

# BUILDING SIGNAGE OPPORTUNITY

FOR LEASE  
**363 BROADWAY**

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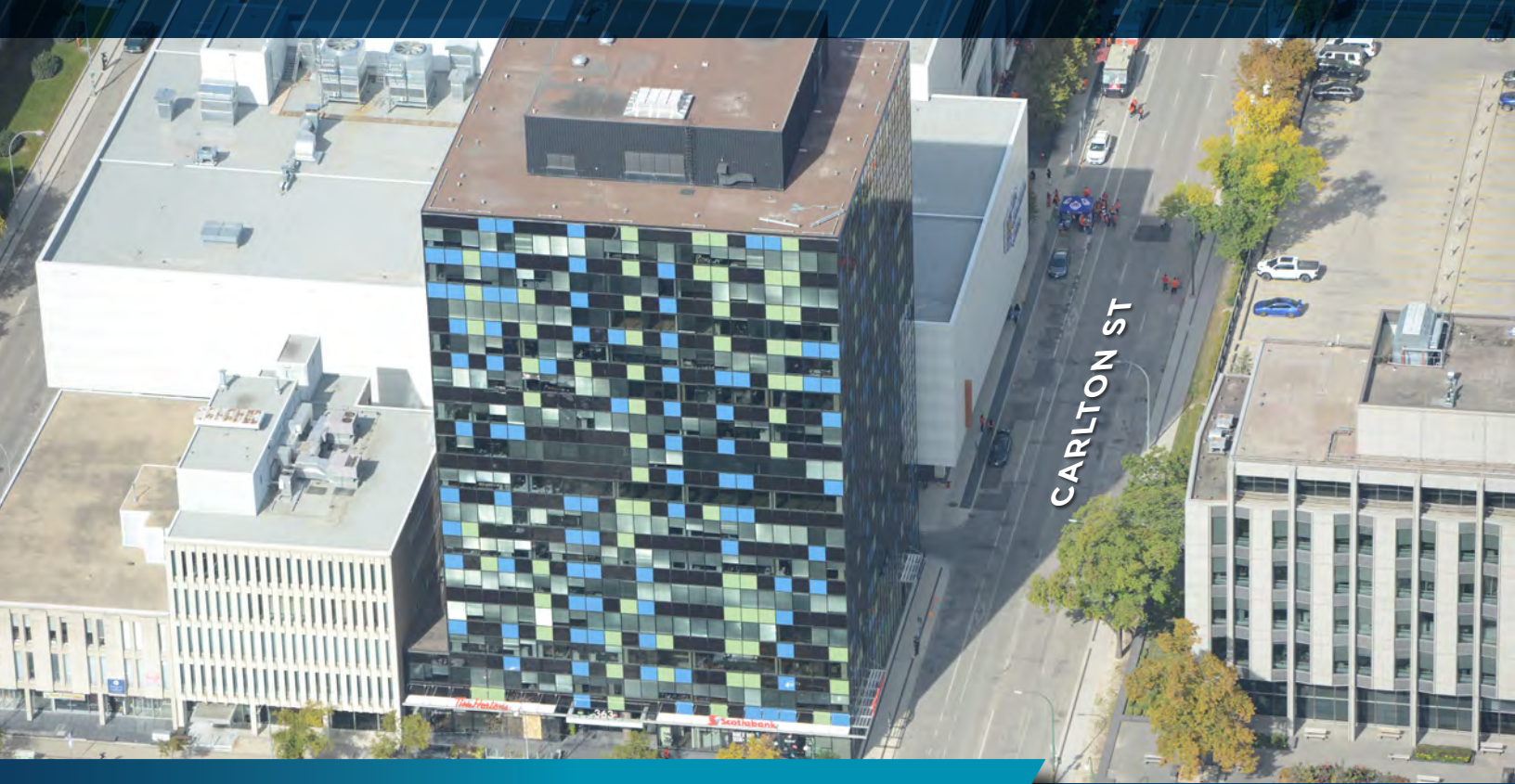
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**CUSHMAN &  
WAKEFIELD**  
Winnipeg

