

FOR LEASE

191
Broadway

WINNIPEG, MANITOBA

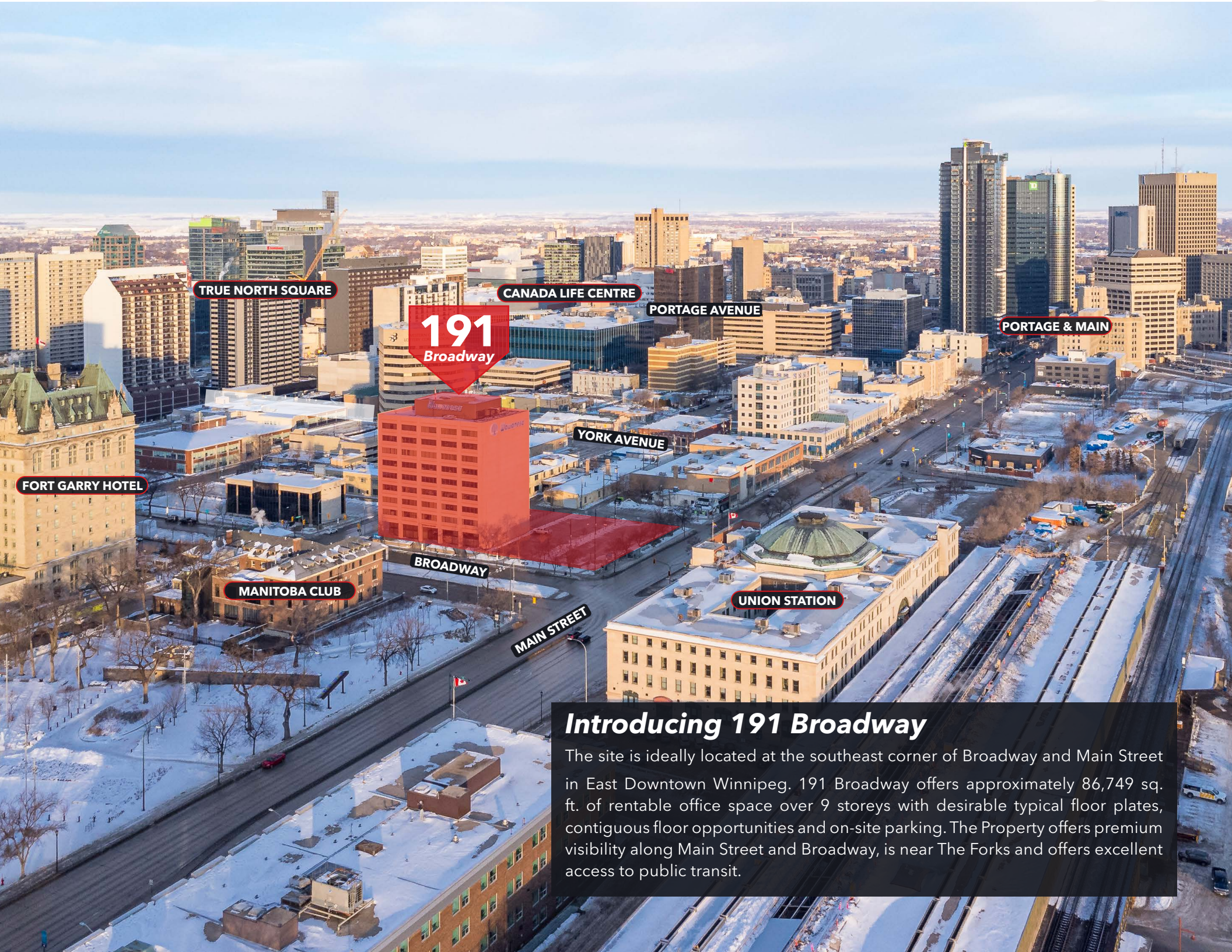


Wawanesa
Insurance



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.





TRUE NORTH SQUARE

CANADA LIFE CENTRE

PORTAGE AVENUE

PORTAGE & MAIN

191
Broadway

YORK AVENUE

FORT GARRY HOTEL

MANITOBA CLUB

BROADWAY

UNION STATION

MAIN STREET

Introducing 191 Broadway

The site is ideally located at the southeast corner of Broadway and Main Street in East Downtown Winnipeg. 191 Broadway offers approximately 86,749 sq. ft. of rentable office space over 9 storeys with desirable typical floor plates, contiguous floor opportunities and on-site parking. The Property offers premium visibility along Main Street and Broadway, is near The Forks and offers excellent access to public transit.

LEASING OPPORTUNITIES

BUILDING INFORMATION

TOTAL RENTABLE AREA	86,749 sq. ft.
NUMBER OF STOREYS	9 storeys

AVAILABILITY

SUITE	AREA	AVAILABILITY
UNIT 100		Leased
UNIT 101		Leased
2ND FLOOR	10,357 sq. ft.	Immediately
3RD FLOOR	4,248 sq. ft.	Immediately
4TH FLOOR	10,370 sq. ft.	Immediately
5TH FLOOR	10,370 sq. ft.	Immediately
6TH FLOOR		Leased
7TH FLOOR	10,360 sq. ft.	Immediately
8TH FLOOR		Leased
9TH FLOOR	10,367 sq. ft.	Immediately

PRICING

GROSS RENT	\$26.00-\$28.50 per sq. ft. (plus mgmt. fee)
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PARKING*

ELECTRIFIED SURFACE STALL	\$200 per month plus GST
UNDERGROUND STALL	\$250 per month plus GST

