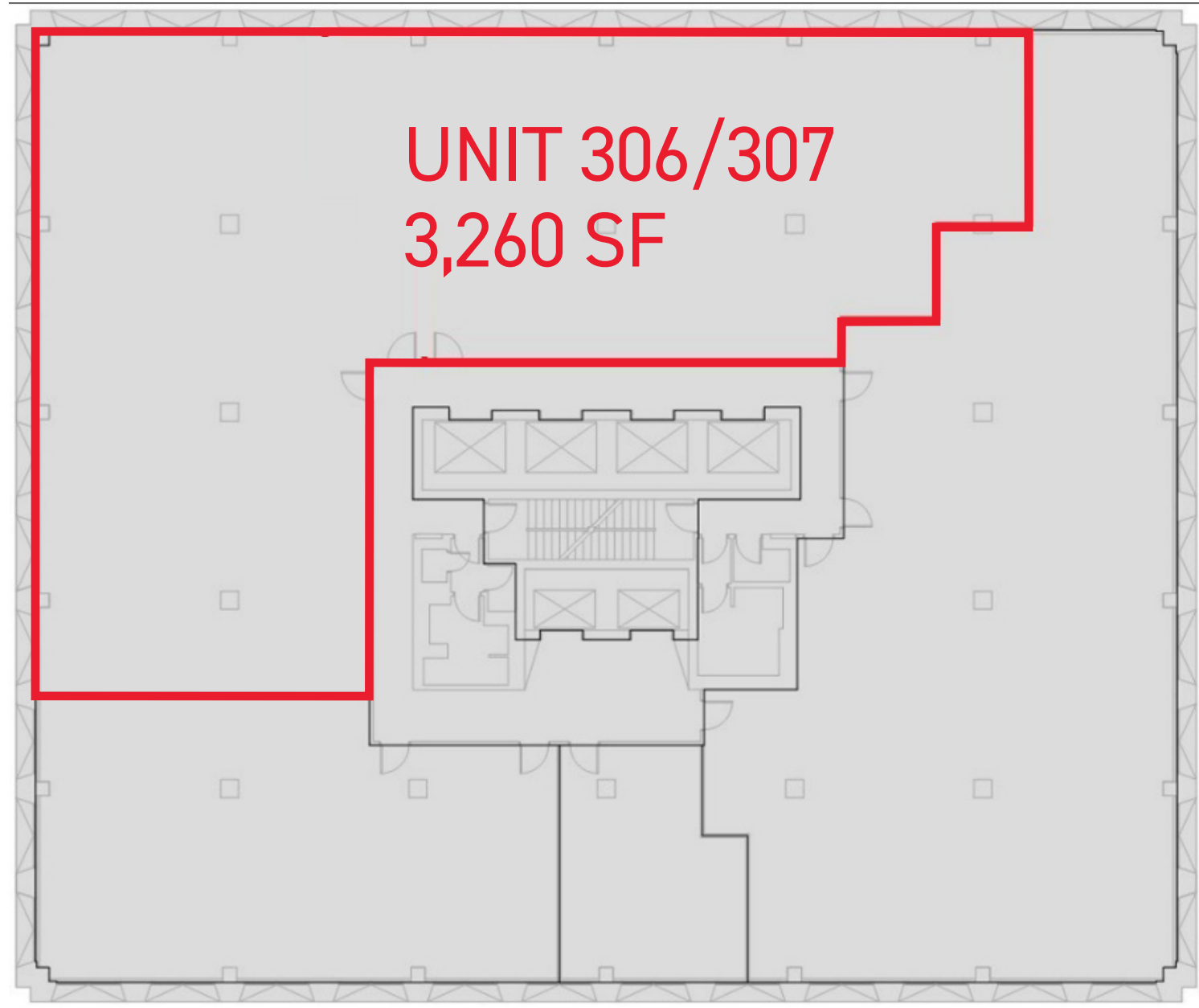
PLANNED LOBBY & RECEPTION UPGRADE CONCEPT



