

BUILDING SIGNAGE OPPORTUNITY

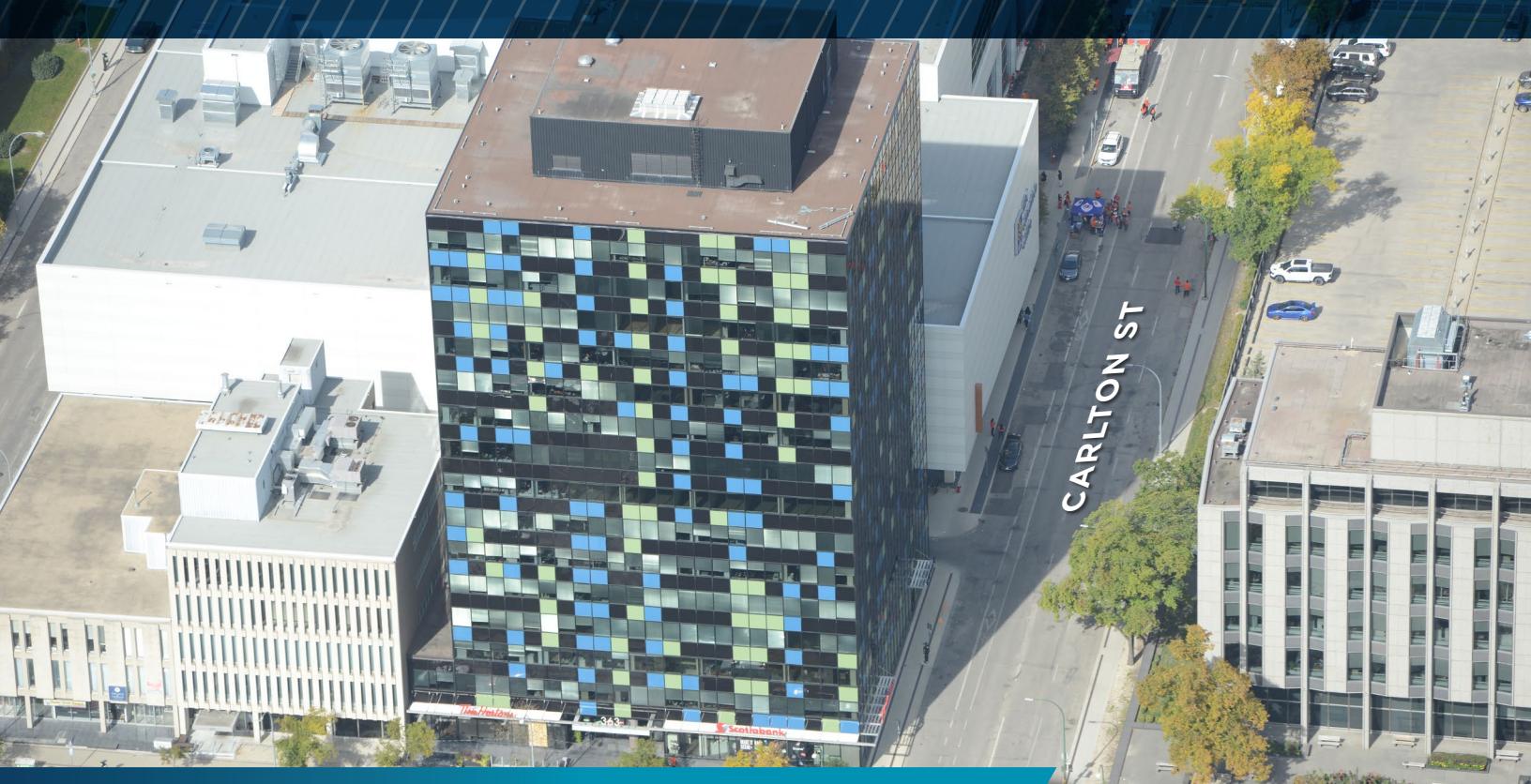


FOR LEASE
363 BROADWAY

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BUILDING DETAILS

- 15-Storey Class B Office space for Lease with Building Branding Signage Opportunity
- Located in Winnipeg's Amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street
- Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System
- Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points
- On-site conference centre
- 24/7 on-site security
- 5 elevators, recently upgraded
- 3 levels of heated underground parking with on-site car wash
- BOMA Best silver certified

LEASE RATE: \$16.50 PSF NET

ADDITIONAL RENT: \$15.78 PSF (2025 EST)

Centrally located

Easy access to the RBC Convention Centre, Provincial Law Courts, and Manitoba Legislature catering to the tenant profile of the property



Located in Winnipeg's preeminent node

The SHED serves as the economic, entertainment, and cultural core of Manitoba



Highly accessible transit along Broadway

with service to the 23 and 34 lines connecting all major transfer points of Greater Winnipeg



Convenient access to Winnipeg's climate-controlled skywalk system

making over 35 buildings, 200 shops, 10 office complexes, 60 restaurants, and two hotels directly accessible throughout the year