* subject to availability

OUTSIDE BROKER FEE

YEARS 1 - 5	\$1.00 per rentable sq. ft. per annum
YEARS 6 - 10	\$0.50 per rentable sq. ft. per annum

PROPERTY HIGHLIGHTS



Space available immediately



Grade loading door



91 surface stalls including 12 visitor stalls & 35 underground stalls



3 Passenger elevators (1 freight)



Exterior bicycle storage



Vykon card access throughout building



24/7 building security



New CCTV camera system on each floor & building exterior

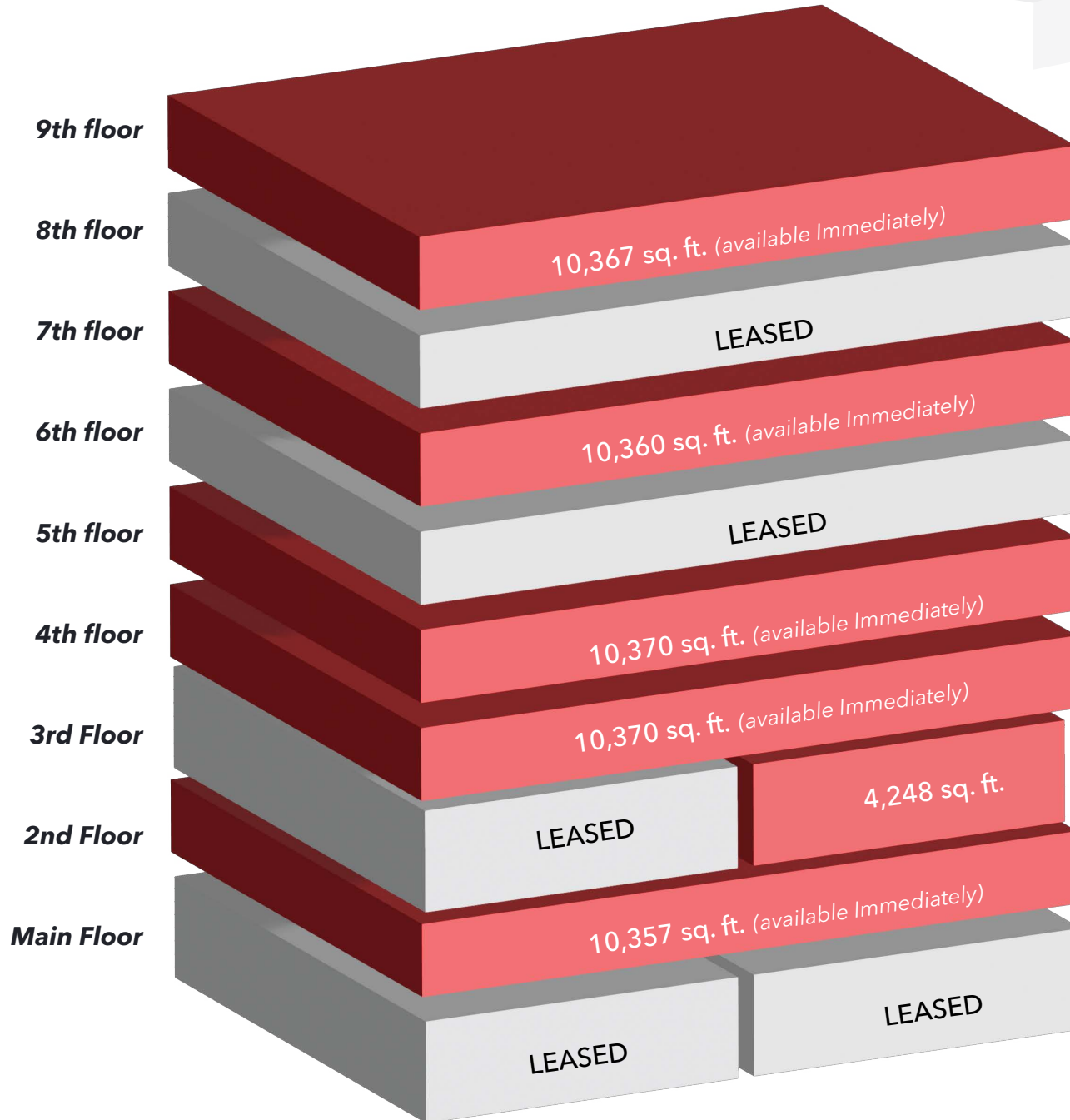


Telecommunication with MTS and Shaw



On-site generator plus UPS in building

STACKING PLAN



PREMIUM LOCATION



DRIVE TIMES		WALK TIMES	
Richardson Int'l Airport	16 min.	The Forks	10 min.
St. Boniface Hospital	5 min.	Portage & Main	12 min.
St. Vital Centre	14 min.	True North Square	14 min.
Kildonan Place	13 min.	Cdn. Museum for Human Rights	6 min.
CF Polo Park	13 min.	The Exchange District	14 min.

