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**\$1.75/SF/Annum leasing fee to selling broker**

**FOR SUBLEASE** | 333 Main Street, Winnipeg | MB

## Downtown Winnipeg Class A Office Space for Sublease - 5 Full Floors

333 Main Street is located in the heart of downtown Winnipeg, close to many amenities such as the Bell MTS Place, the Exchange District, the RBC Convention Centre, the Forks and the Canadian Museum for Human Rights.

- Direct underground connection to Winnipeg Square and the designated skywalk system (access to restaurants, hotels, shopping, entertainment, etc.)
- Portage and Main location at the financial centre of Winnipeg
- Multiple full floors available
- Floor to ceiling windows
- Direct elevator lobby exposure

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Lease Price:

# \$19.95

GROSS/RSF/ANNUM

### Colliers International

305 Broadway | 5<sup>th</sup> Floor  
Winnipeg, MB | R3C 3J7  
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## Excellent location right in the heart of Downtown Winnipeg.



**Security**  
Desk



**(+/-) 7,720**  
square feet  
per floor



**Walk Score™**  
96



**Bus Routes**



**Hwy**  
**Access**



**Accessible**



**5 Full Floors**



**Parking**  
Paid Underground



**Downtown**  
Amenities

### THE BUILDING

333 Main Street is located right at the iconic corner of Portage and Main. The building has access to the underground walkways servicing the surrounding buildings, as well as the skywalk system which gives entrance to restaurants, shops, and hotels.