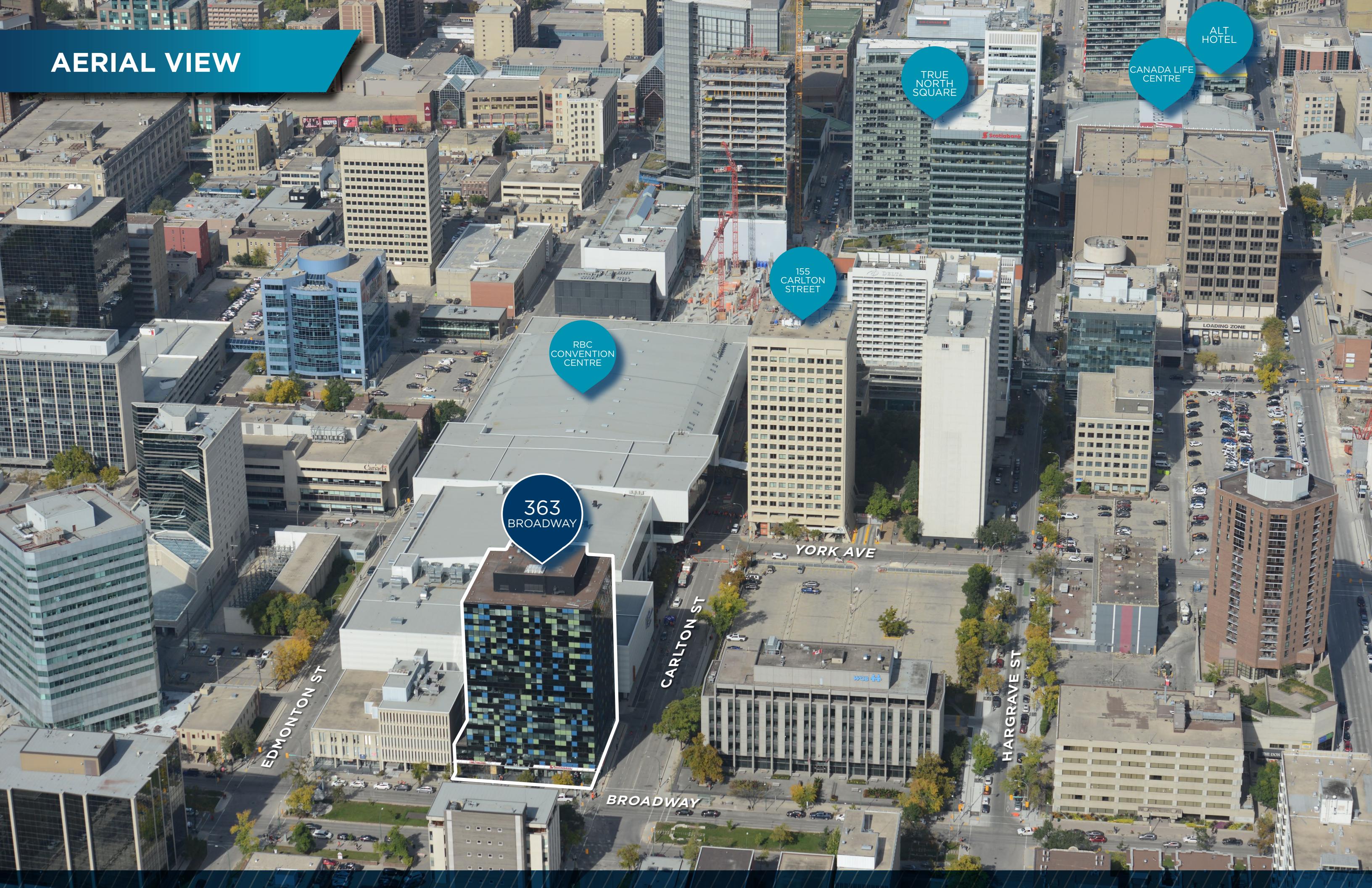


UNITS AVAILABLE IMMEDIATELY

UNIT 1	(+/-) 3,511 SF	EXISTING BUILDOUT	\$24.00 PSF NET
UNIT 200	(+/-) 13,027 SF	EXISTING BUILDOUT	
UNIT 510	(+/-) 4,668 SF	EXISTING BUILDOUT	
UNIT 605	(+/-) 4,630 SF	EXISTING BUILDOUT	
UNIT 610	(+/-) 2,273 SF	EXISTING BUILDOUT	
UNIT 800	(+/-) 3,778 SF	EXISTING BUILDOUT	
UNIT 812	(+/-) 1,608 SF	EXISTING BUILDOUT	
UNIT 815	(+/-) 1,362 SF	EXISTING BUILDOUT	
UNIT 830	(+/-) 4,851 SF	EXISTING BUILDOUT	
UNIT 902	(+/-) 1,706 SF	EXISTING BUILDOUT	
UNIT 1130	(+/-) 1,363 SF	EXISTING BUILDOUT	
UNIT 1415	(+/-) 1,454 SF	EXISTING BUILDOUT	



