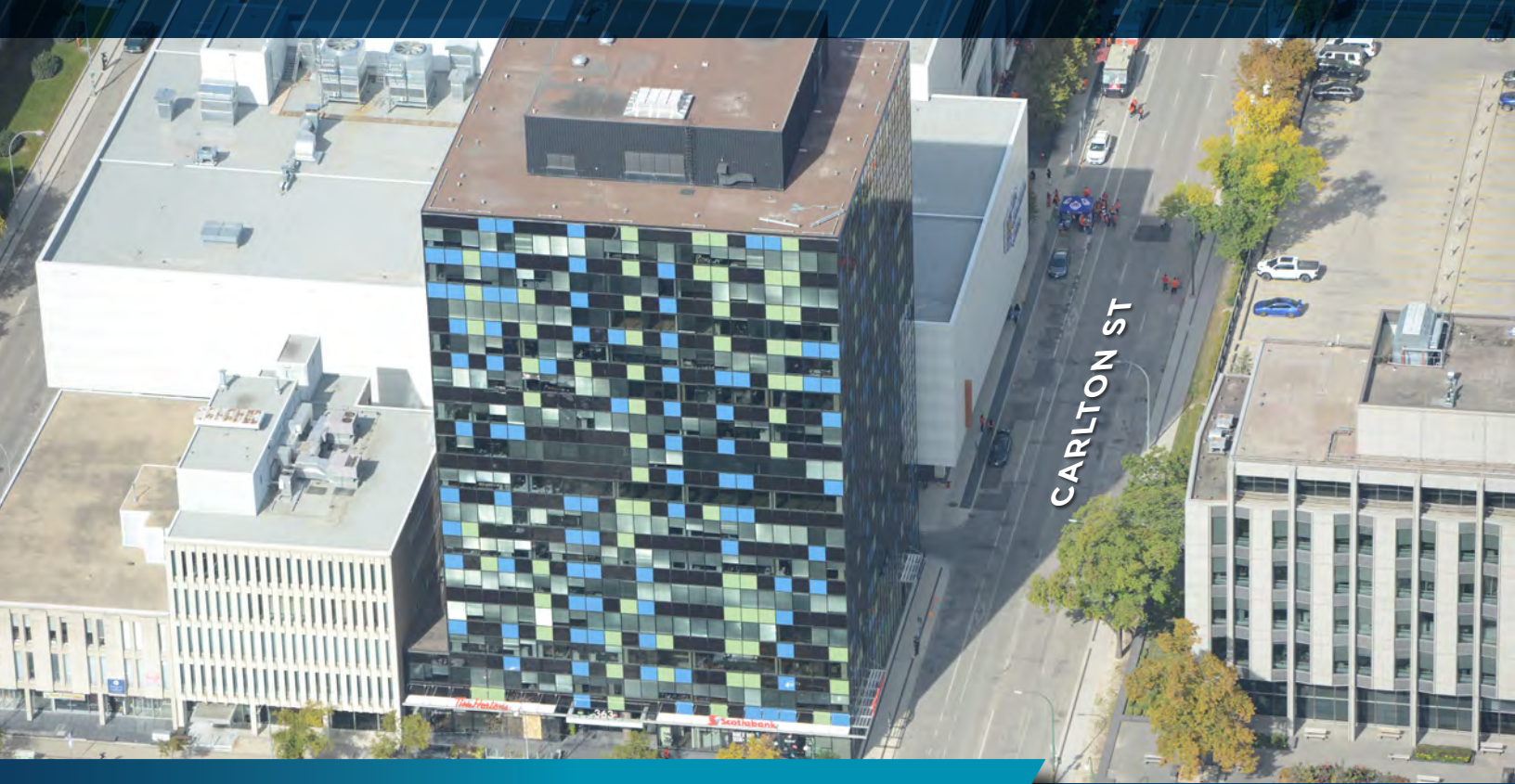


BUILDING SIGNAGE OPPORTUNITY

FOR LEASE
363 BROADWAY

BRETT INTRATER
Executive Vice President
Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
E brett.intrater@cwstevenson.ca