TRUE NORTH SQUARE

RBC Convention Centre
WINNIPEG

canada life centre

300 MAIN

PORTAGE & MAIN

191
Broadway

BROADWAY

UNION STATION

MAIN STREET

RAILSIDE AT THE FORKS

CANADIAN MUSEUM FOR HUMAN RIGHTS
MUSEE CANADIEN POUR LES DROITS DE LA PERSONNE

BLUE CROSS PARK

PIONEER AVENUE

THE FORKS

Levy
Retailer of Choice for Winnipeg

CN STAGE & FIELD

Live at the Forks

children's museum

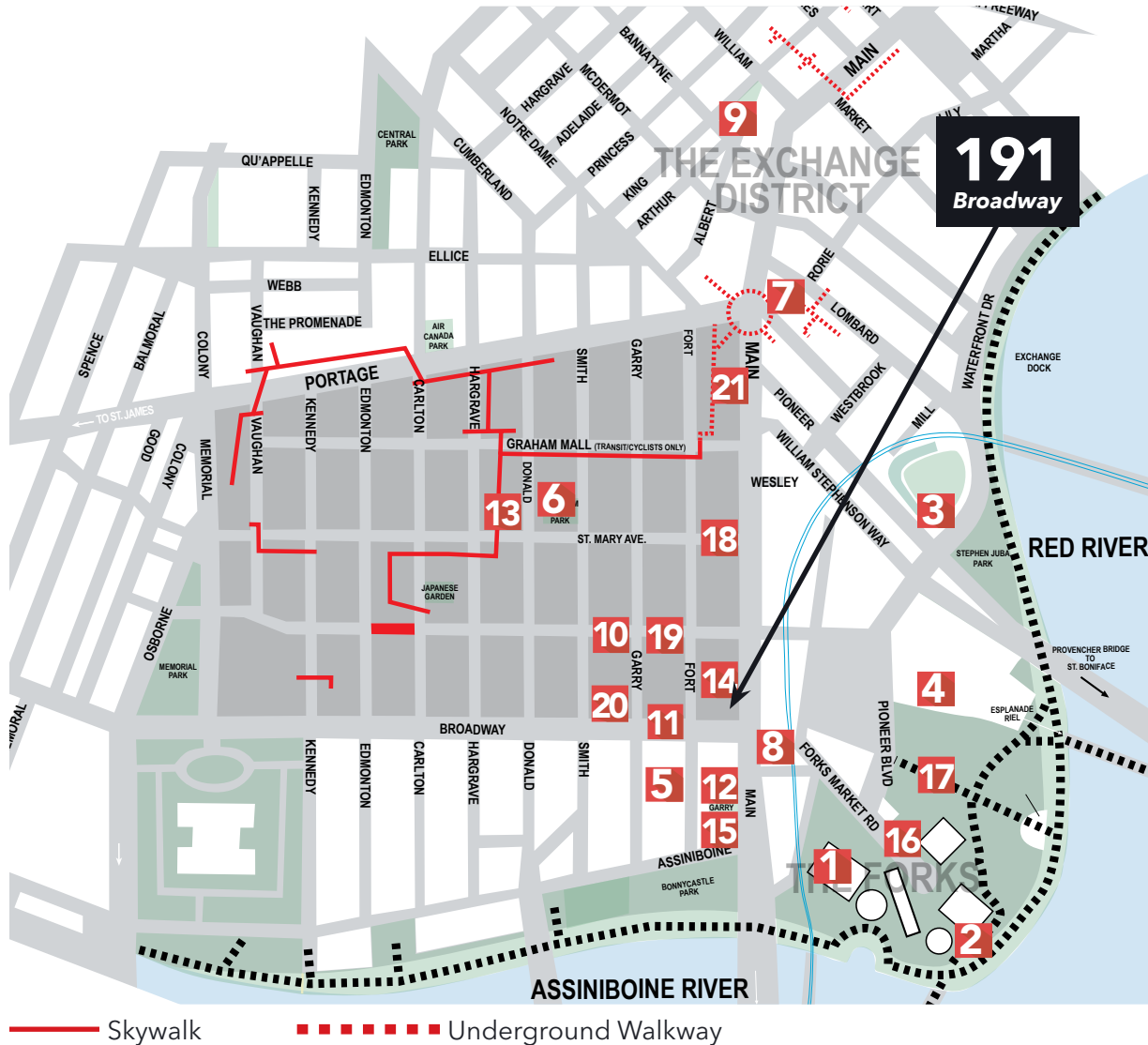
ESPLANADE RIEL

PROVENCHER BRIDGE

AREA AMENITIES

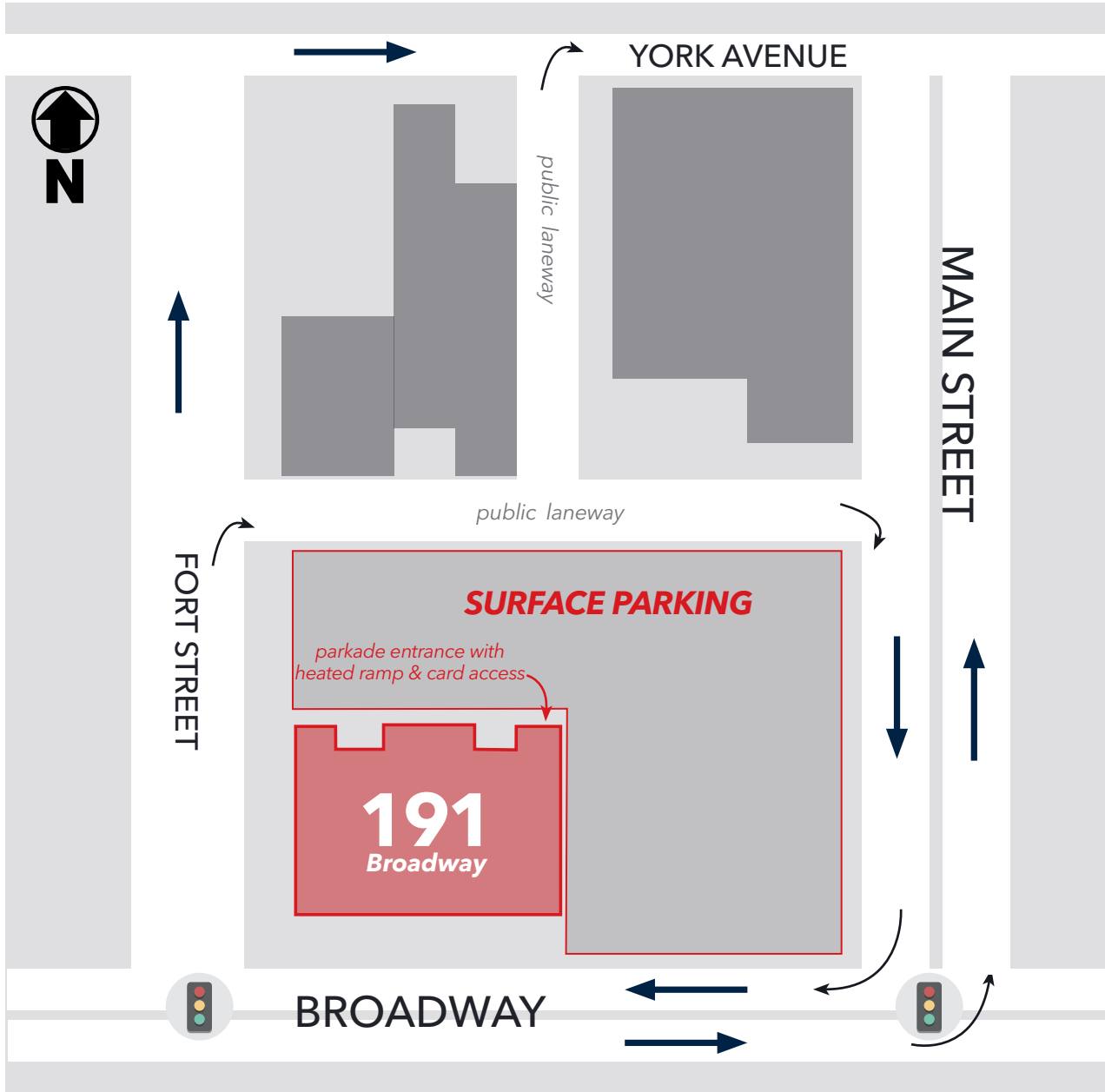
ACCESSIBILITY AND TRANSPORTATION

The Property is centrally located in downtown Winnipeg, across the river from the neighborhood of St. Boniface and a short walk to the amenities at The Forks.






- 1 The Forks Market
- 2 The Children's Museum
- 3 Shaw Park
