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FOR LEASE | 423 Main Street, Winnipeg | MB

Downtown office near Portage and Main

423 Main Street is excellently located in Downtown Winnipeg near Portage and Main and the covered skywalk system. The building is on a major transit corridor, and across from the trendy Exchange District which has some of Winnipeg's most popular shops and restaurants.

- On site heated parking
- Several parking facilities in immediate area
- On major transit corridor
- On site security
- Fitness facility in lower level
- 4 passenger elevators & 2 service elevators
- 2 separate fibre optic feeds (MTS & Manitoba Hydro)

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Net Rent:

\$14.00

PSF

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Accelerating success.

In close proximity to Winnipeg's Exchange District and it's surrounding amenities.



Fibre Optics
MTS, MB
Hydro



Gym
On-site



Hwy Access



Transit Score
92



Manned Security



Excellent Exposure



Walk Score
97



Parking
On-Site



Bike Score
89

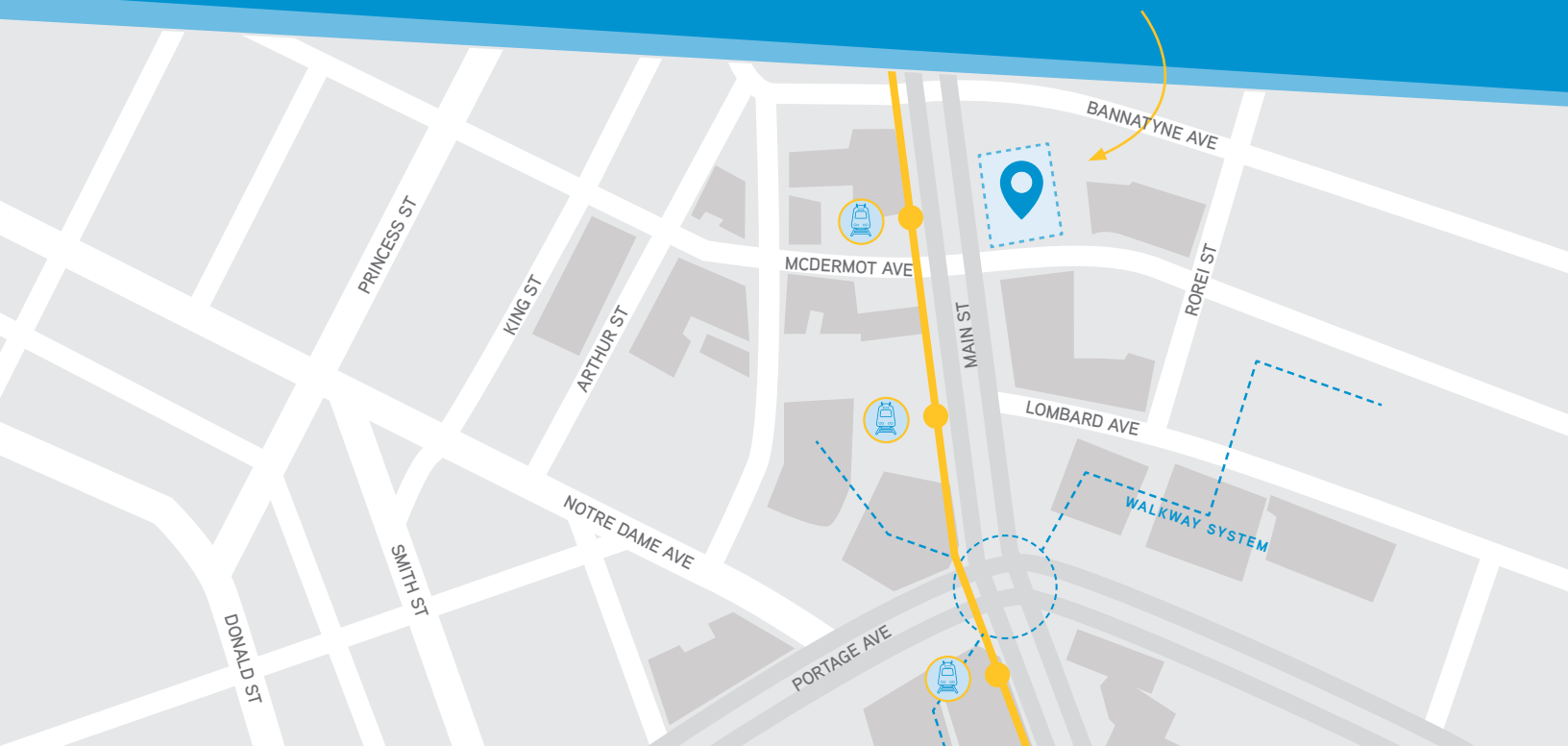
THE BUILDING

Building upgrades include new energy efficient mechanical upgrades, electrical upgrades throughout, building re-lamped with T5 fluorescent tubes, new wet-pipe sprinkler system, and new computerized Honeywell direct digital control (DDC) system.

THE AREA

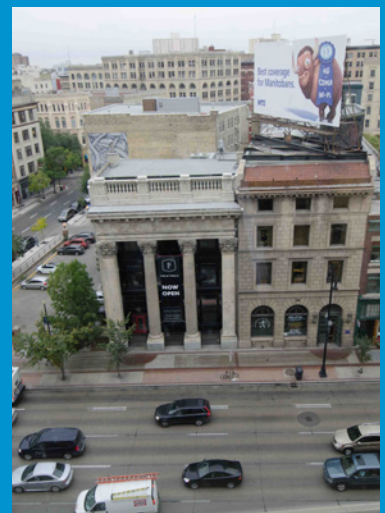
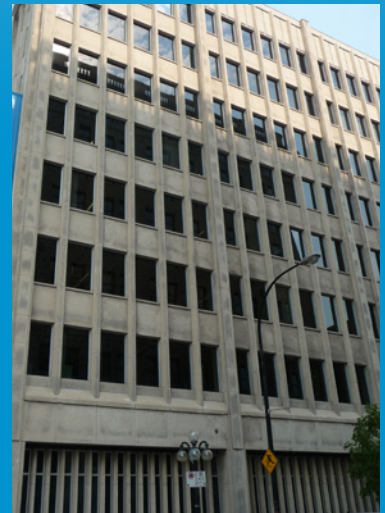