RYAN MUNT
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
E ryan.munt@cwstevenson.ca



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	EXISTING BUILDOUT	\$24.00 PSF NET
UNIT 800	(+/-) 3,778 SF	EXISTING BUILDOUT	
UNIT 812	(+/-) 1,608 SF	EXISTING BUILDOUT	AVAIL NOV 1, 2025
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	



AERIAL VIEW

TRUE
NORTH
SQUARE

CANADA LIFE
CENTRE

ALT
HOTEL

155
CARLTON
STREET

RBC
CONVENTION
CENTRE

363
BROADWAY

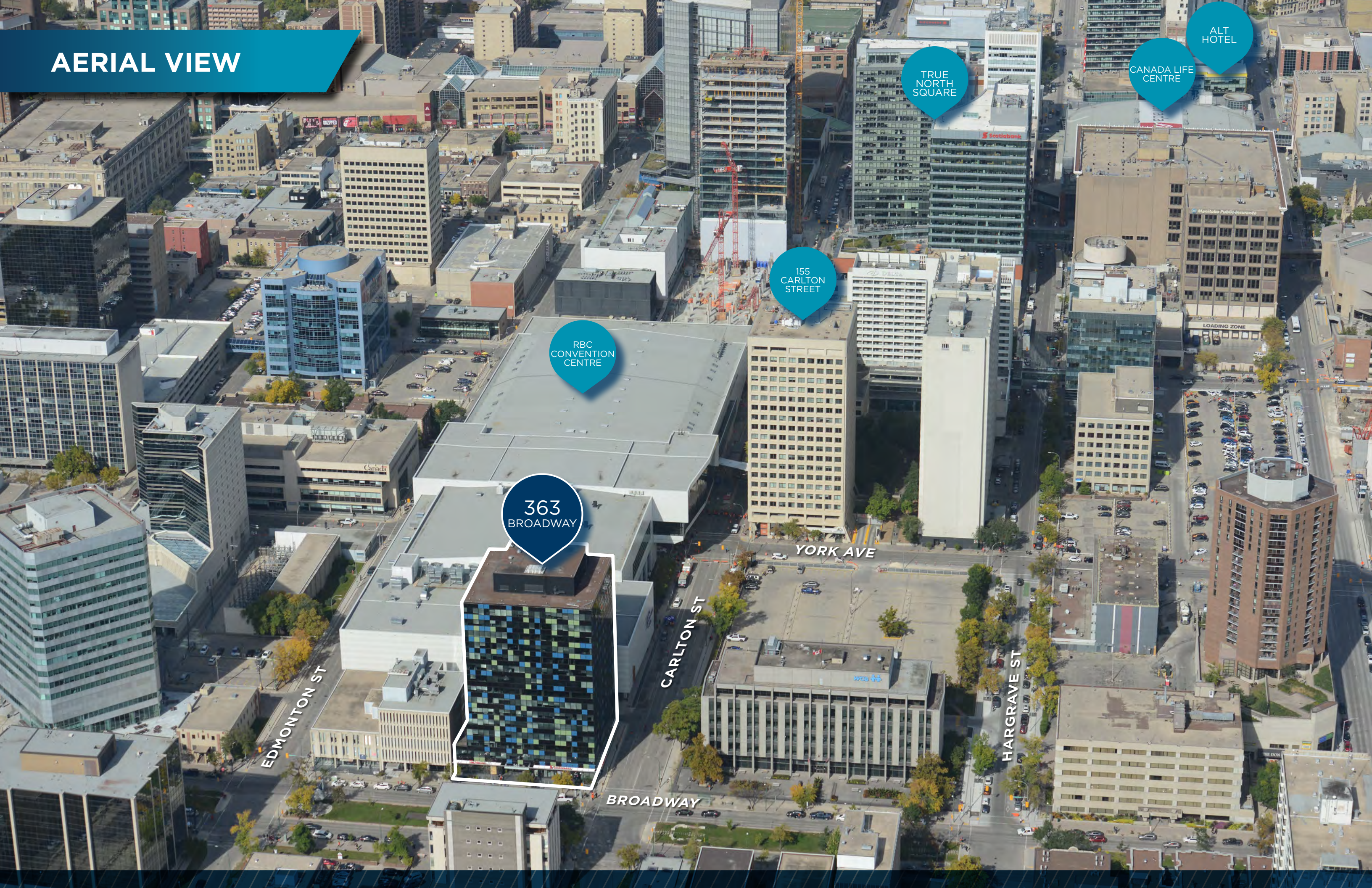
YORK AVE

CARLTON ST

HARGRAVE ST