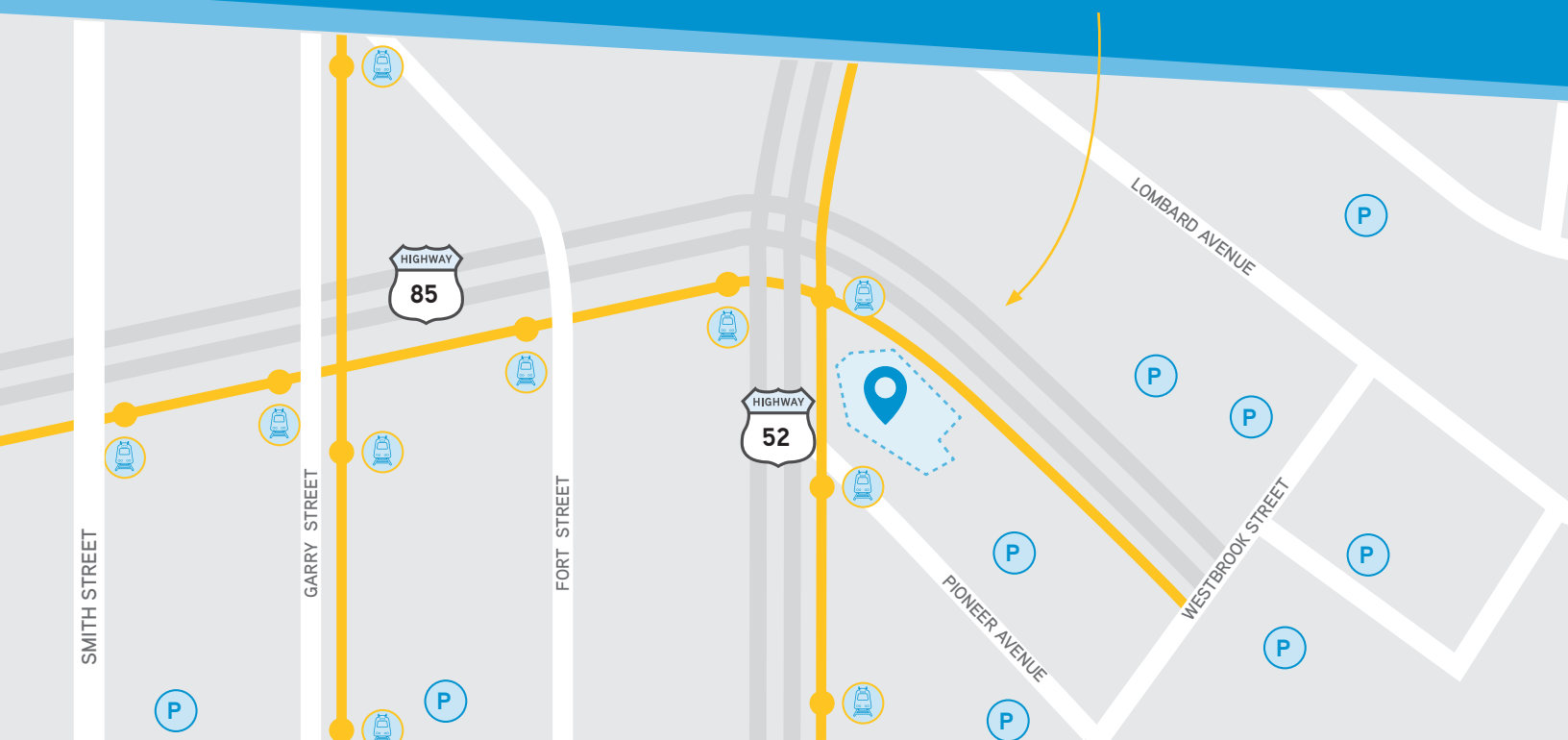
### THE AREA

Downtown Winnipeg is flourishing with the Bell MTS Place, the Forks, the Exchange District, the Canadian Museum of Human Rights, and all the surrounding restaurants and shops. Portage and Main is one of the most 'walkable' areas in the city.

### THE REGION

Winnipeg is home to about 750,000 people, and growing. The city is thriving and is quickly becoming a central Canadian hub for shopping and leisure.

The building is located directly on the corner of Portage and Main





# Gallery

**Clockwise from top right:**

Main entrance with security desk and elevators // Large windows // Attached to Winnipeg Square // Recognizable exterior // Exterior // Floor to ceiling windows