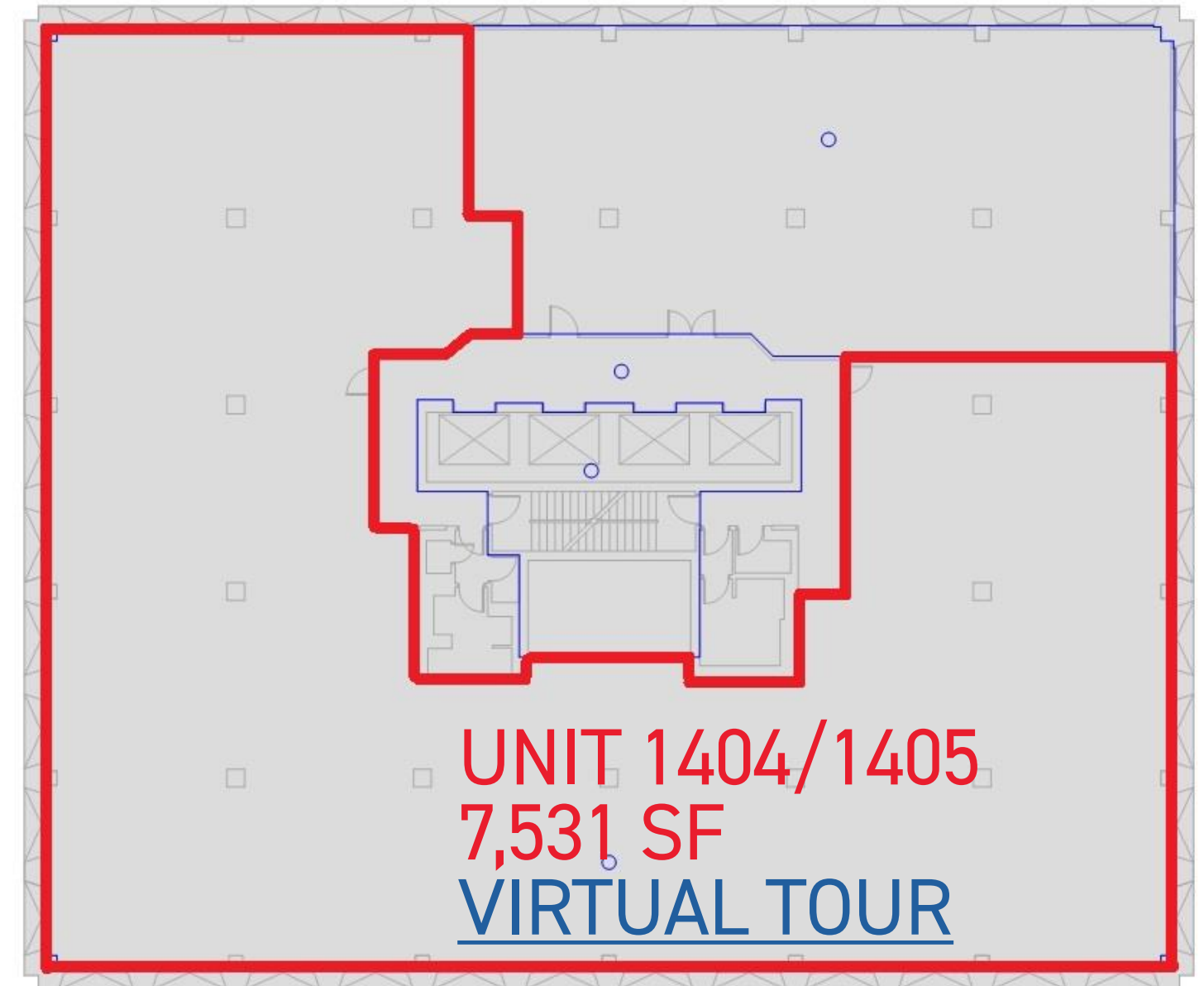
LOUNGE CONCEPT

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