

2 FULL CONTIGUOUS FLOORS AVAILABLE

333

MAIN
STREET

OFFICE OPPORTUNITY IN THE HEART OF WINNIPEG'S CENTRAL BUSINESS DISTRICT





CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson



> 333

MAIN STREET

TOTAL – 168,537 SF

→ Floorplates are approx. 7,720 sf





MAIN STREET

BUILDING DETAILS

333 Main Street – Total – 168,537 sf

- 24 Stories
- Year Built: 1985
- Floorplates are approximately 7,720 sf
- 2 full floors available
- Impressive lobby with security desk on site
- Floor to ceiling windows
- Connection to downtown's climate controlled skywalk and concourse systems
- Direct elevator lobby exposure

Various amenities located within the immediate area:

- Winnipeg Square, an underground shopping mall located at Portage and Main offering over 45 retail stores & dining options as well as parking
- Good Life Fitness Centre at 330 Main
- OEB Breakfast at 330 Main
- Earls at 300 Main
- Excellent transit access with services to 56 bus routes

PROPERTY INFORMATION

- Sublease Rate: TBD
- Additional Rent: \$16.08 psf
- Headlease Expiry: December 27, 2026

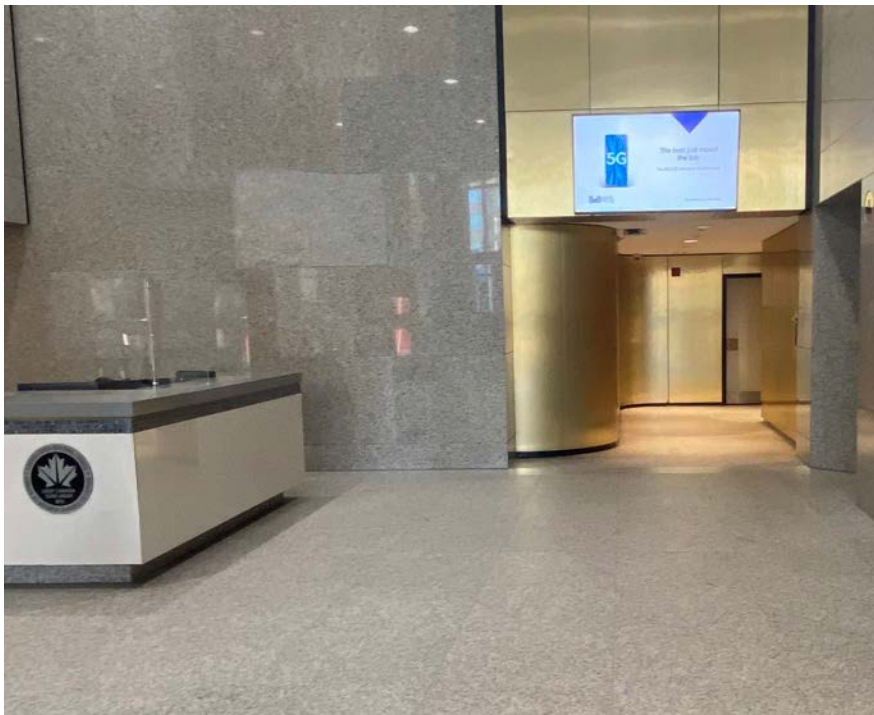


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7,720 - 15,440 SF
Contiguous Office
Space Available on
the 10th &
11th Floors