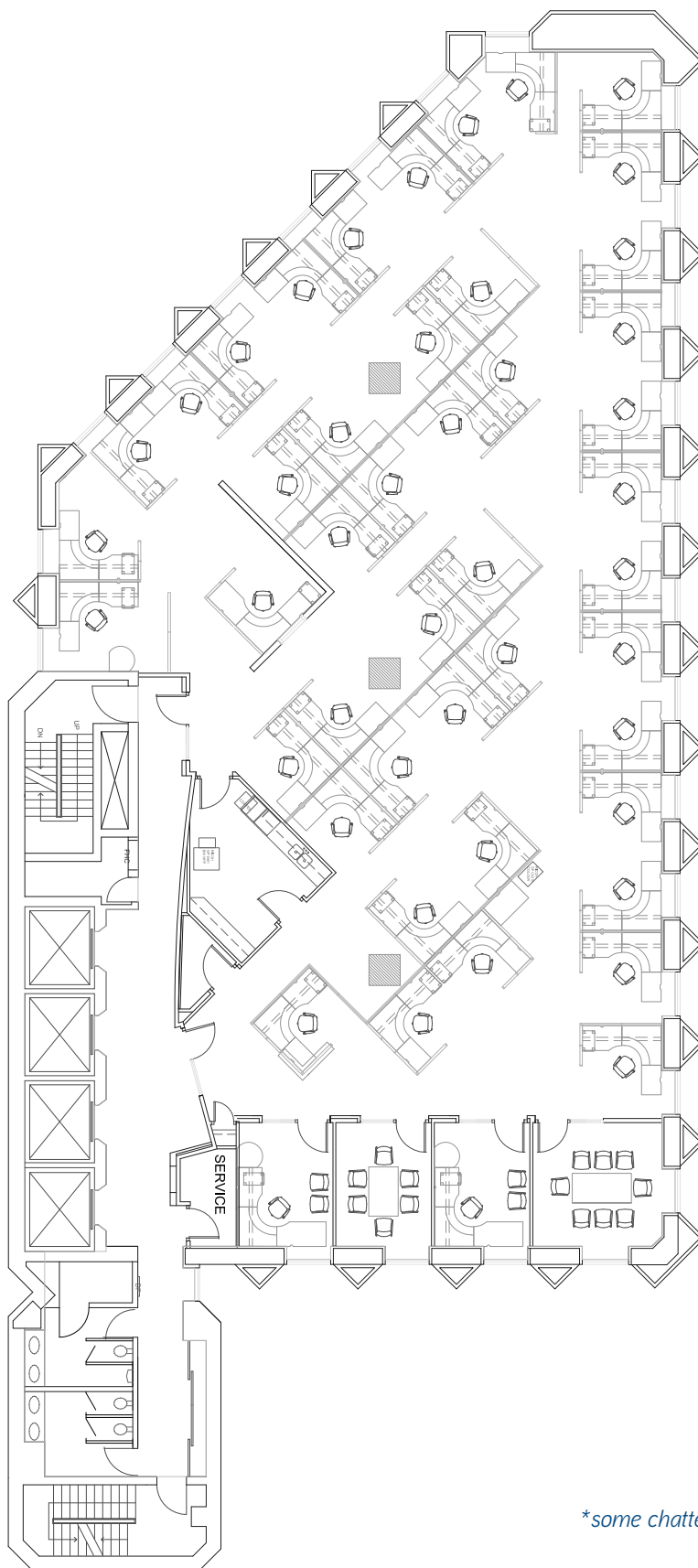
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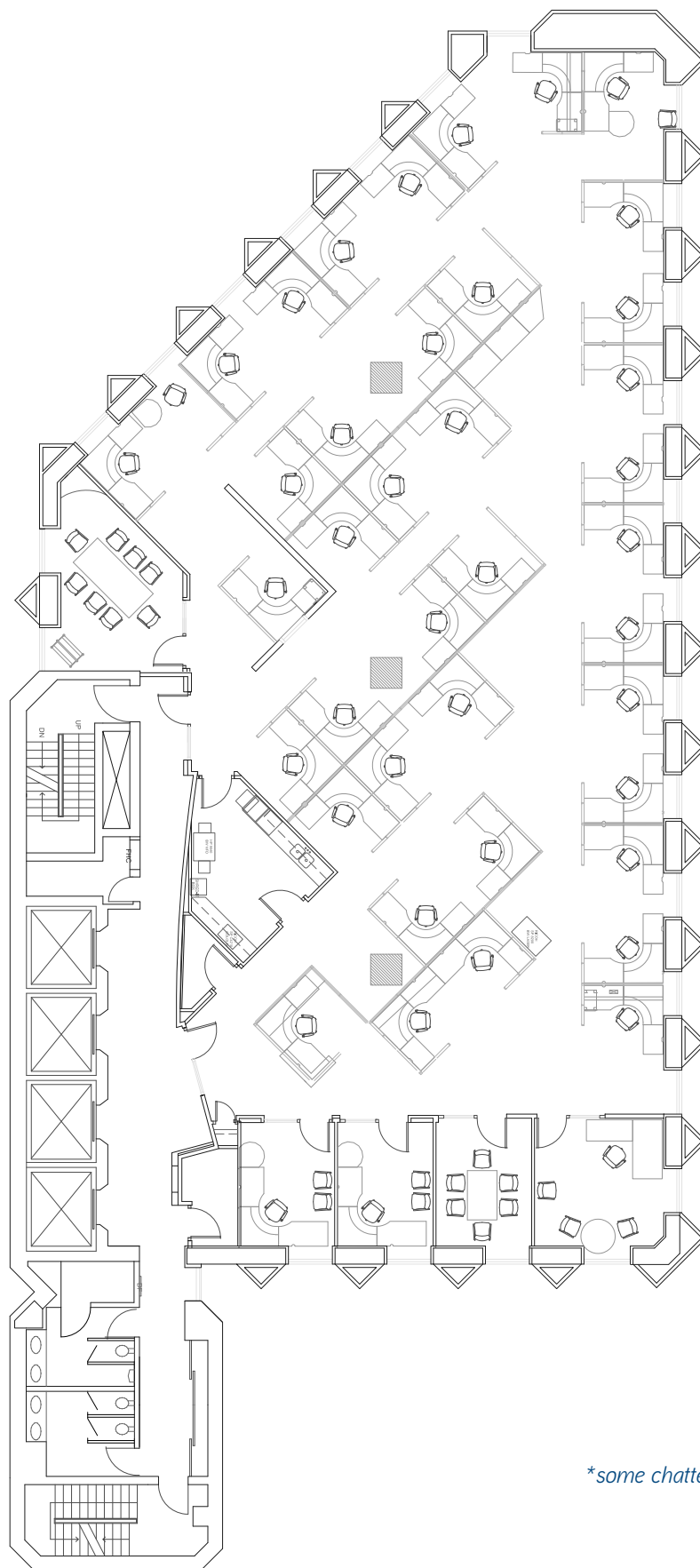