**Stevenson**





## 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 200	(+/-) 14,214 SF	EXISTING BUILDOUT	AVAIL OCT 1, 2025
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	
UNIT 1400	(+/-) 3,399 SF	EXISTING BUILDOUT	





# AERIAL VIEW

TRUE  
NORTH  
SQUARE

CANADA LIFE  
CENTRE

ALT  
HOTEL

155  
CARLTON  
STREET

RBC  
CONVENTION  
CENTRE

363  
BROADWAY

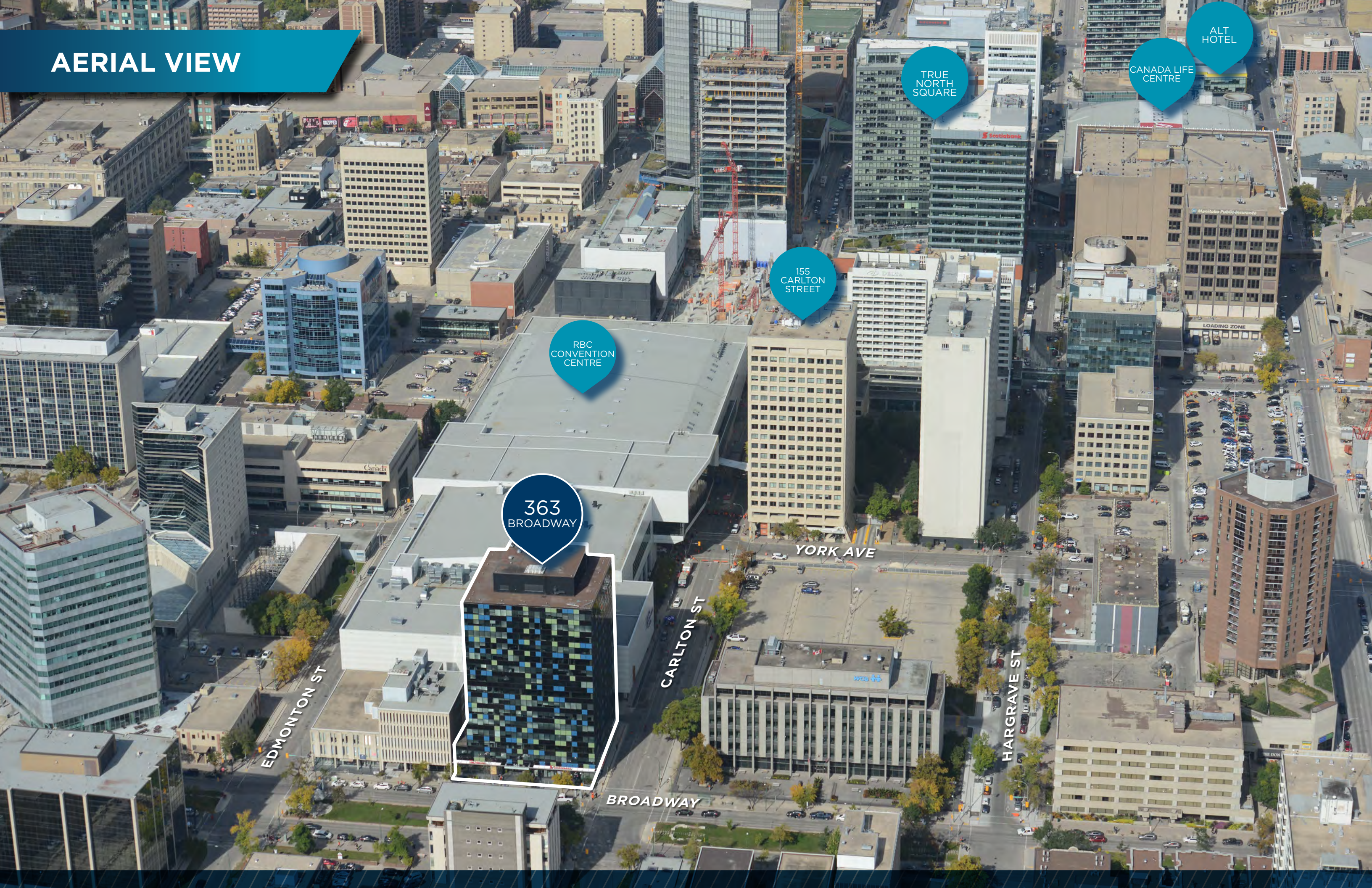
YORK AVE

CARLTON ST

HARGRAVE ST