- 4 Canadian Museum of Human Rights
- 5 Fort Garry Hotel
- 6 Millennium Library
- 7 Fairmont Hotel
- 8 Union Station & Winnipeg Railway Museum
- 9 Old Market Square
- 10 La Roca
- 11 The Keg Steakhouse
- 12 The Manitoba Club
- 13 Cityplace
- 14 Robertson College
- 15 Upper Fort Garry Heritage Provincial Park
- 16 Manitoba Theater for Young People
- 17 CN Stage and Field
- 18 Humphry Inn & Suites
- 19 Kids and Company Daycare Center
- 20 Capital Grill & Bar
- 21 Earls Portage & Main

ACCESSIBILITY & TRANSPORTATION



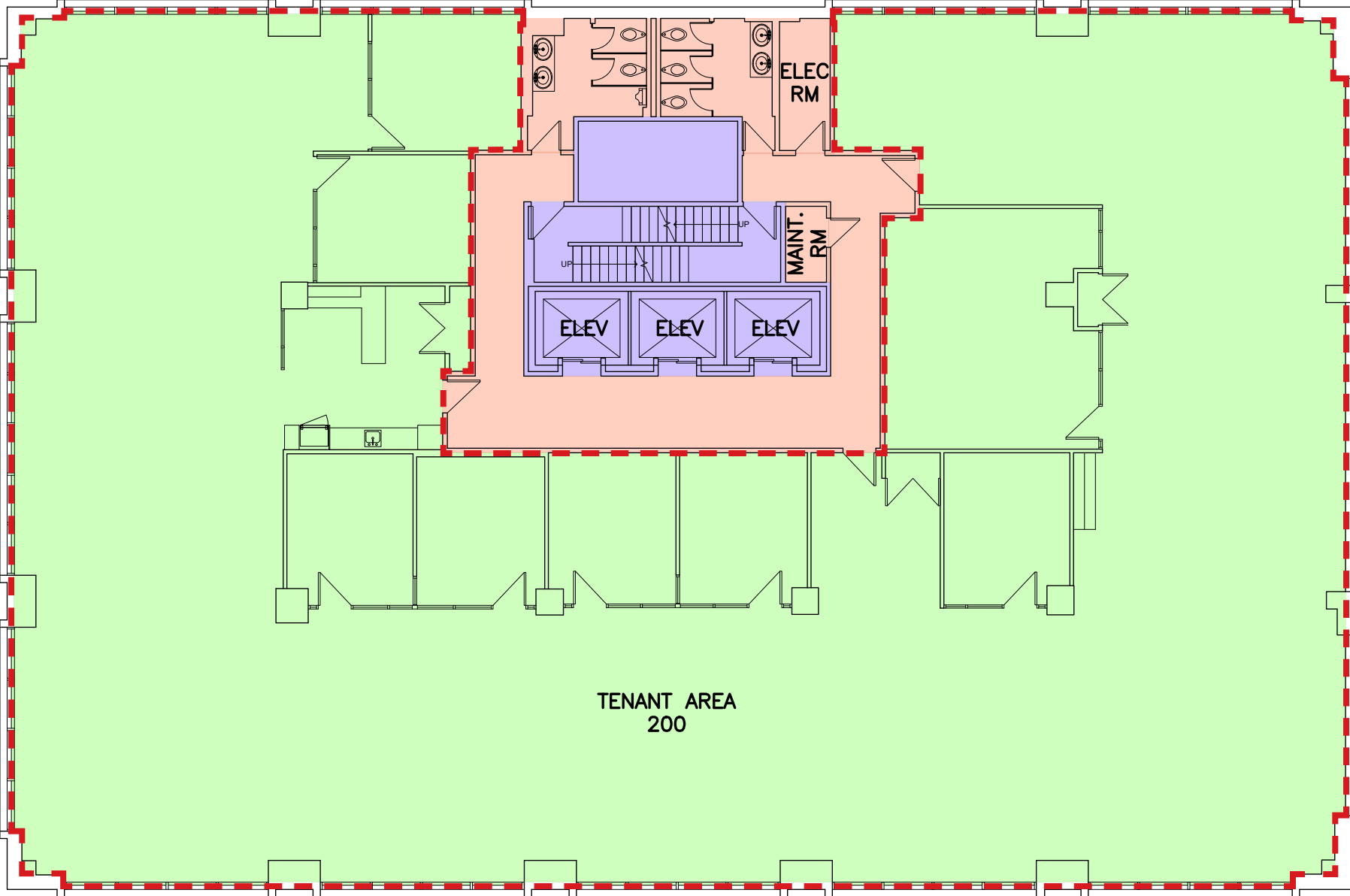
The location offers high accessibility to all areas of the city via major transportation routes and Winnipeg Transit. In addition, the site benefits from north-south public transportation along Main Street, with connectivity east-west via Broadway.