333

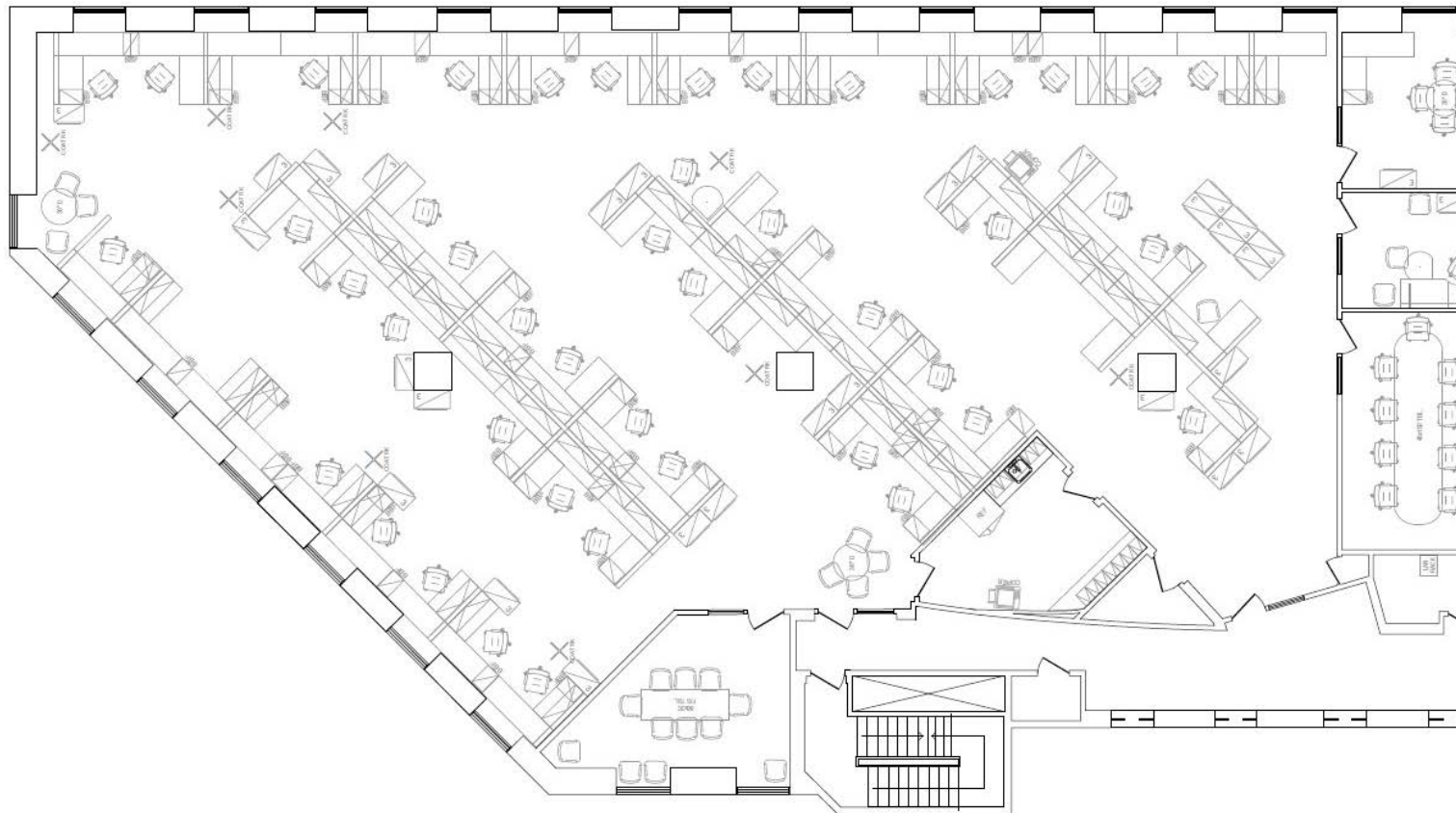


A photograph of a modern office interior. The space features a long, low-profile glass wall on the right side, which reflects the interior lights and provides a view of the outside. A large, solid blue rectangular panel is positioned in front of the glass wall. The floor is covered in a dark, patterned carpet. A polished brass handrail is visible in the foreground. The ceiling is white with several recessed lights. The overall atmosphere is clean, bright, and professional.