BROADWAY

EDMONTON ST





**MAIN FLOOR LOBBY**



**UNIT 800**

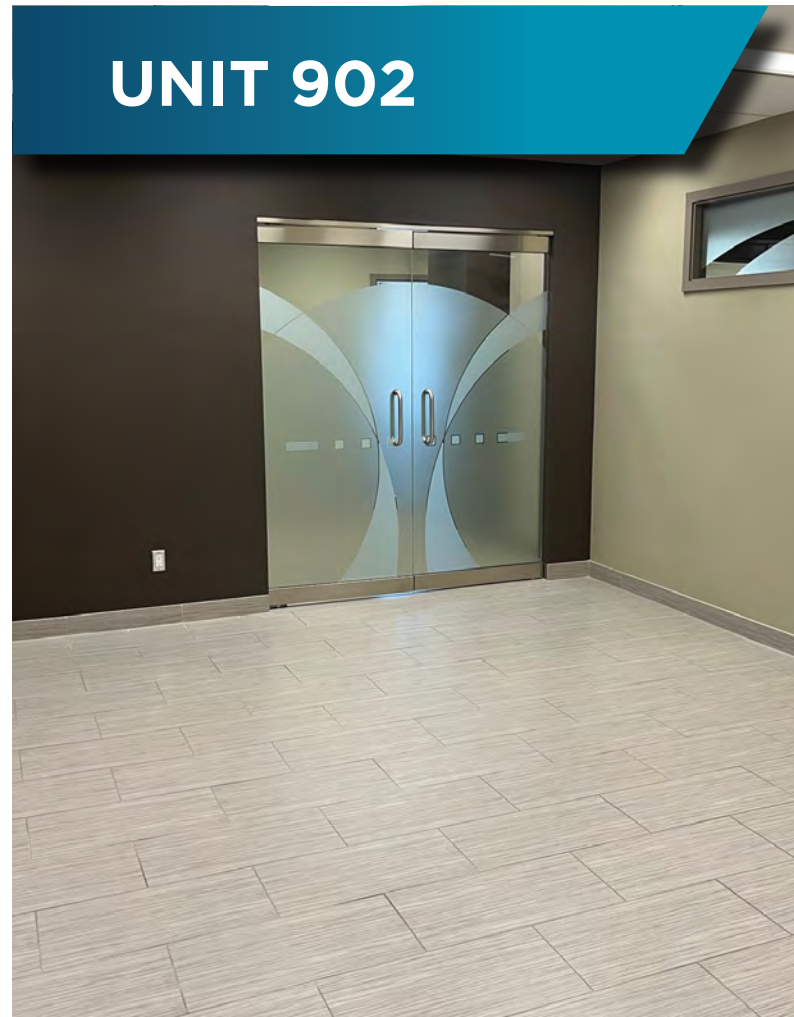




**UNIT 830**