3RD FLOOR

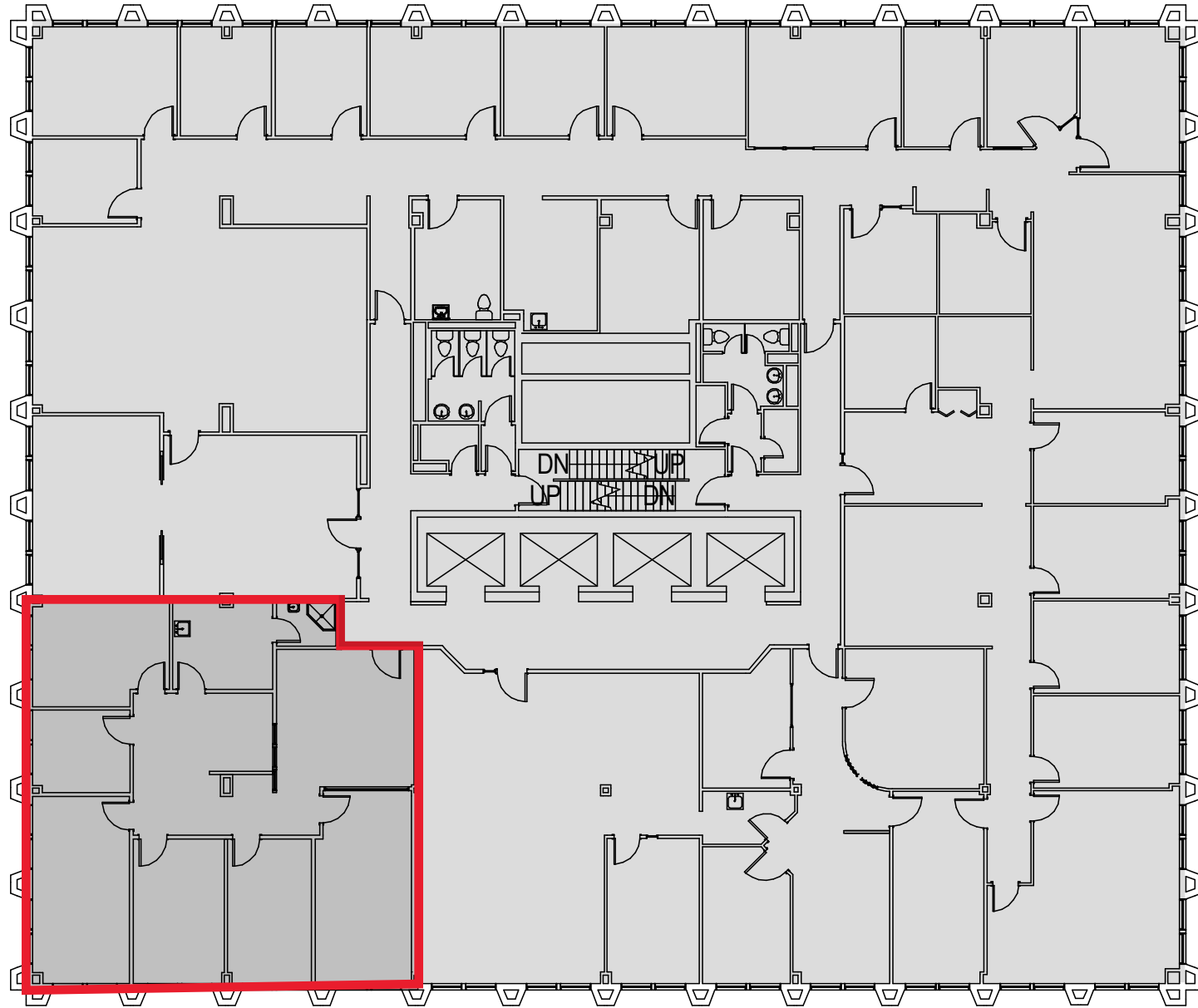


14TH FLOOR