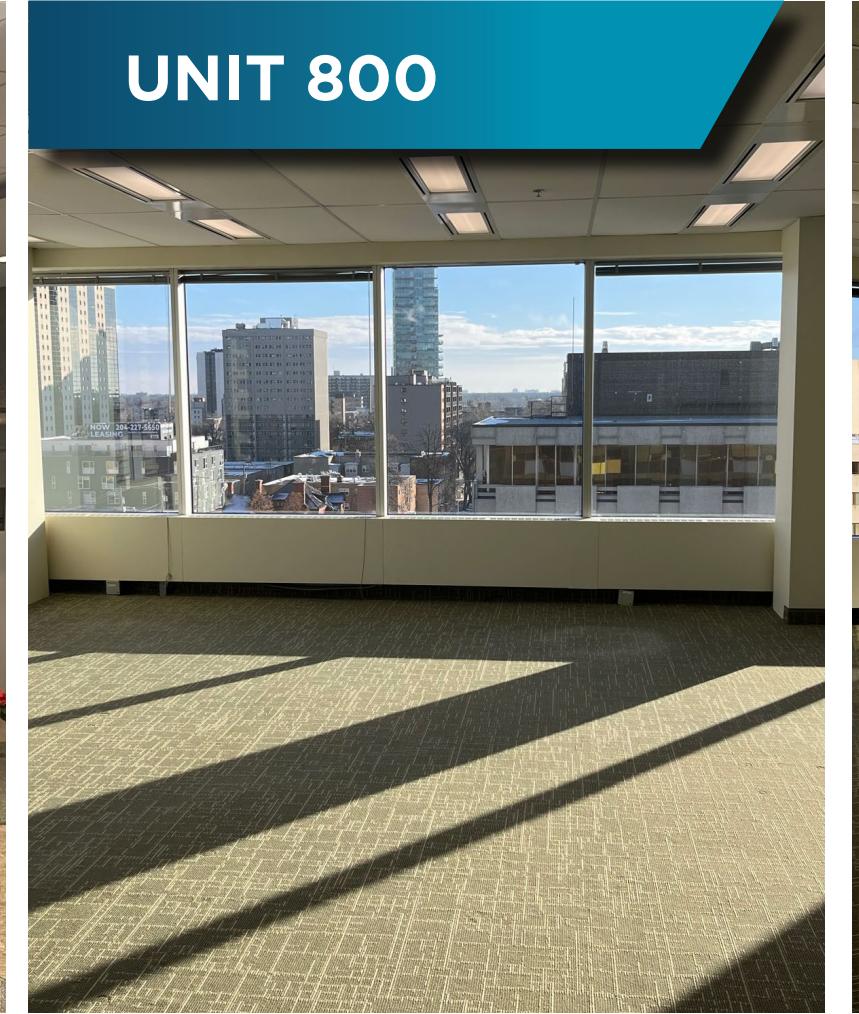
AERIAL VIEW



MAIN FLOOR LOBBY



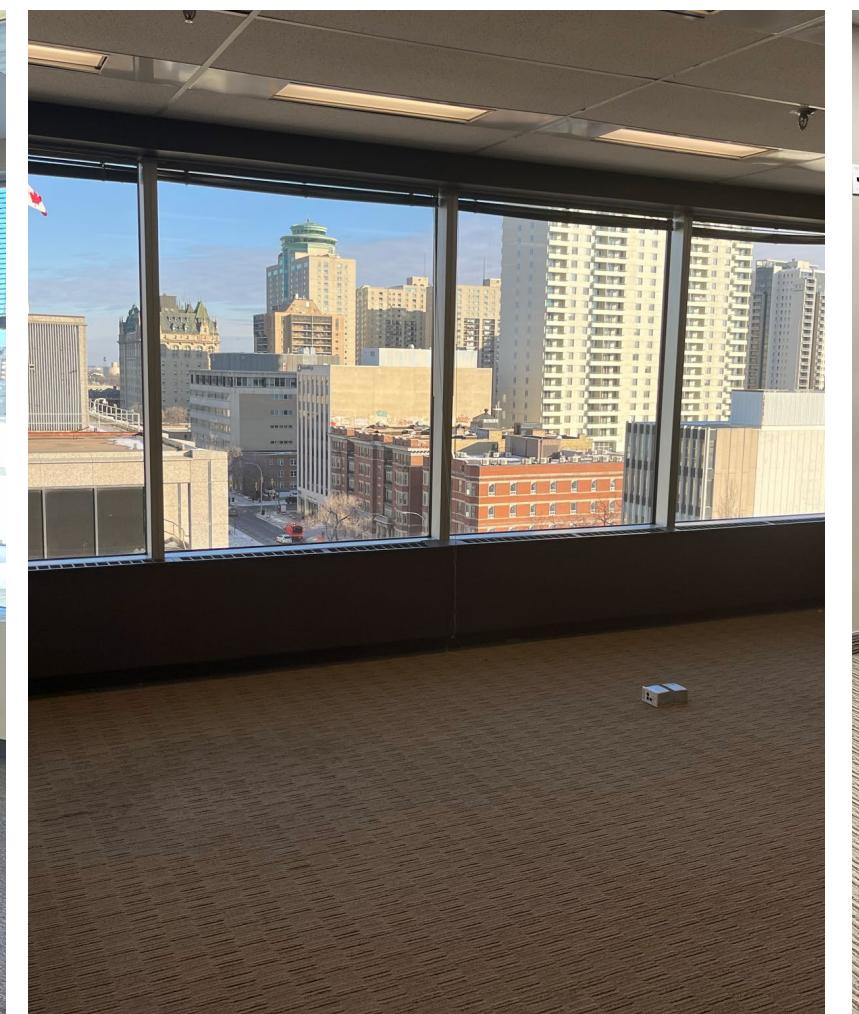
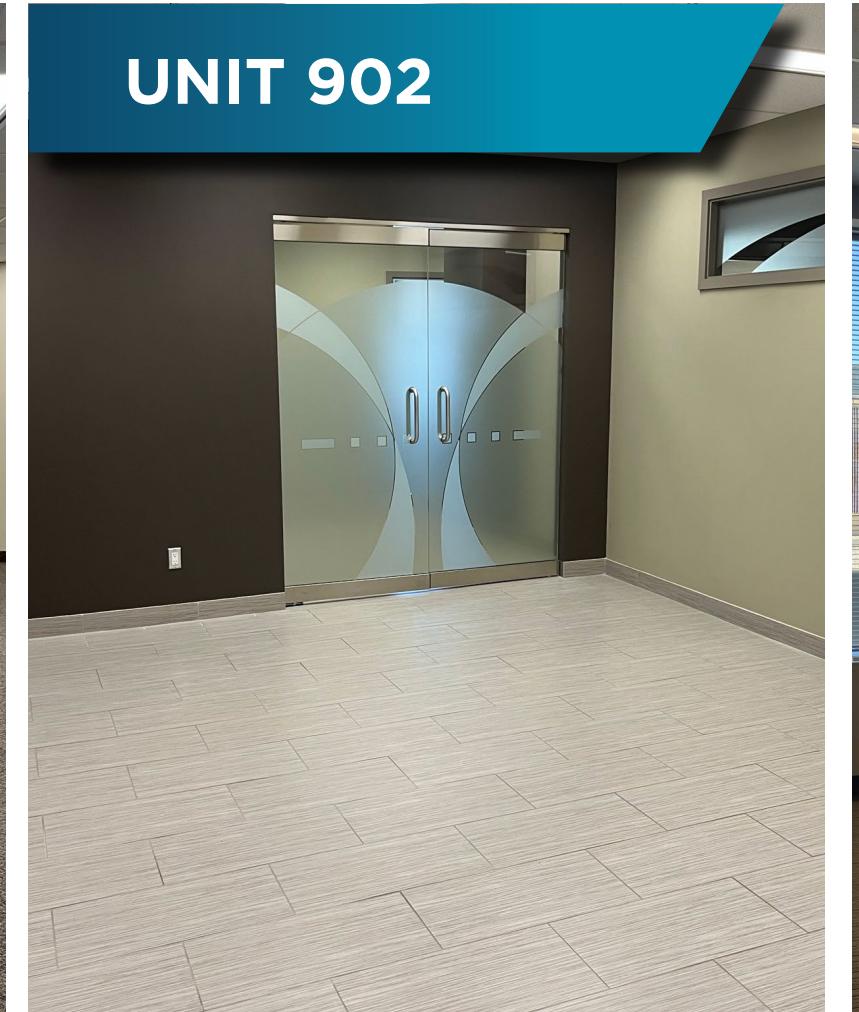
UNIT 800