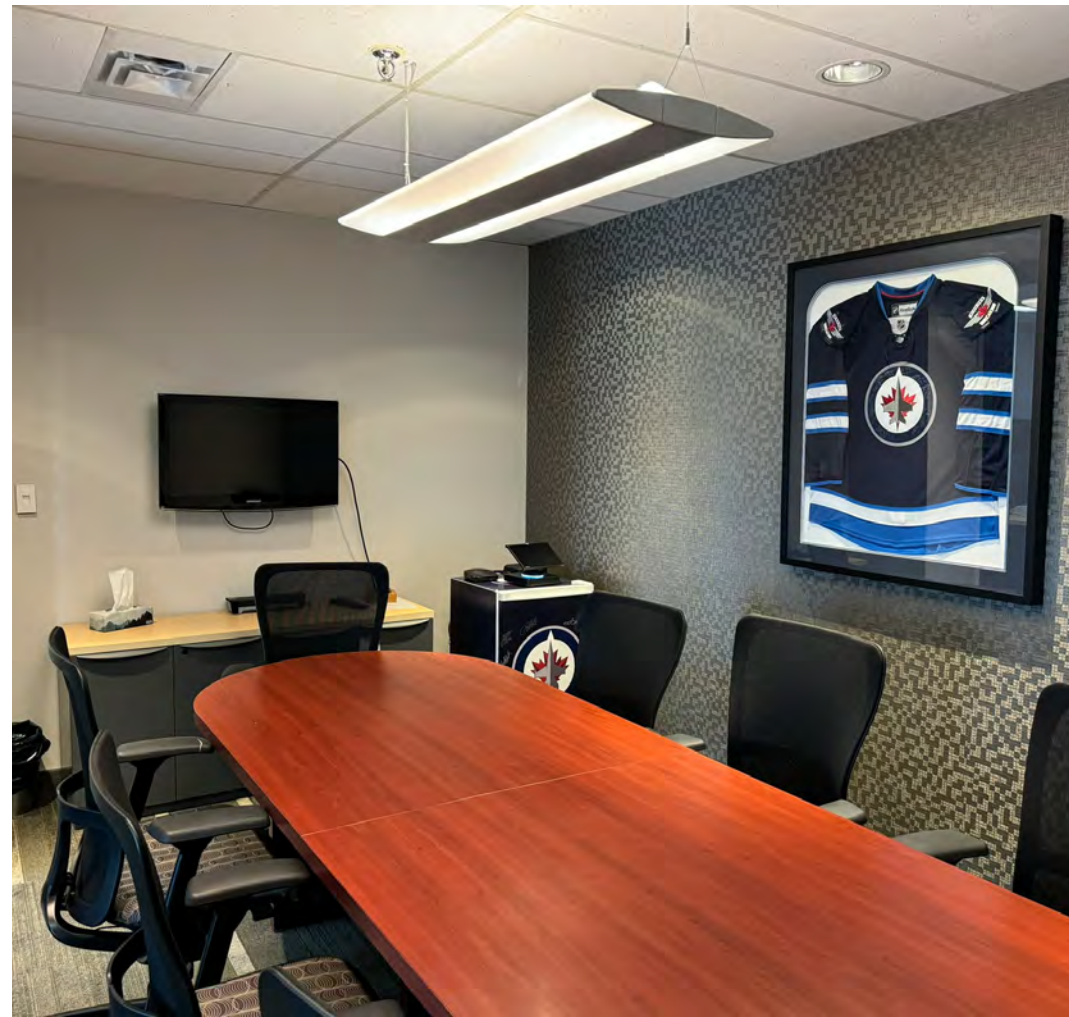


**UNIT 902**



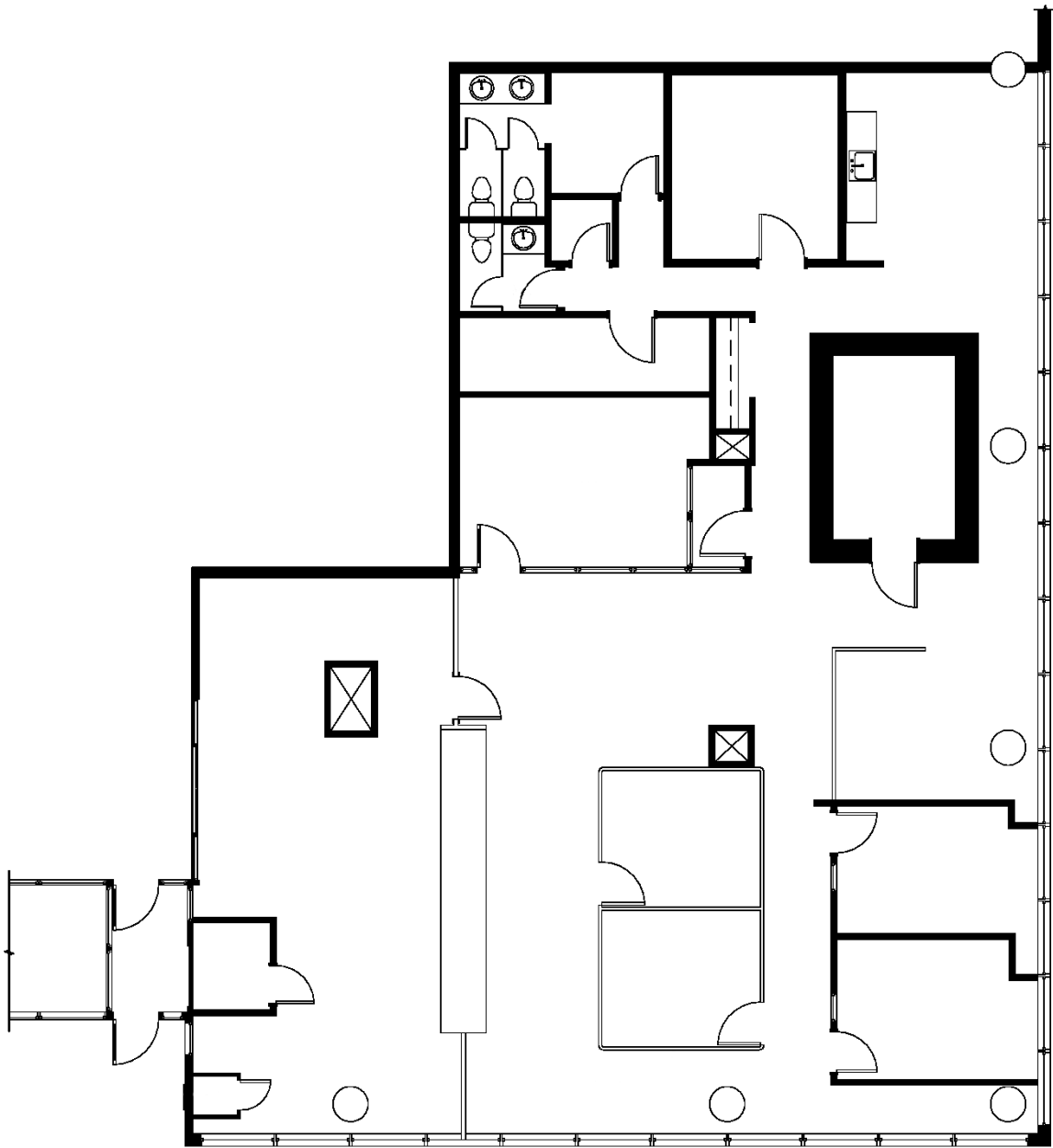


## UNIT 1400

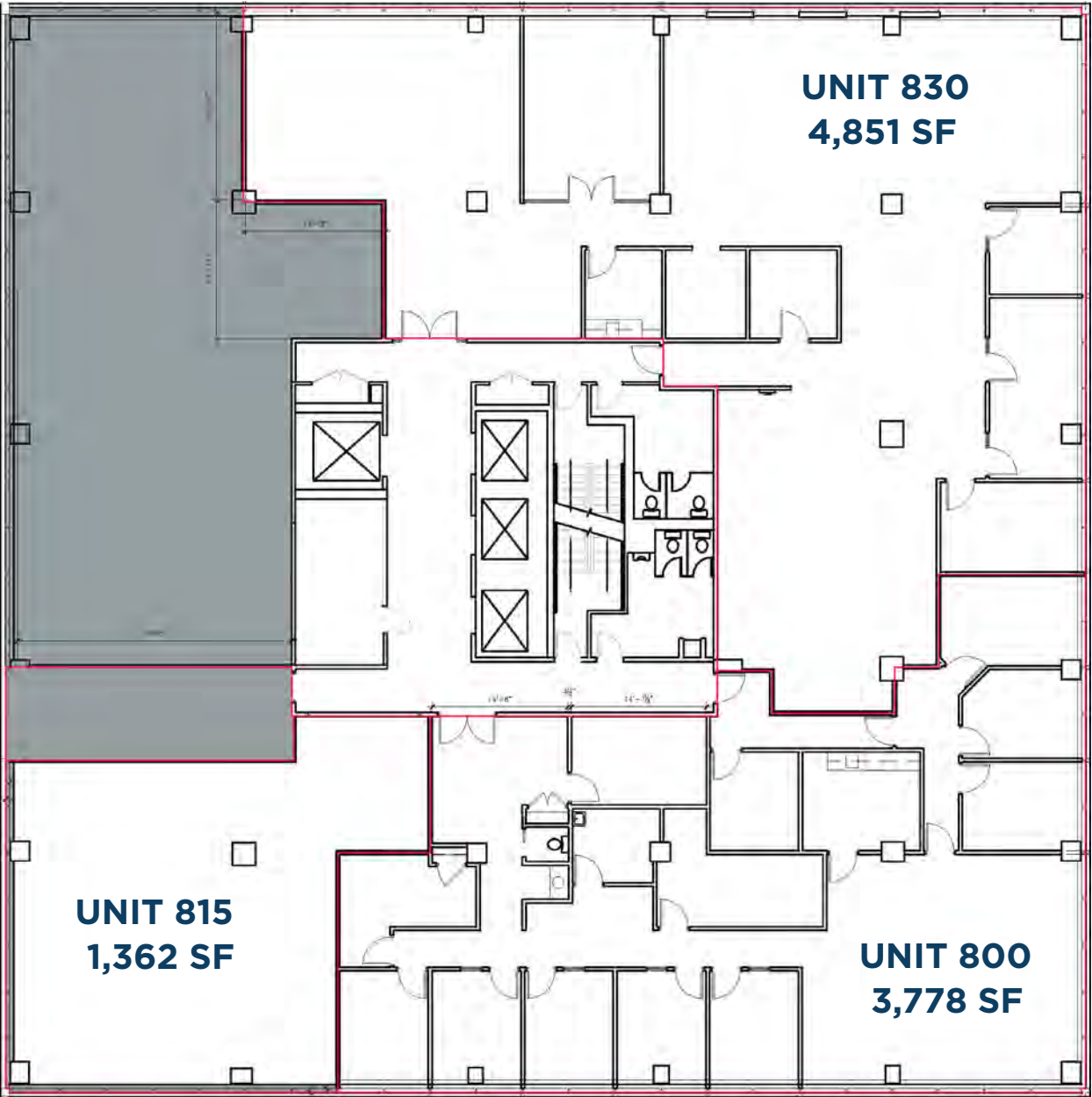