# 14th Floor



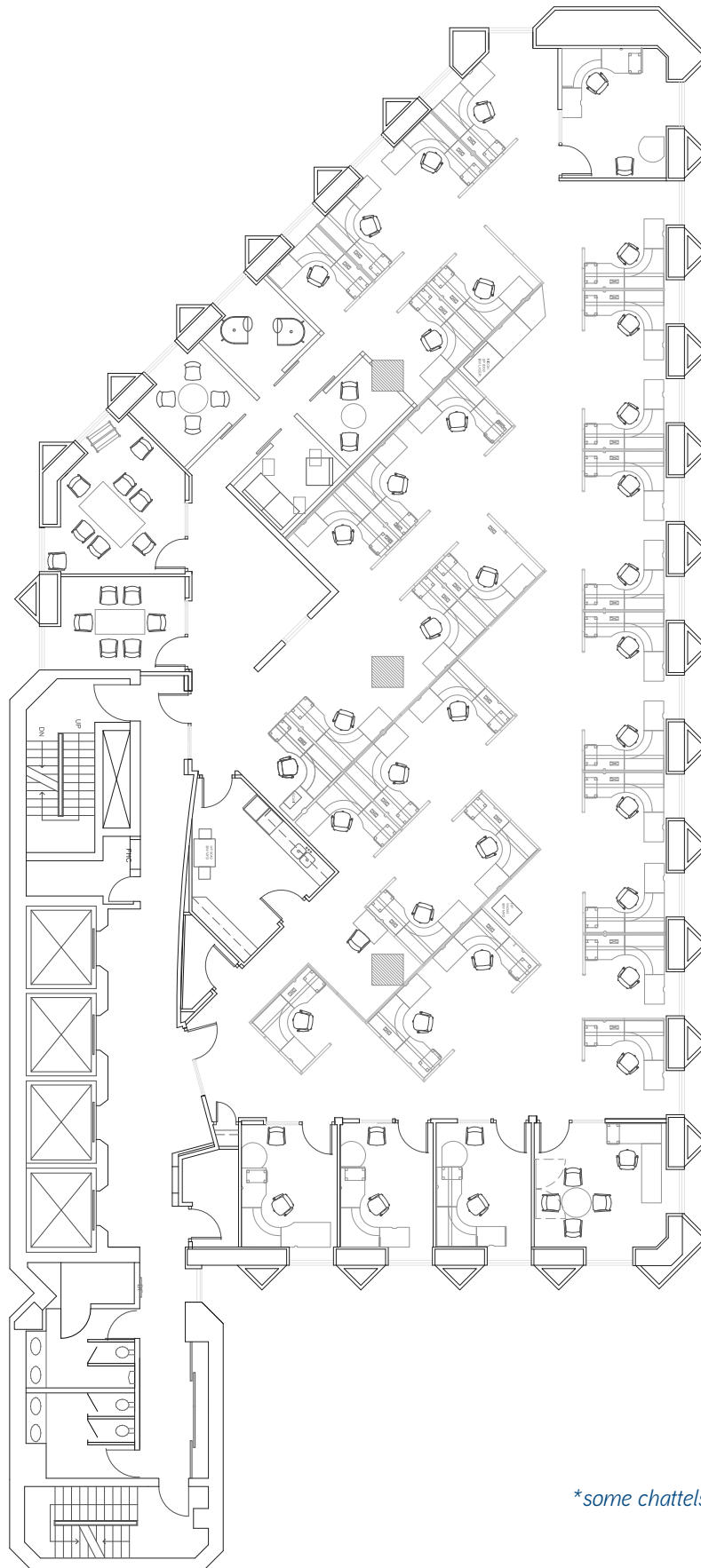
*\*some chattels available - subject to negotiation*