BROADWAY

EDMONTON ST



MAIN FLOOR LOBBY



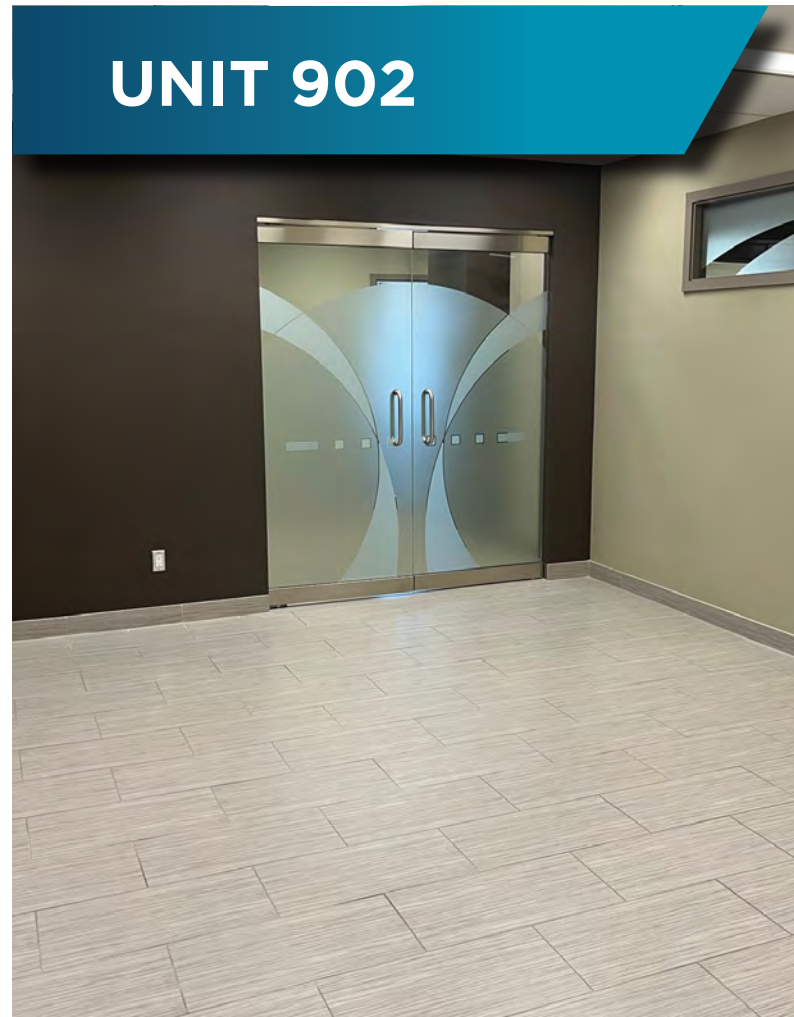
UNIT 800



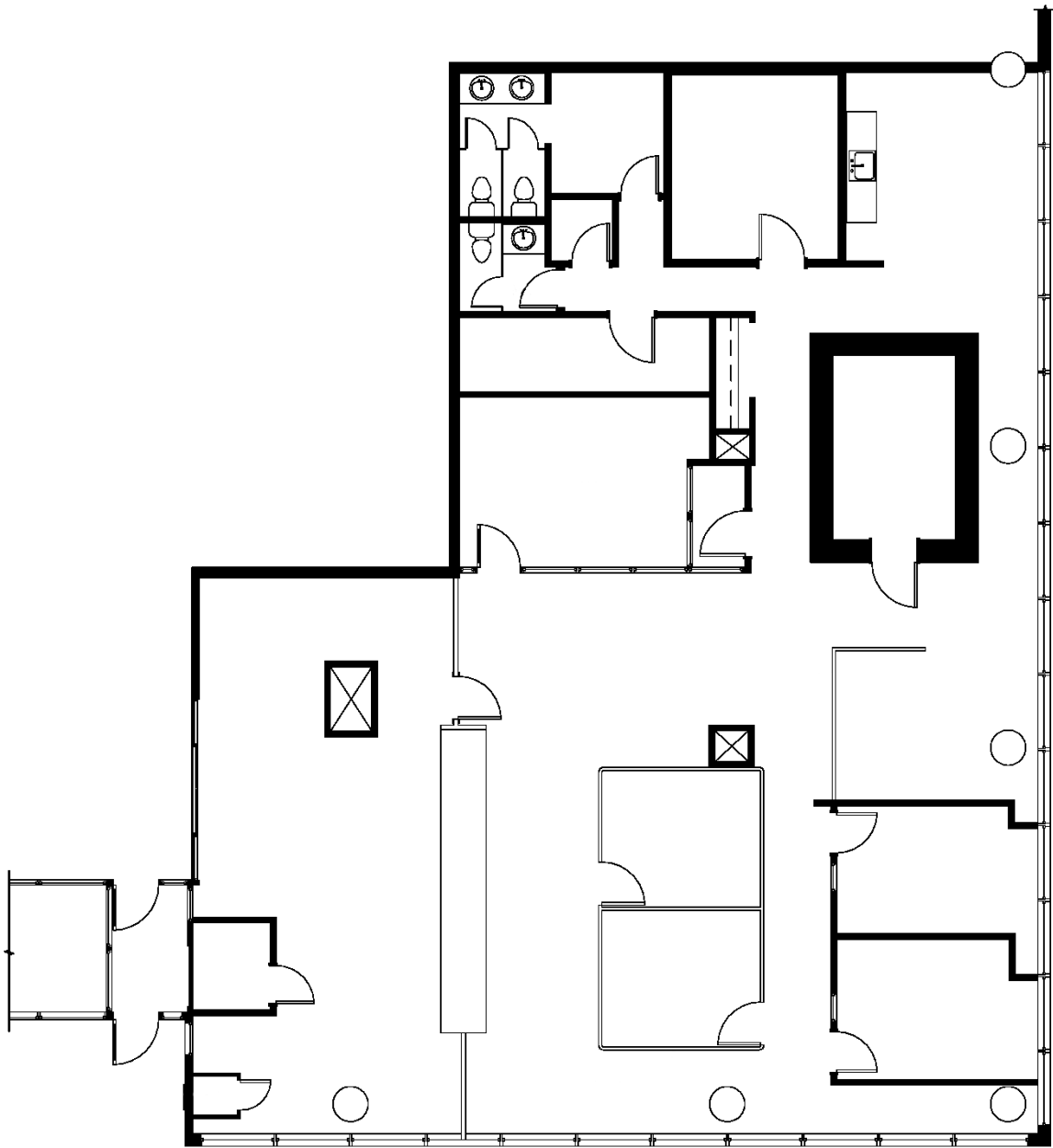
UNIT 830



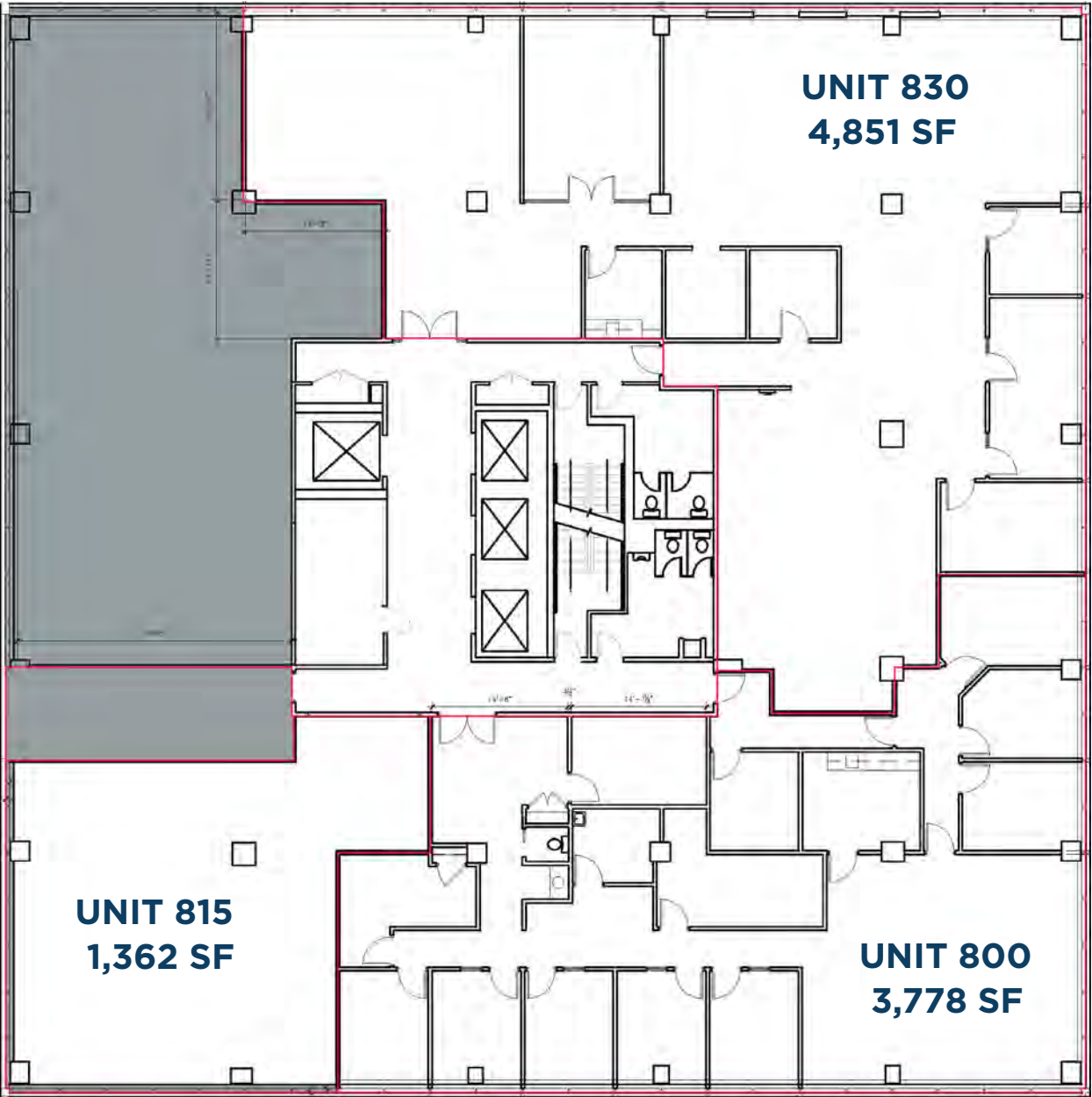
UNIT 902



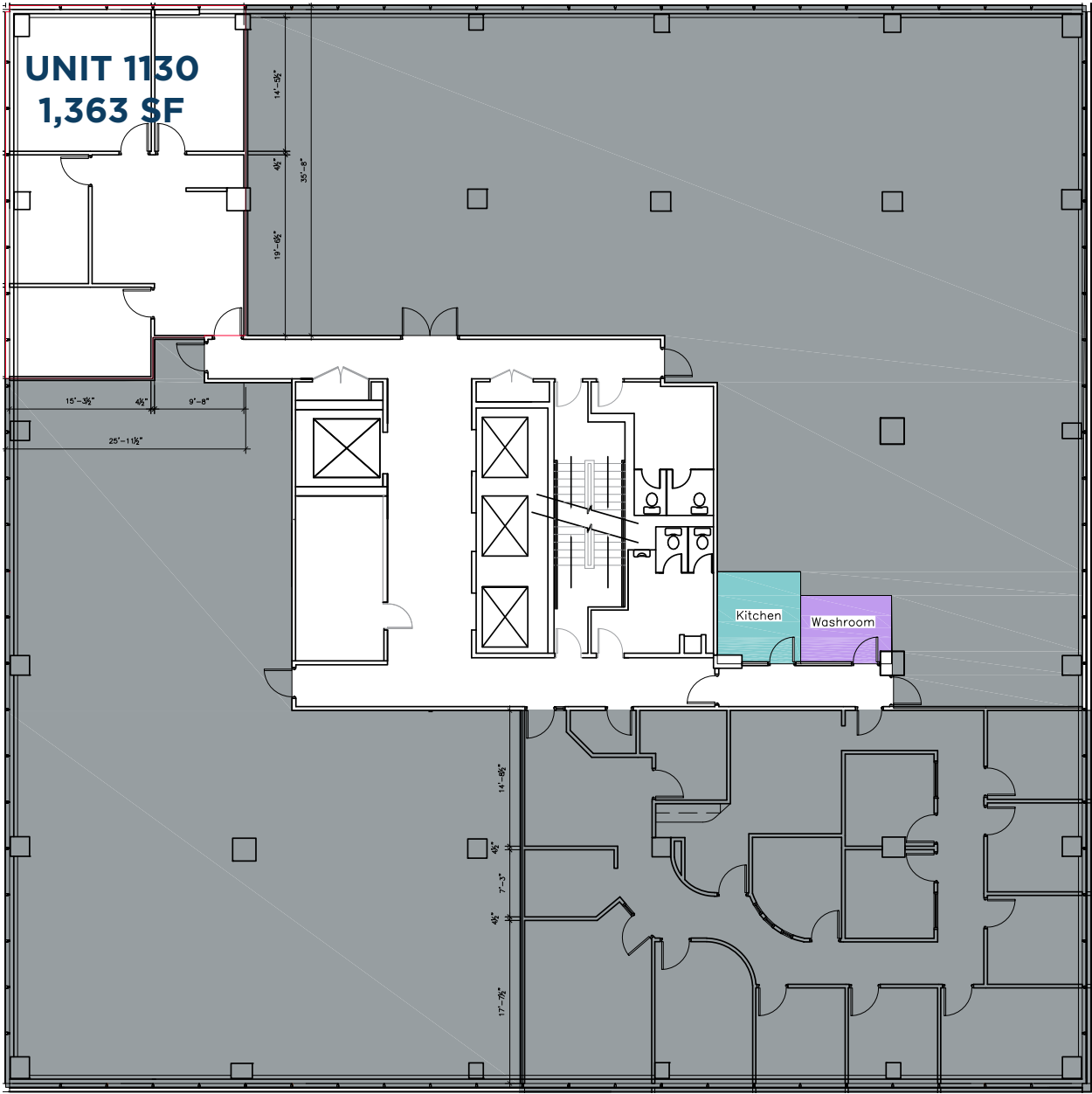
1ST FLOOR



8TH FLOOR