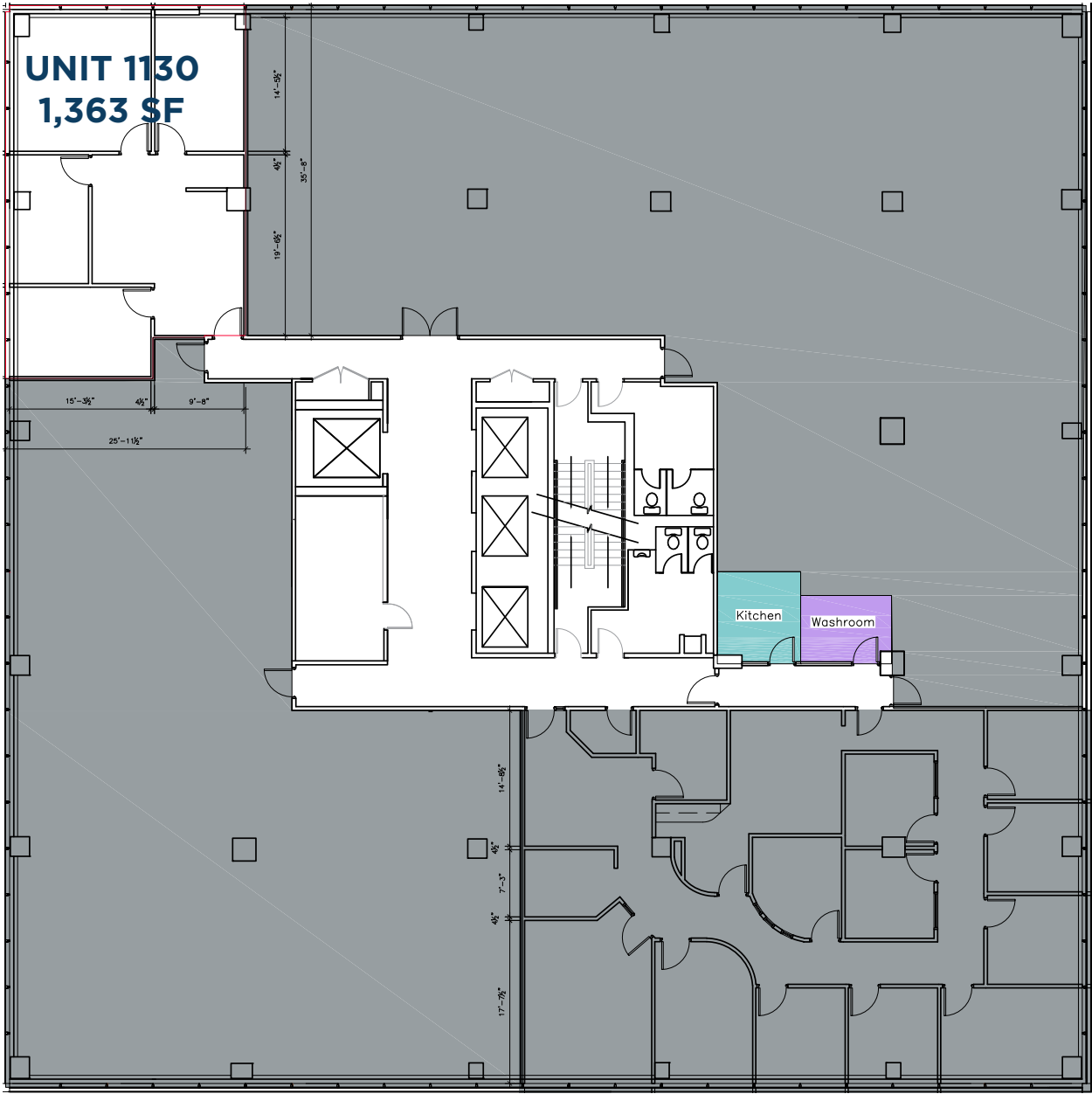
1ST FLOOR



8TH FLOOR



11TH FLOOR



14TH 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