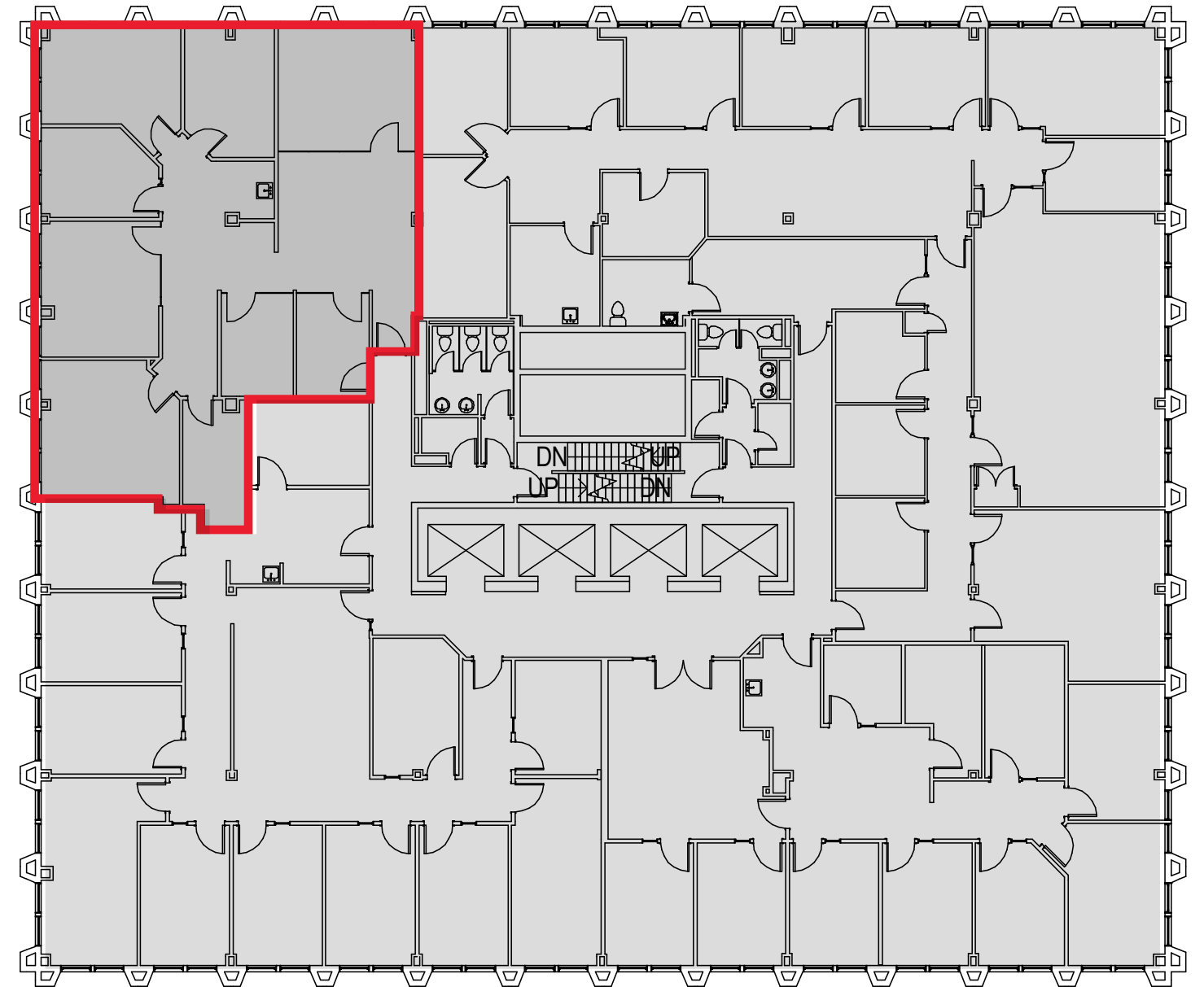
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15TH FLOOR