## 15th Floor



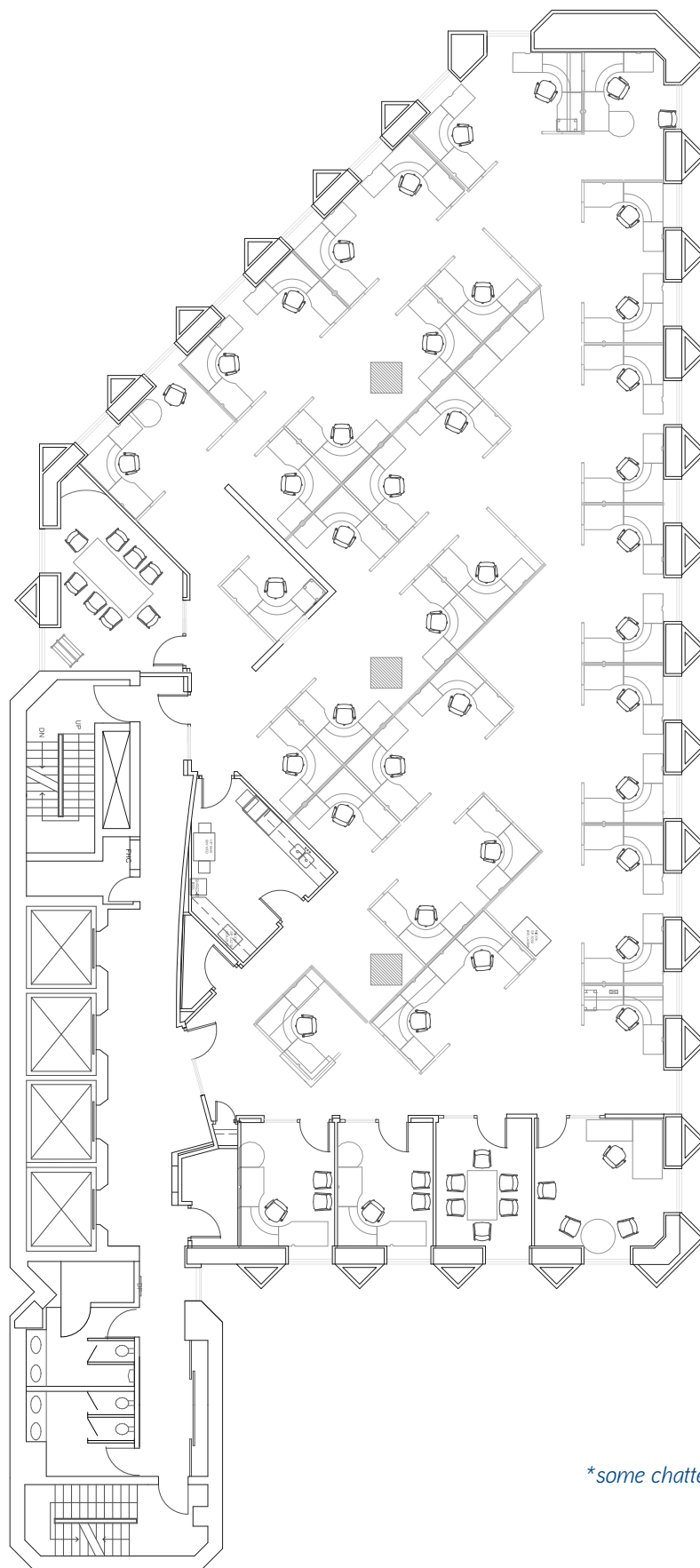
*\*some chattels available - subject to negotiation*

