

FOR LEASE

Professionally Built Out Main Floor Office on Broadway

346 Broadway, Winnipeg, Manitoba



**14 RESERVED
ON-SITE
STALLS**



**WALKERS
PARADISE**
Source: walkscore.com



**+/- 8,000 SF
MAIN FLOOR
OFFICE**



**EXCELLENT
TRANSIT**
Source: walkscore.com

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PROPERTY SUMMARY

| | |
|-------------|-------------------------|
| Available | +/- 8,000 SF |
| Gross Rent* | \$20/SF |
| Zoning | M - Multiple Use Sector |
| Parking | 14 stalls |
| Bathrooms | 4 |

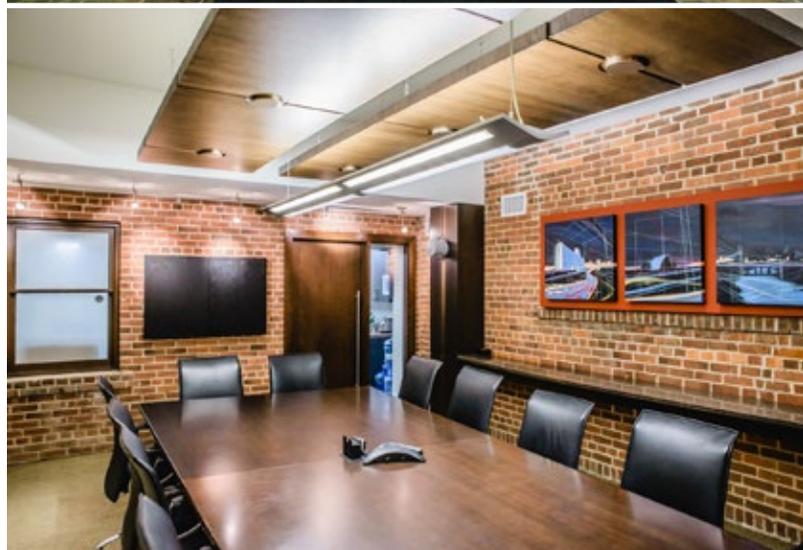
*Property Taxes & CAM Included

FEATURES

- Fully-developed office space on the main floor.
- Features 8 offices, 2 boardrooms, 4 bathrooms, and a lunch room.
- Centrally located in Winnipeg's downtown on one of the city's most iconic and scenic streets, Broadway.
- Walking distance to the Canada Life Centre, RBC Convention Centre, Manitoba Legislature, The Forks, Family Foods, and The Exchange District.
- Convenient access to nearby shopping, dining, hotels, groceries, and office complexes.
- Easy access to transit.

DRIVE TIME TO RESIDENTIAL AREAS

| | |
|---------------|---------|
| River Heights | 7 Mins |
| Fort Garry | 8 Mins |
| Linden Woods | 10 Mins |
| St. Boniface | 12 Mins |



204.474.2000

Shindico

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FOR MORE INFORMATION, PLEASE CONTACT:

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