UNIT 830



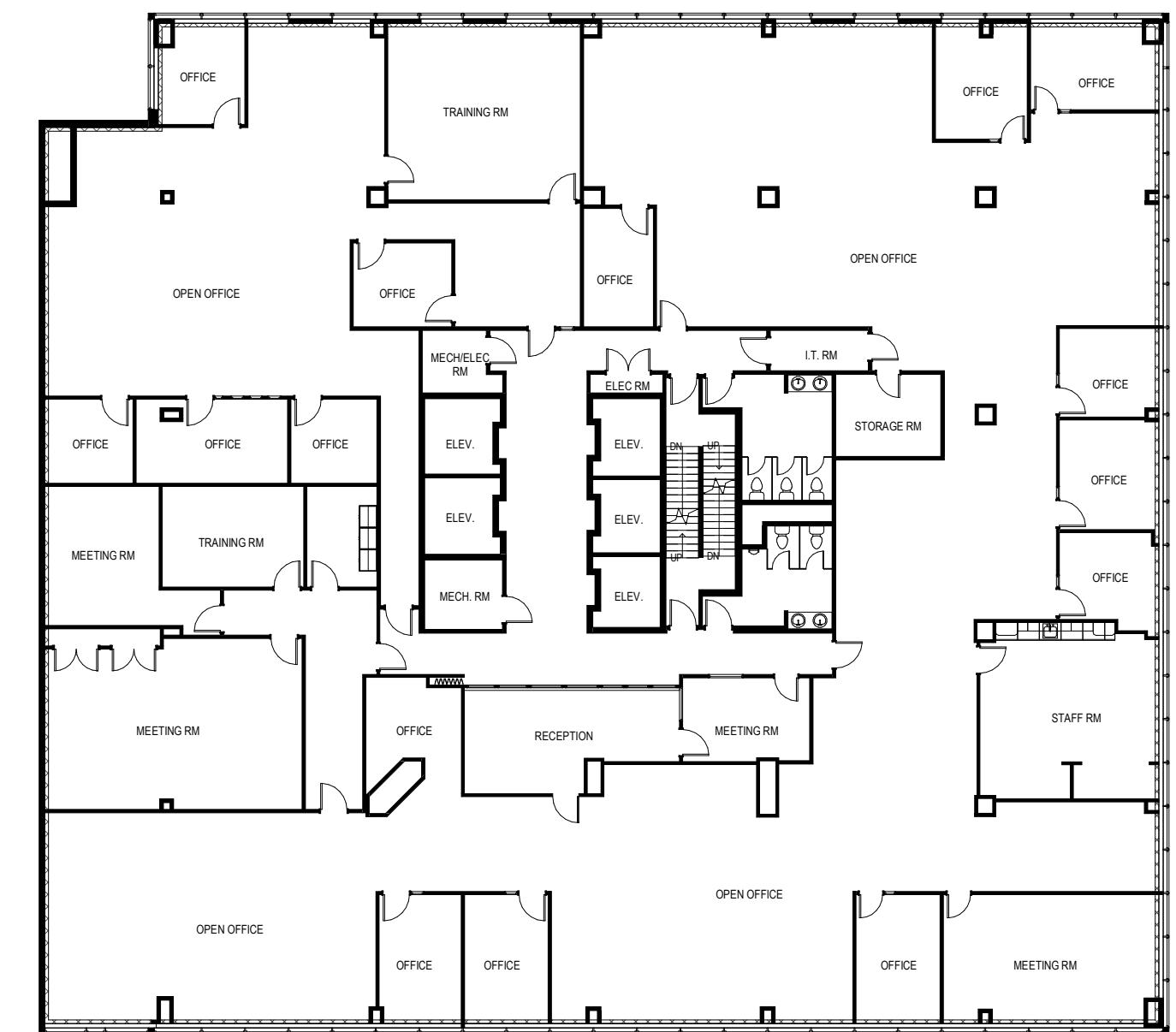
UNIT 902



1ST FLOOR



