

~ Developed Move-In Ready Office Space ~



FOR SUBLEASE



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

The Fortune Building

230 MAIN STREET, WINNIPEG, MB

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing
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Services provided by Trevor Clay Personal Real Estate Corporation

capitalgrp.ca

Property Details

AREA AVAILABLE (+/-) Unit 210-212: 3,461 sq. ft.

HEADLEASE EXPIRY September 29, 2026

GROSS RENTAL RATE Present - September 29, 2026 \$25.00 per sq. ft./month plus GST

PARKING Two reserved stalls at \$150.00/month per stall plus GST

HIGHLIGHTS

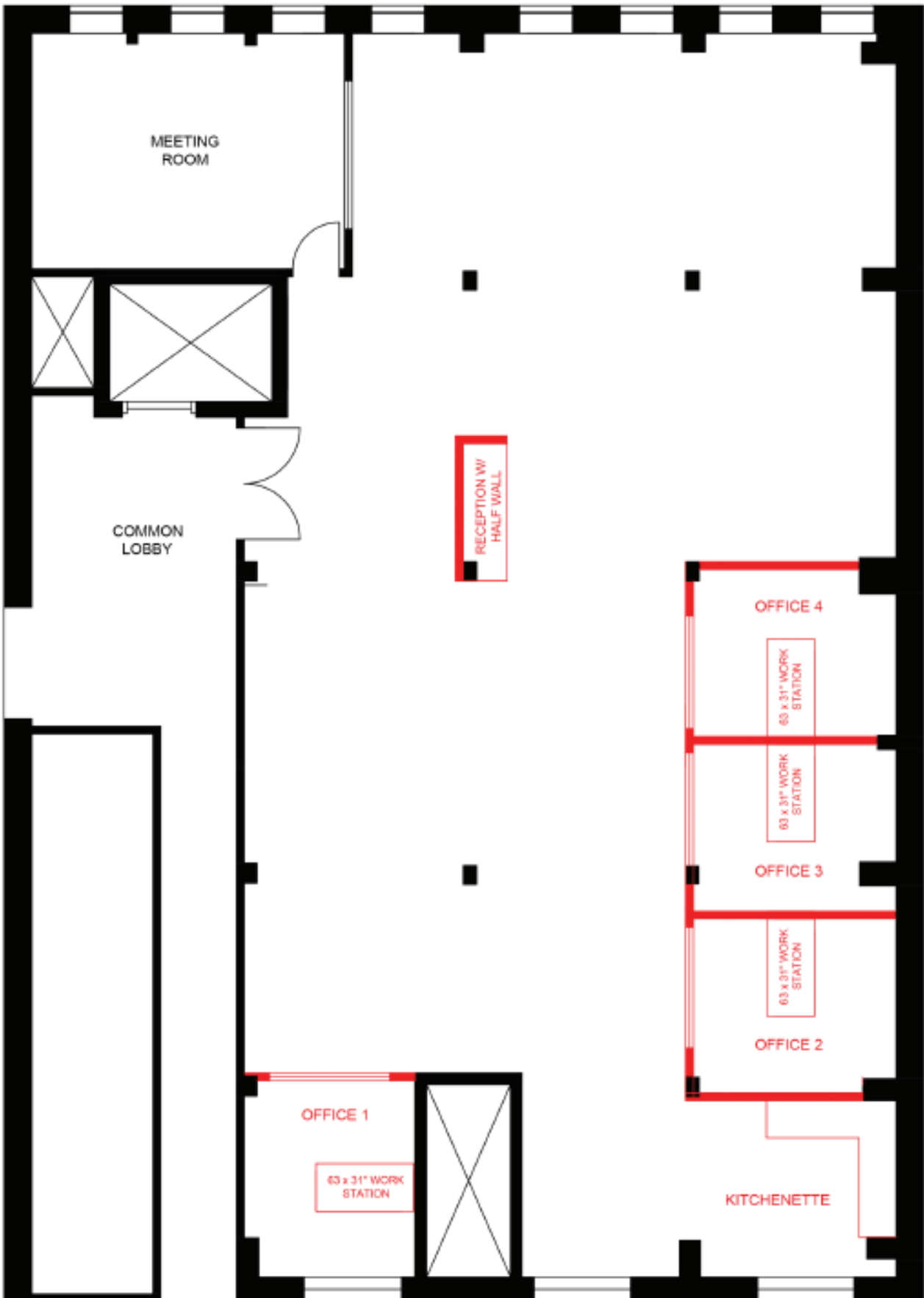
- Fully renovated, move-in ready office space
- Significant building upgrades including new elevators, building systems, universal washrooms, common areas, and more while maintaining a heritage feel
- Amenities include main floor cafe, roof top patio and bike storage
- On-site security
- Located a block away from Portage and Main



Interior Photos



Floor Plan



Area Amenities

1. Canadian Museum for Human Rights
2. The Forks
3. Blue Cross Park
4. Canada Life Centre
5. RBC Convention Centre
6. Children's Museum
7. Millennium Library
8. Winnipeg Square
9. True North Square
10. Portage Place
11. Clay Oven
12. Earls Kitchen + Bar
13. The Keg Steakhouse
14. 529 Uptown
15. Le Petit Chef
16. 300 Main
17. Portage and Main
18. Manitoba Hydro
19. Fort Gary Hotel
20. Humphry Inn & Suites
21. Radisson Hotel

- RED:** Theatres and Attractions
BLUE: Restaurants
GREEN: Office Towers
ORANGE: Hotels



WALK SCORE

54



BIKE SCORE

30



TRANSIT SCORE

50



Contact

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