191 Broadway parking garage and surrounding surface parking is accessible from Main and Fort Streets along the laneway behind the site.

 92 WALK SCORE	 88 TRANSIT SCORE	 87 BIKE SCORE
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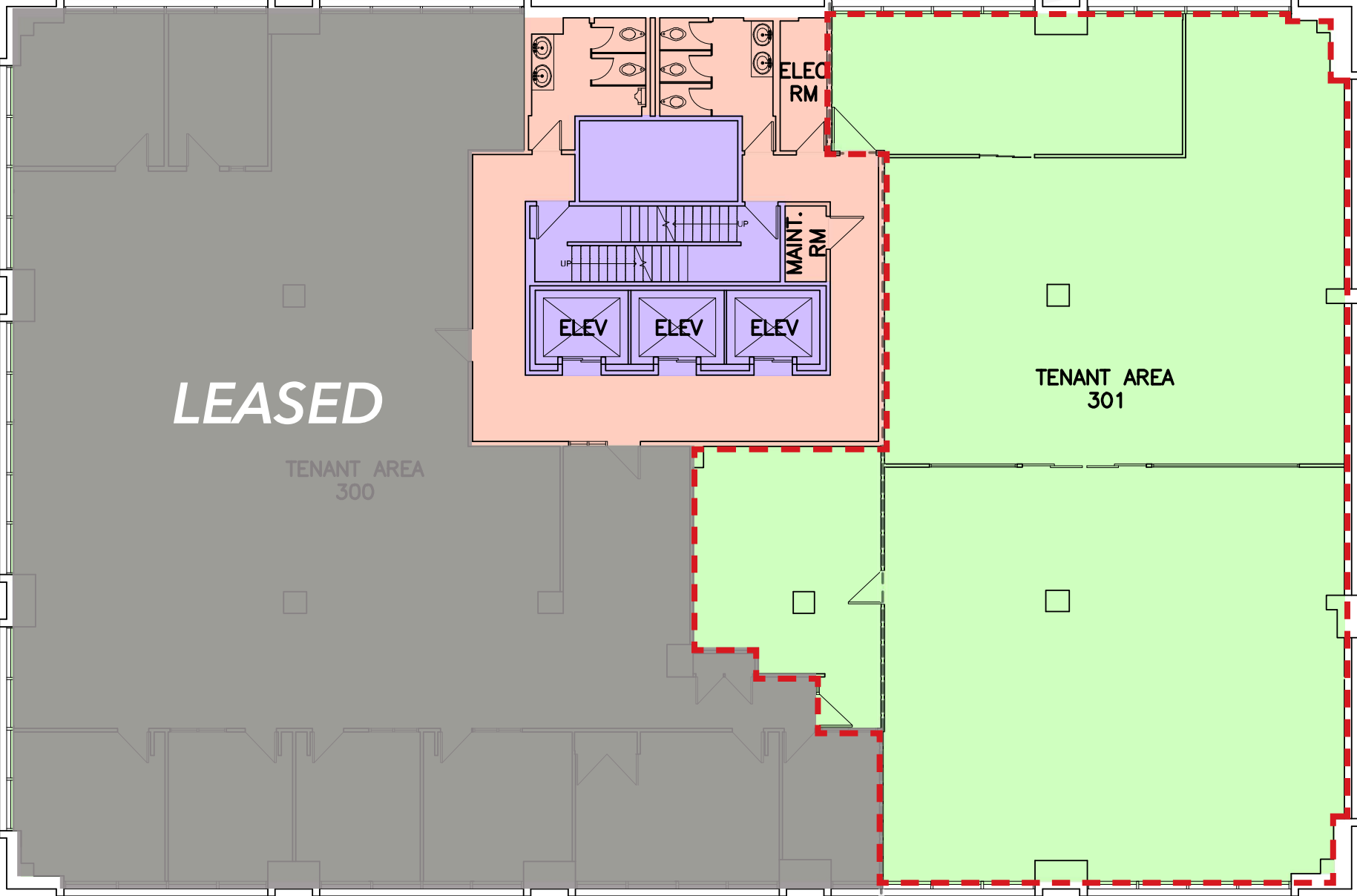
FLOOR PLAN

2ND FLOOR // 10,357 SQ. FT.