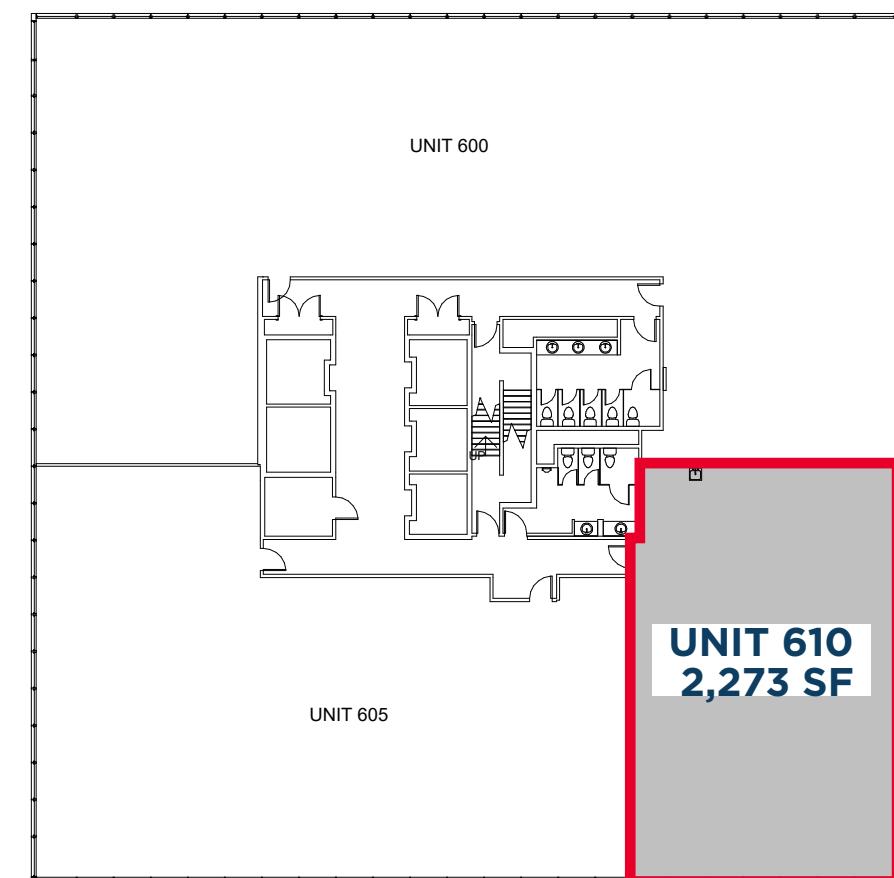
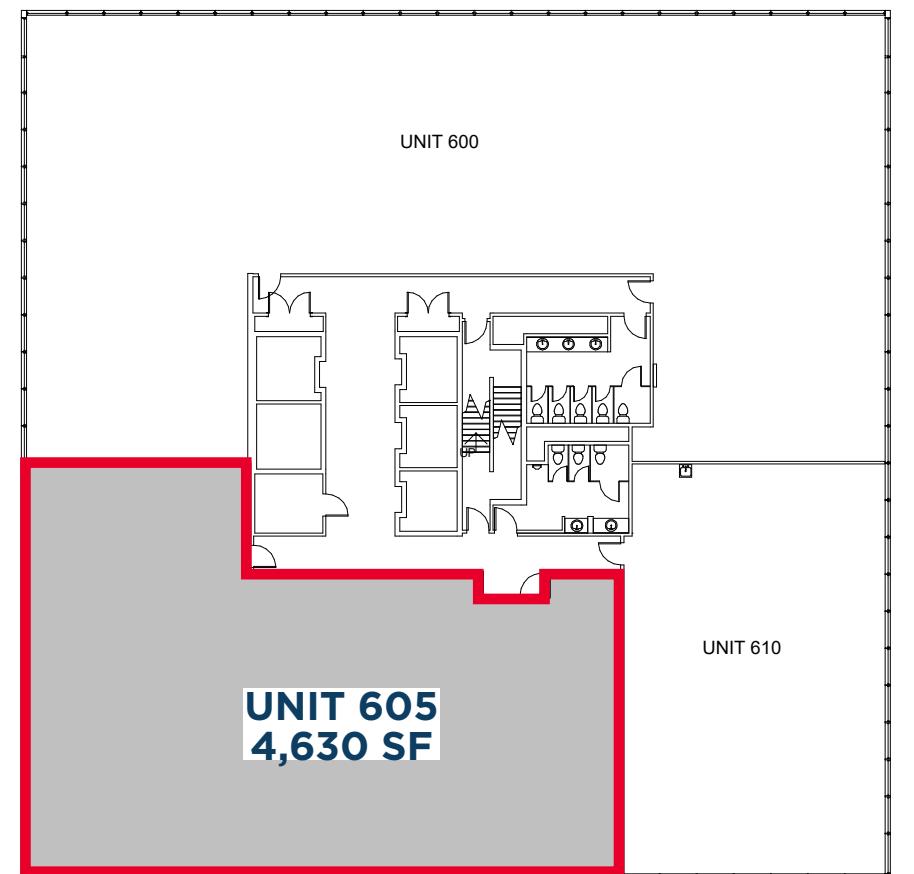
2ND FLOOR