UNIT 1550 - 1,822 SF

16TH FLOOR



UNIT 1620 - 2,097 SF



3RD FLOOR



3RD FLOOR



14TH FLOOR



14TH FLOOR



Sargent Ave

Ellice Ave

Cumberland Ave

Notre Dame Ave

Portage Place

Portage Ave

Graham Ave

Winnipeg Art Gallery

Memorial Blvd

Ellice Ave

Carlton St

Alt Hotel

Merchant Kitchen

Browns Socialhouse

Tim Hortons

Moxie's Bar & Grill

Canada Life Centre

Millennium Library

True North Square

Delta Hotel

St. Mary Ave

RBC Convention Centre

York Ave

Broadway

Donald St

East India Company

Smith St

Donald St

Radisson Hotel

Winnipeg Square

Shoppers Drug Mart

Graham Ave

Smith St

La Roca

The Keg Steakhouse

Modern Electric Lunch

St. Mary Ave

Humphry Inn

Earls Kitchen + Bar

Johnny G's

The Fort Garry Hotel

Portage & Main

Bank of Montreal

RBC Royal Bank

Fairmont Hotel

Portage Ave E

Blufish Japanese

Wee Johnny's Irish Pub

Hy's Steakhouse

Tim Hortons

CIBC

Clementine

Deer + Almond

James Ave Pumphouse

Cibo Waterfront Cafe

Carnaval Brazilian BBQ

Clay Oven

William Stephenson Way

Canadian Museum for Human Rights

Forks Market

The Forks

Inn at the Forks

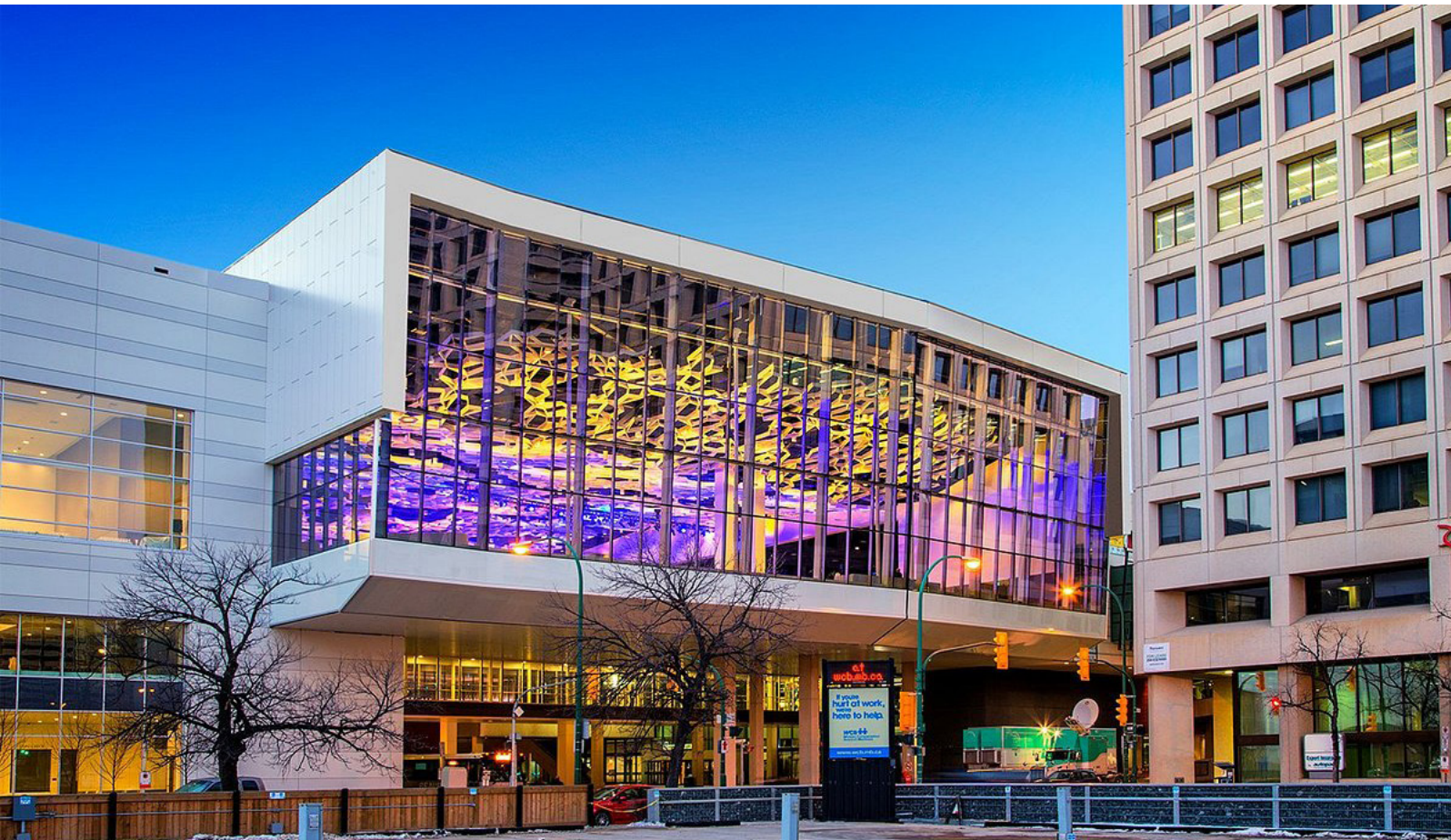
Conveniently located
in close proximity to
Downtown Winnipeg's
most desirable
amenities



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



RBC CONVENTION CENTRE



TRUE NORTH SQUARE

155

CARLTON STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:



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