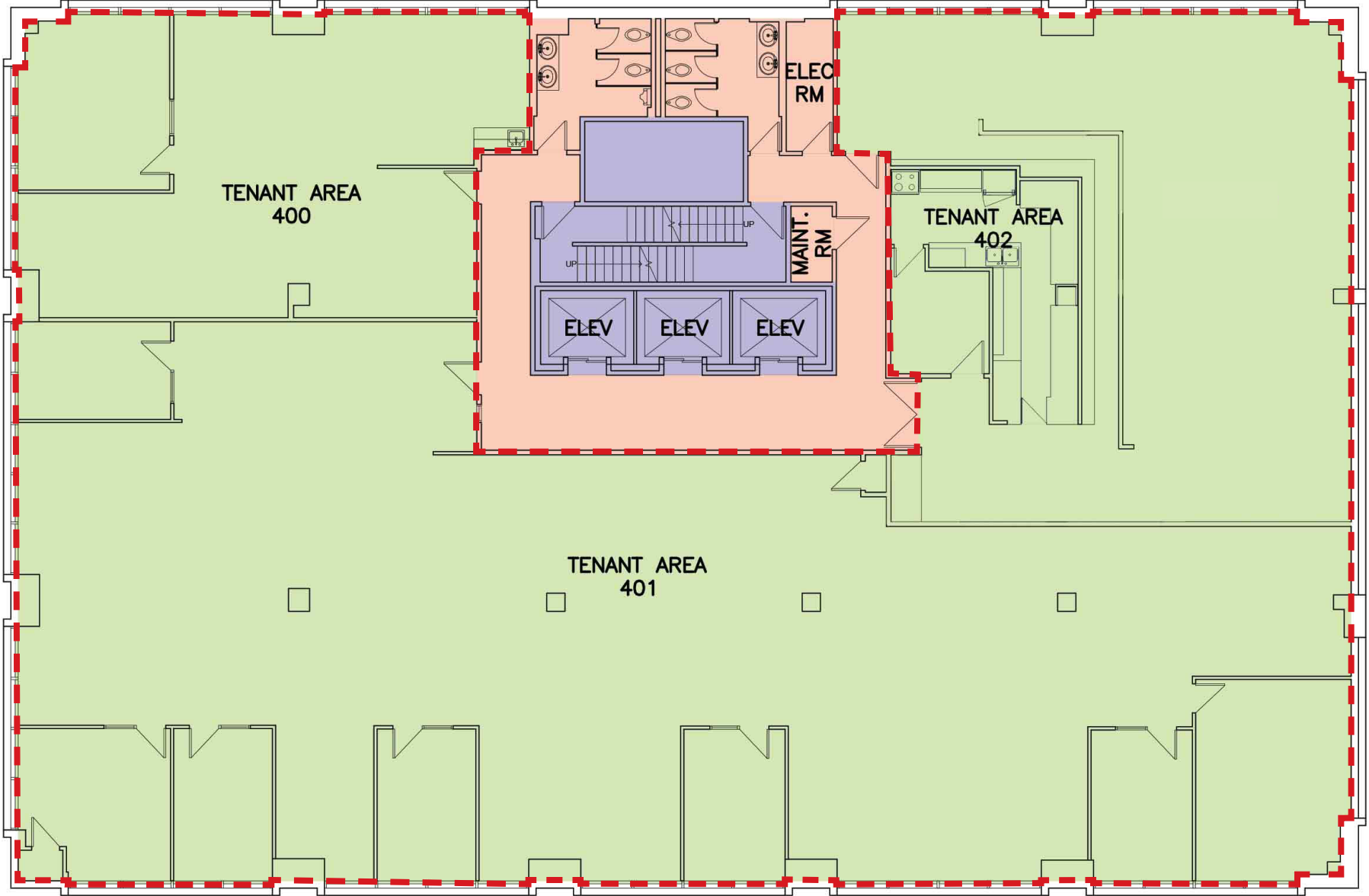
FLOOR PLAN

3RD FLOOR // 4,248 SQ. FT.