Skywalk Connected Office Space with Beautiful Downtown Winnipeg Views

333

11TH FLOOR



10TH FLOOR





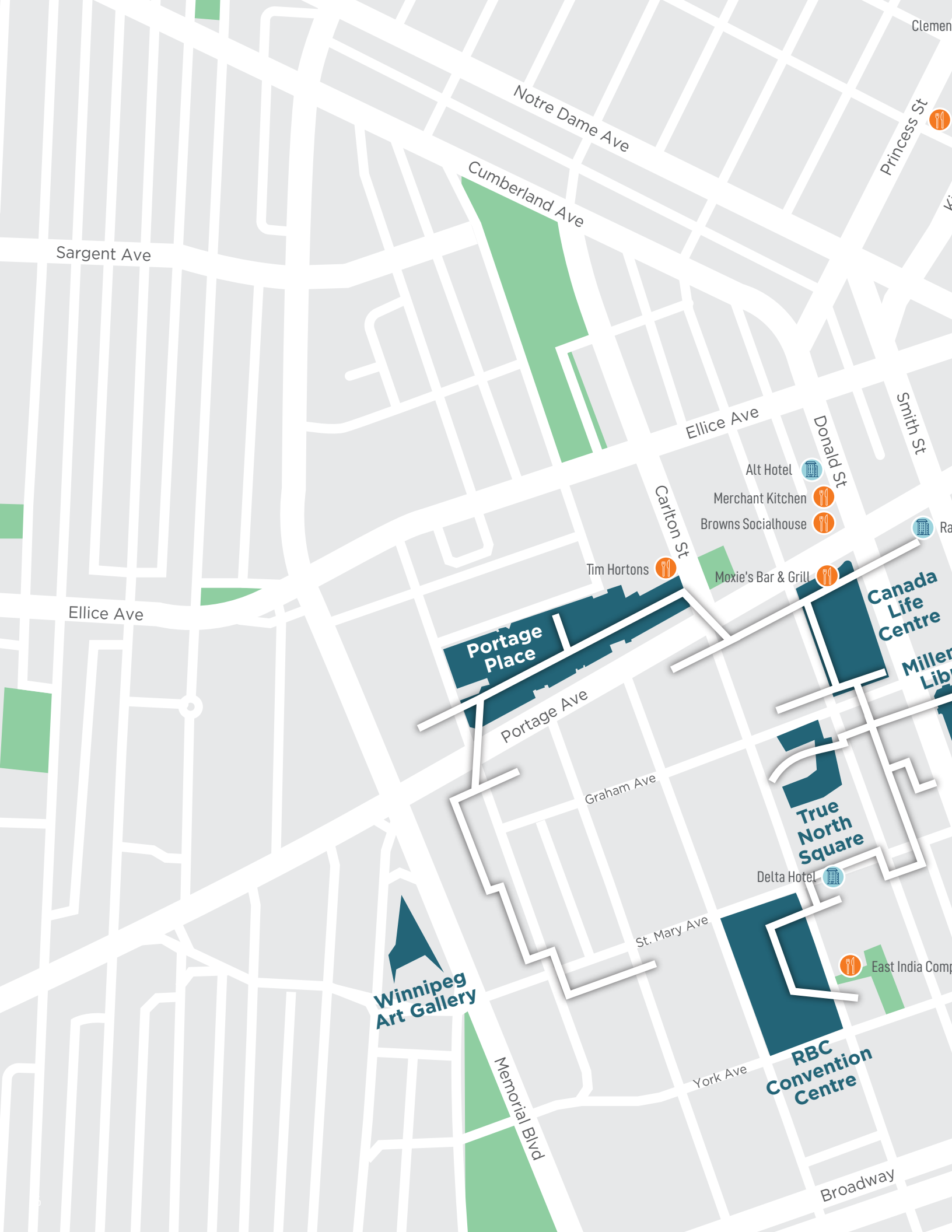
CONCEPT RENDERINGS PROVIDED BY CONTEMPORARY OFFICE INTERIORS





CONCEPT RENDERINGS PROVIDED BY CONTEMPORARY OFFICE INTERIORS





Sargent Ave

Notre Dame Ave

Cumberland Ave

Princess St

Ellice Ave

Donald St

Smith St

Alt Hotel

Merchant Kitchen

Browns Socialhouse

Tim Hortons

Moxie's Bar & Grill

Ellice Ave

Portage Place

Portage Ave

Canada Life Centre

Miller Lib

Graham Ave

True North Square

Delta Hotel

St. Mary Ave

Winnipeg Art Gallery

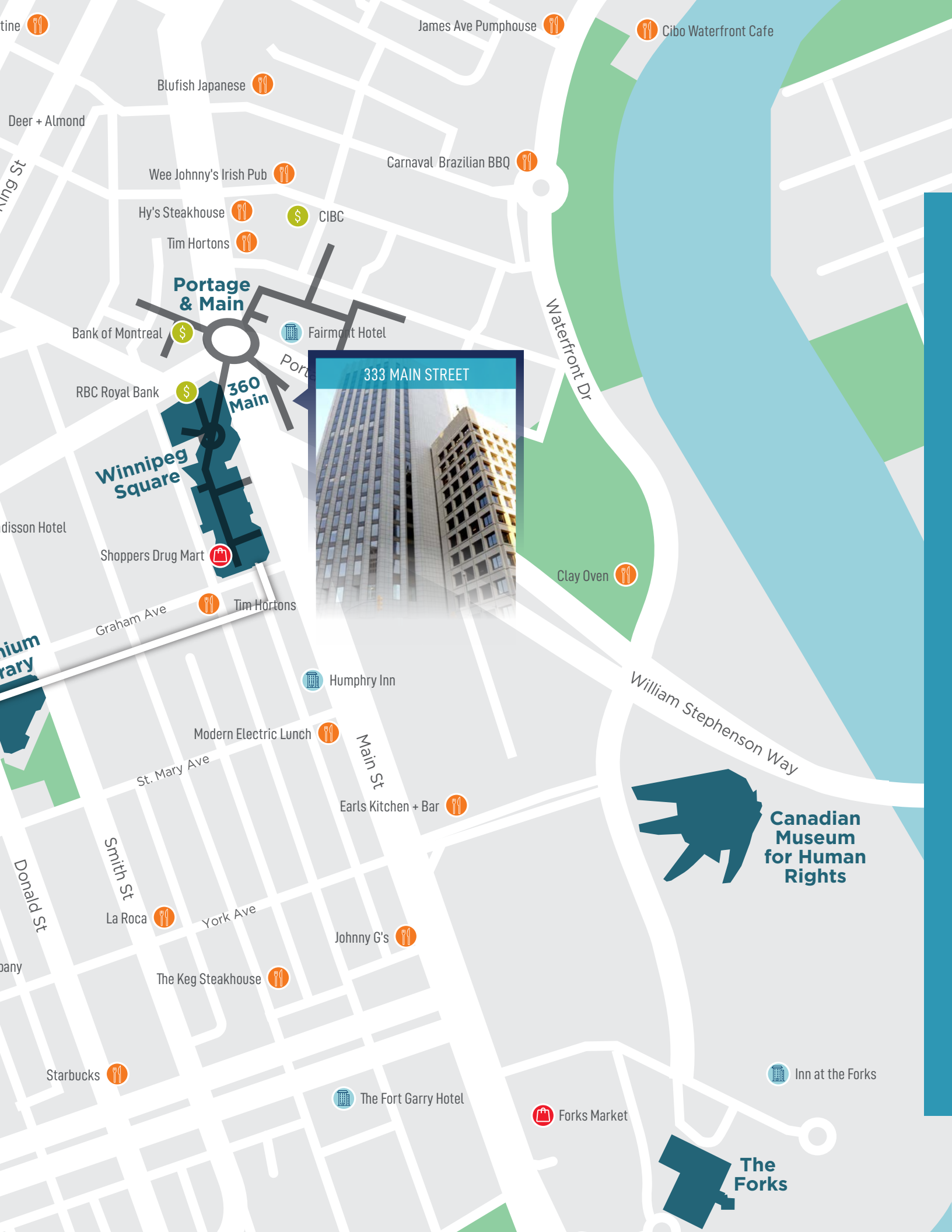
RBC Convention Centre

East India Comp

Memorial Blvd

York Ave

Broadway



James Ave Pumphouse

Cibo Waterfront Cafe

Blufish Japanese

Deer + Almond

Carnaval Brazilian BBQ

Wee Johnny's Irish Pub

Hy's Steakhouse

CIBC

Tim Hortons

Portage & Main

Bank of Montreal

Fairmont Hotel

RBC Royal Bank

360 Main

333 MAIN STREET

Winnipeg Square

Shoppers Drug Mart

Tim Hortons

Graham Ave

Humphry Inn

Modern Electric Lunch

Main St

Earls Kitchen + Bar

St. Mary Ave

William Stephenson Way

Canadian Museum for Human Rights

Smith St

La Roca

York Ave

Johnny G's

The Keg Steakhouse

Starbucks

The Fort Garry Hotel

Forks Market

Inn at the Forks

The Forks

AMENITIES

333 Main offers all the amenities in the immediate area for whatever you are looking for

- Earls Kitchen + Bar
- OEB Breakfast Co.
- Good Life Fitness Centre
- RBC Convention Centre
- The Forks
- Shaw Park
- The Exchange District





HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE

333

MAIN STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:

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