Experiencing the development of new shops restaurants while maintaining landmark establishments, Winnipeg's downtown area is attracting the city's population to all of its amenities. The area contains large attractions such as BellMTS Place, the Forks, the Exchange District, the Canadian Museum of Human Rights and the quickly rising, True North Square.

The building is located just north of Portage and Main Street



Building Information

Available	Unit 100 - 4,280 SF Unit 200 - 7,237 SF Unit 202- 3,876 SF 8th Floor - 18,882 SF
Asking Net Rent	\$14.00/SF
Additional Rent	\$12.52/SF (2020)
Recent Building Upgrades	Renovations since 2006 include new energy efficient mechanical upgrades, electrical upgrades throughout, building re-lamped with T5 fluorescent tubes, new wet-pipe sprinkler system, and new computerized Honeywell direct digital control (DDC) system.
HVAC	<p>Mechanical - Separate north and south HVAC with new (2006) central Honeywell direct digital control (DDC) systems. The north building is central air with perimeter hot water convection heat. The south building is central air with perimeter heating and cooling.</p> <p>Air Conditioner - Carrier 400 ton centrifugal chiller</p> <p>Electrical - Central 575 V 3ph power supplied by north & south vertical buss bars within floor power & cabling in south building. Building survival equipment is connected to a 300 kva diesel generator for emergency power</p>
Telecommunication Service Providers	MTS & Manitoba Hydro