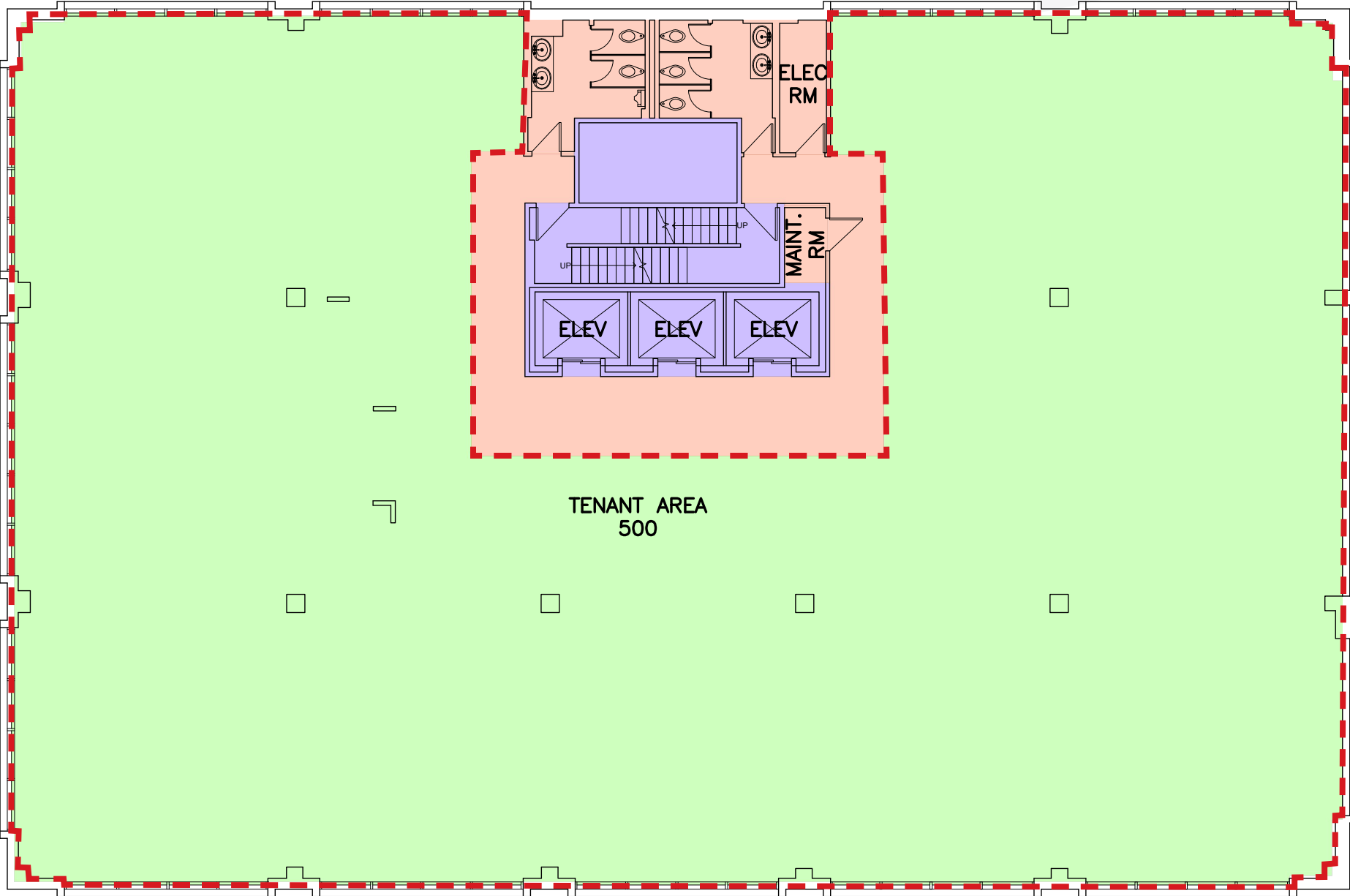
FLOOR PLAN

4TH FLOOR // 10,370 SQ. FT.