11TH FLOOR



AMENITIES

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



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE

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

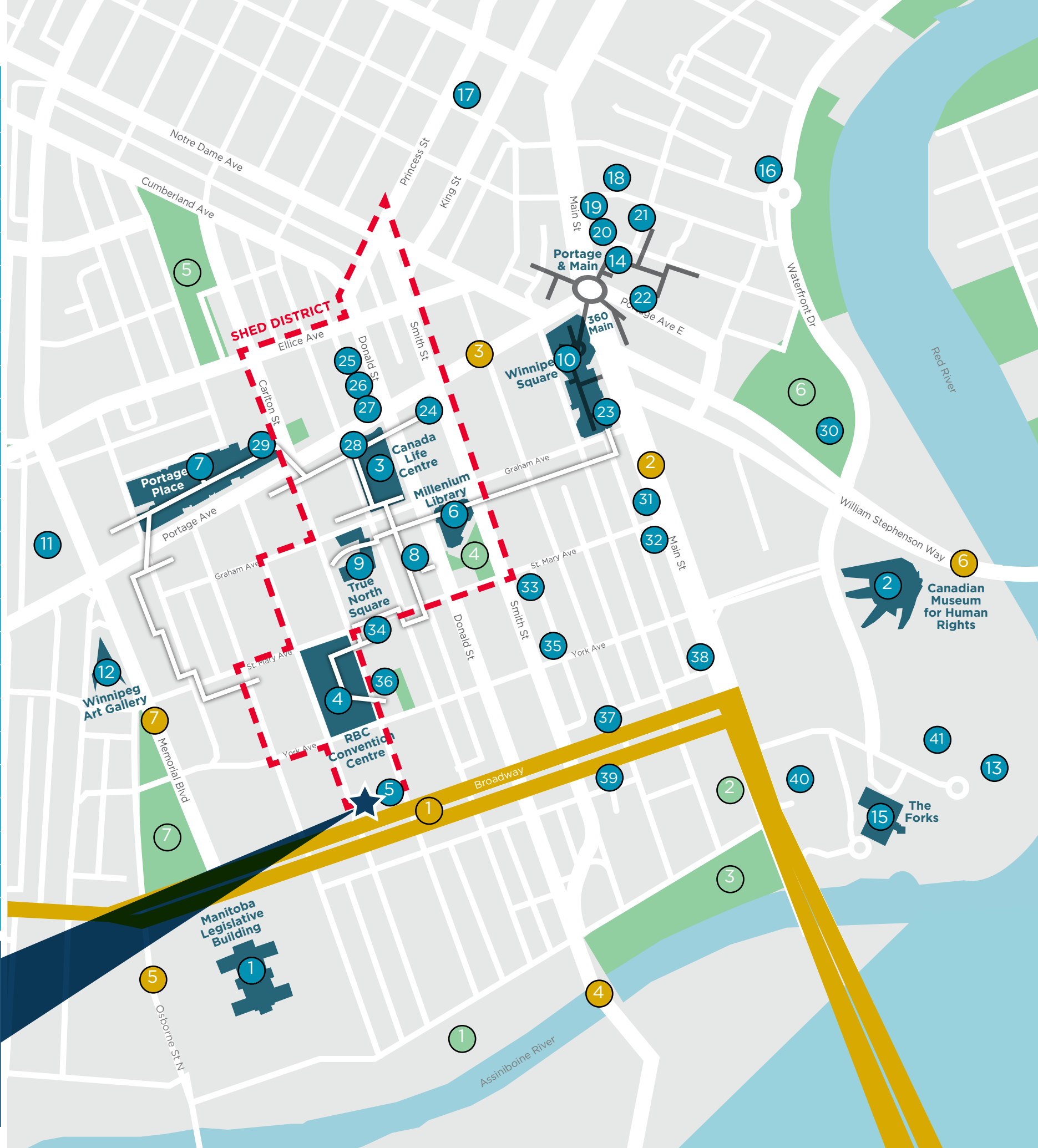
PARKS & LEISURE

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

CARNAVAL BRIZILIAN BBQ	16
DEER & ALMOND	17
WEE JOHNNY'S IRISH PUB	18
HY'S STEAKHOUSE	19
TIM HORTONS	20
CIBC	21
FAIRMONT HOTEL	22
EARLS KITCHEN & BAR	23
RADISSON HOTEL	24
ALT HOTEL	25
MERCHANT KITCHEN	26
BROWNS SOCIALHOUSE	27
MOXIE'S BAR & GRILL	28
TIM HORTONS	29
CLAY OVEN	30
HUMPHRY INN	31
MODERN ELECTRIC LUNCH	32
QUESADA	33
DELTA HOTEL	34
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BUILDING SIGNAGE OPPORTUNITY

CONTACT

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Stevenson