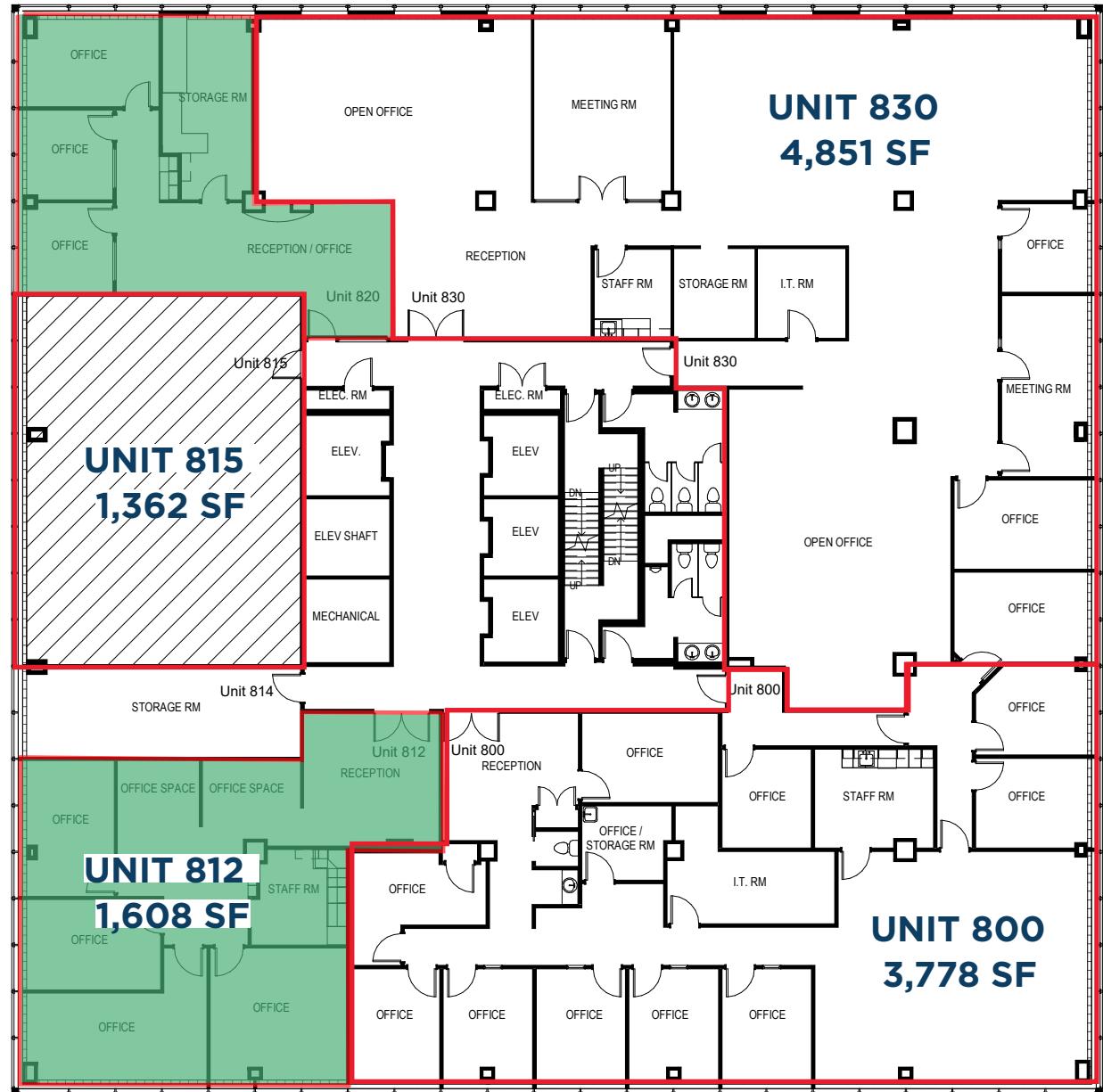
5TH FLOOR



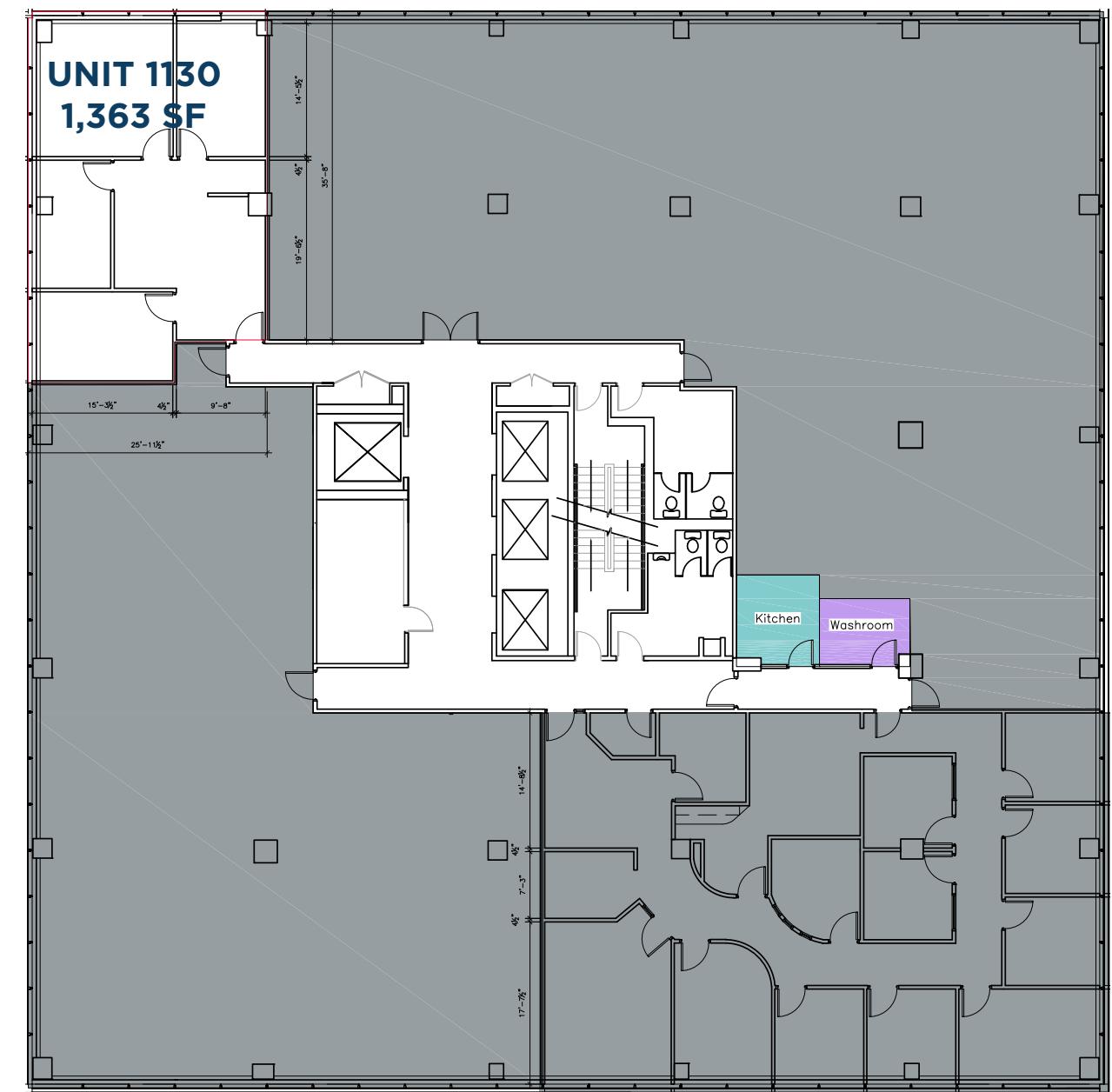
6TH FLOOR



8TH FLOOR

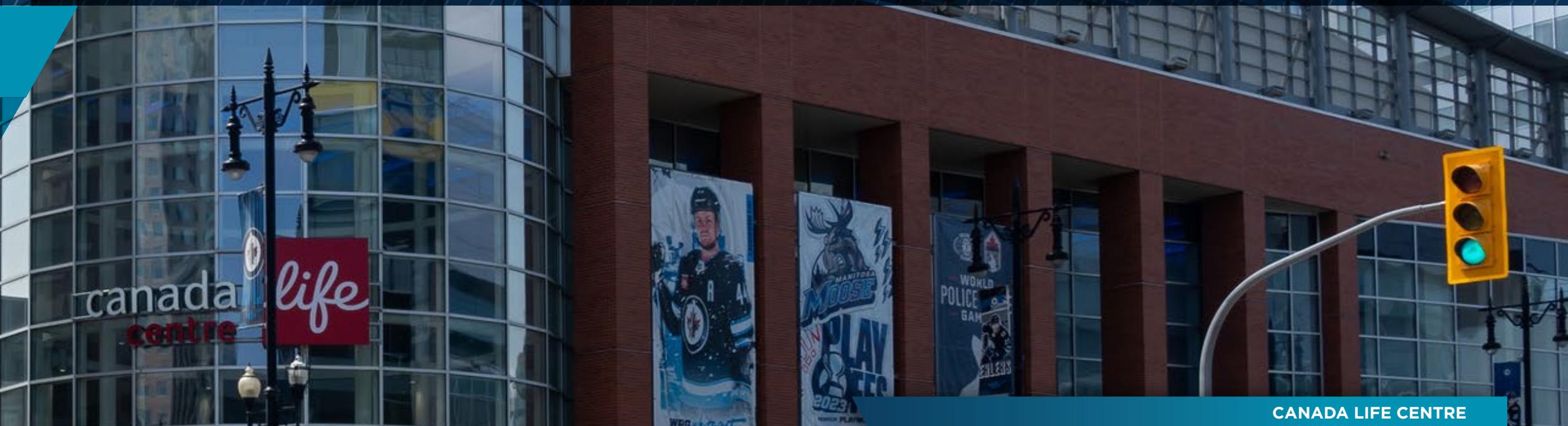


11TH FLOOR



AMENITIES

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



LOCAL AMENITIES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