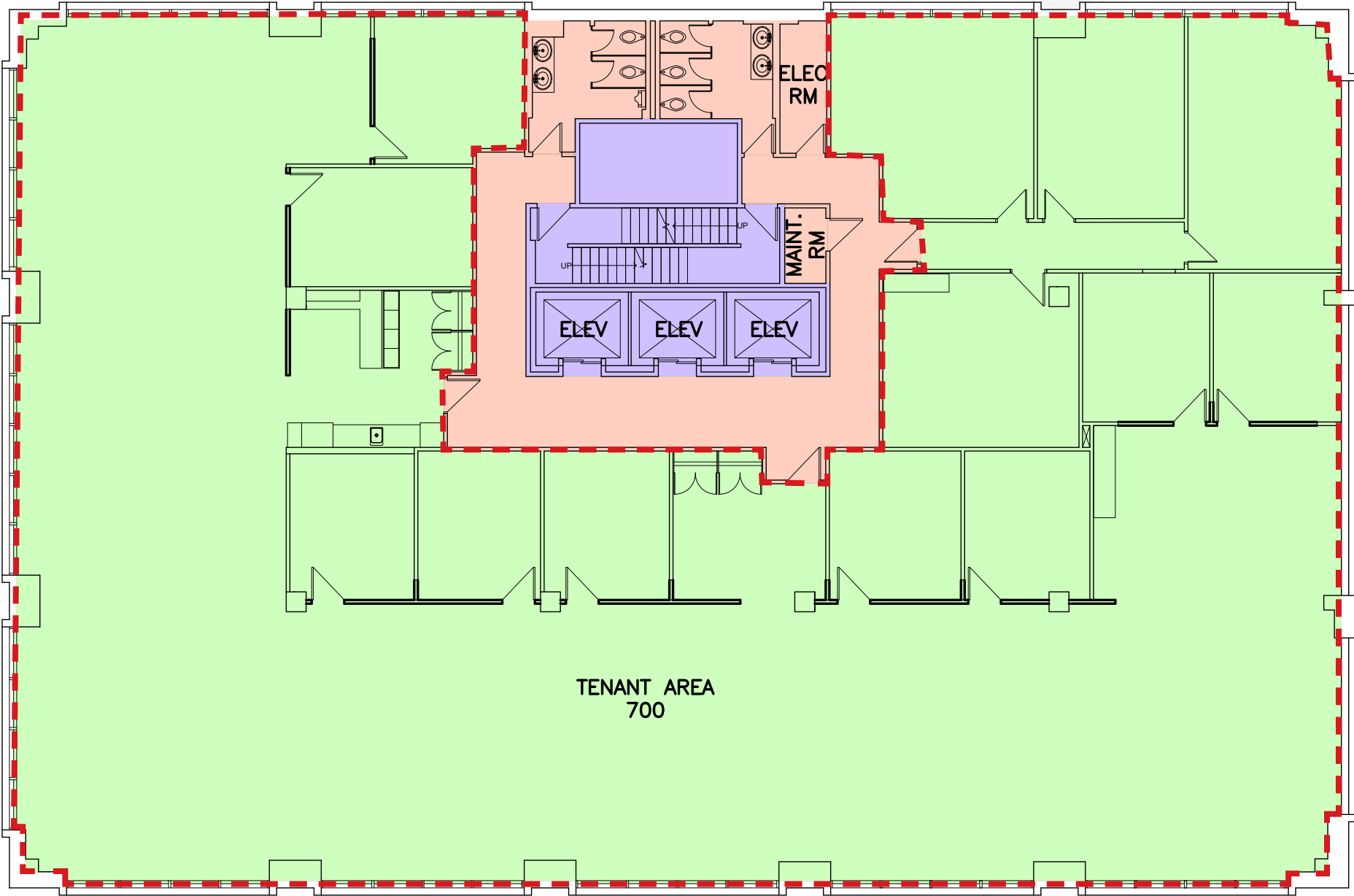
FLOOR PLAN

5TH FLOOR // 10,370 SQ. FT.



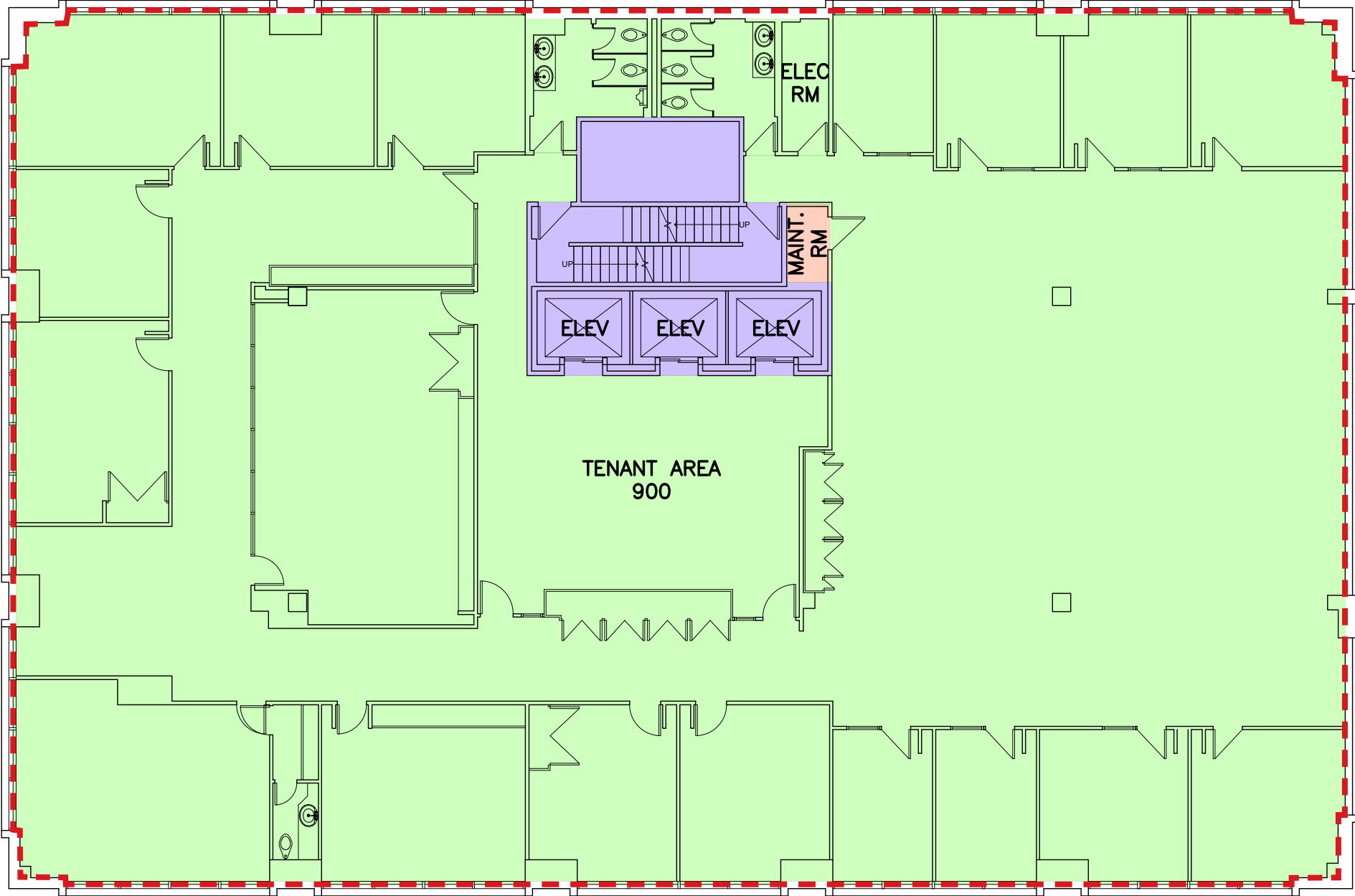
FLOOR PLAN

7TH FLOOR // 10,360 SQ. FT.



FLOOR PLAN

9TH FLOOR // 10,367 SQ. FT.





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SERVICES INC.



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Insurance

WAWANESA BUILDING

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