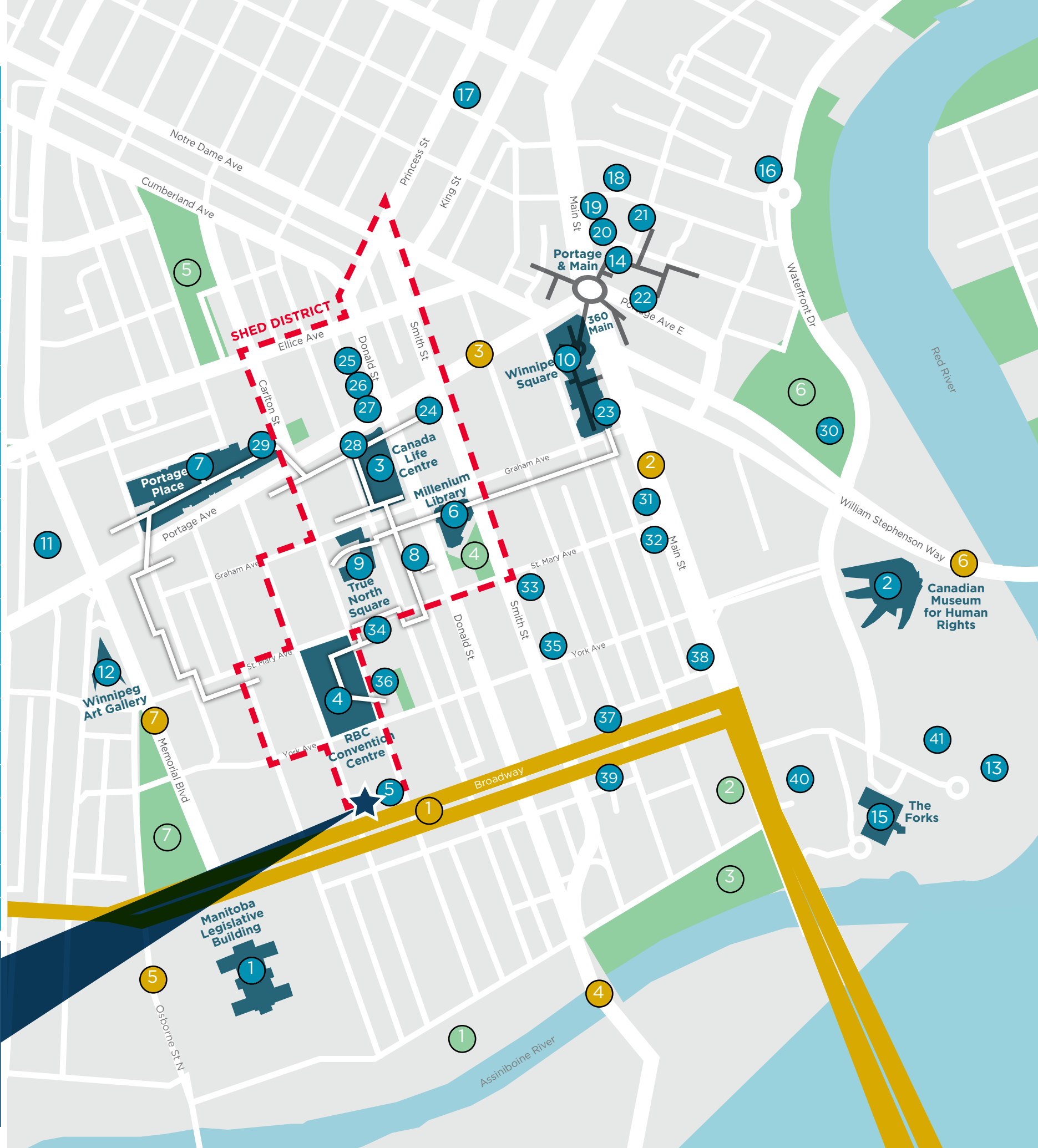
PARKS & LEISURE

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
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