PORTAGE PLACE SHOPPING CENTRE	7
CITY PLACE SHOPPING CENTRES	8
TRUE NORTH SQUARE	9
WINNIPEG SQUARE SHOPPING CENTRE	10
UNIVERSITY OF WINNIPEG	11
WINNIPEG ART GALLERY	12
CHILDREN'S MUSEUM	13
EXCHANGE DISTRICT	14
THE FORKS	15

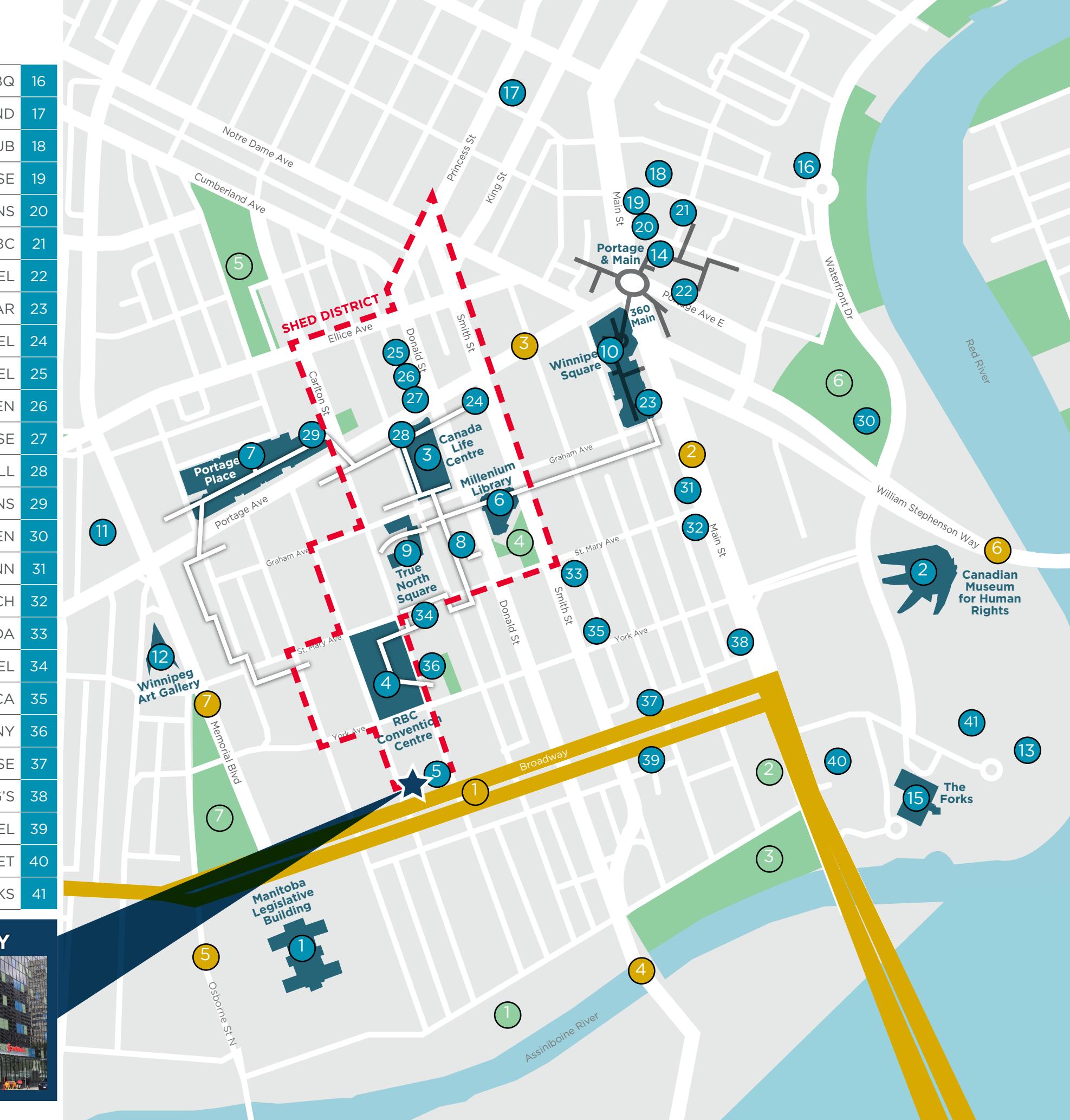
PARKS & LEISURE

MCFAYDEN PARK	1
FORT GARRY	2
BONNYCASTLE PARK	3
WETLAND GARDEN	4
SLIDE HILL	5
SHAW PARK	6
MEMORIAL PROVINCIAL PARK	7

MAJOR TRANSPORTATION

BROADWAY/TRANS CANADA HIGHWAY	1
MAIN STREET	2
PORTAGE AVENUE	3
HIGHWAY 42/MIDTOWN RIDGE	4
OSBORNE STREET/OSBORNE BRIDGE	5
PROVENCHER BOULEVARD/PROVENCHER BRIDGE	6
MEMORIAL BOULEVARD	7

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