# 16th Floor



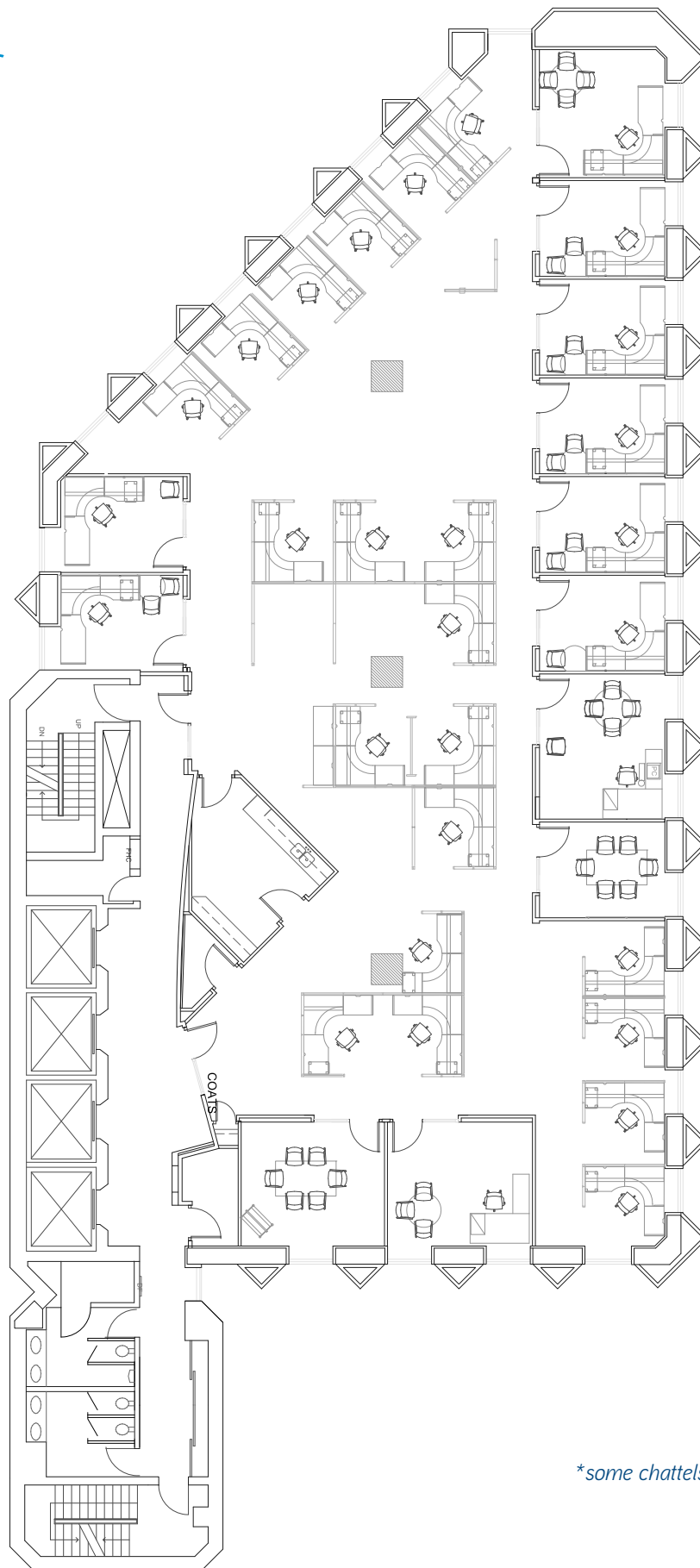
*\*some chattels available - subject to negotiation*

# 18th Floor



*\*some chattels available - subject to negotiation*

# 19th Floor



*\*some chattels available - subject to negotiation*



# Available Space & Costs

Gross Rent	\$19.95/SF/Annum* (Subject to 2019 base year for operating costs and property taxes)
Size	(+/-) 7,720 SF per floor
Floors	14 <sup>th</sup> , 15 <sup>th</sup> , 16 <sup>th</sup> , 18 <sup>th</sup> , 19 <sup>th</sup>
Sublease Expiry	December 26 <sup>th</sup> , 2021



Contact us:

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