Gallery

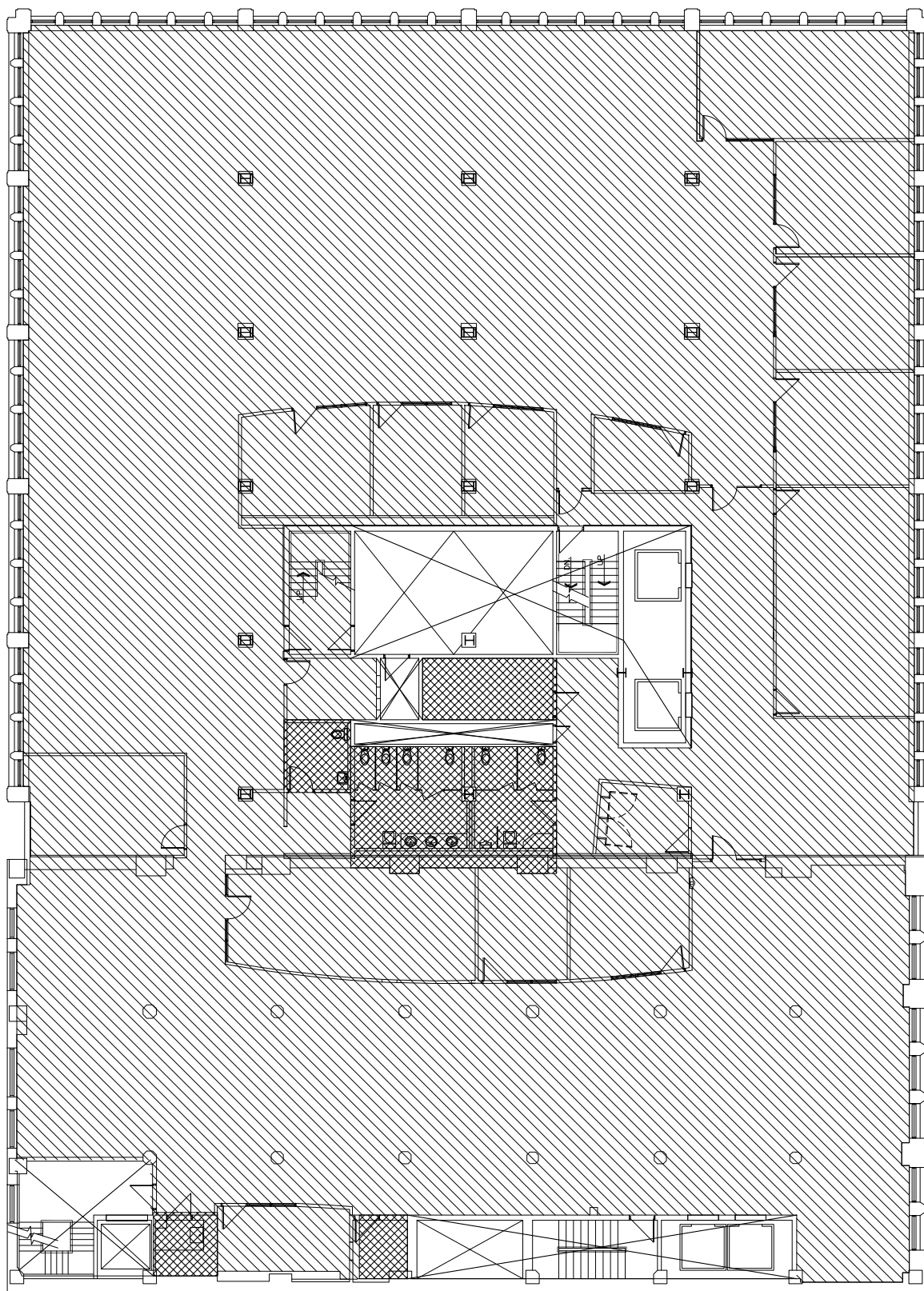
8th Floor

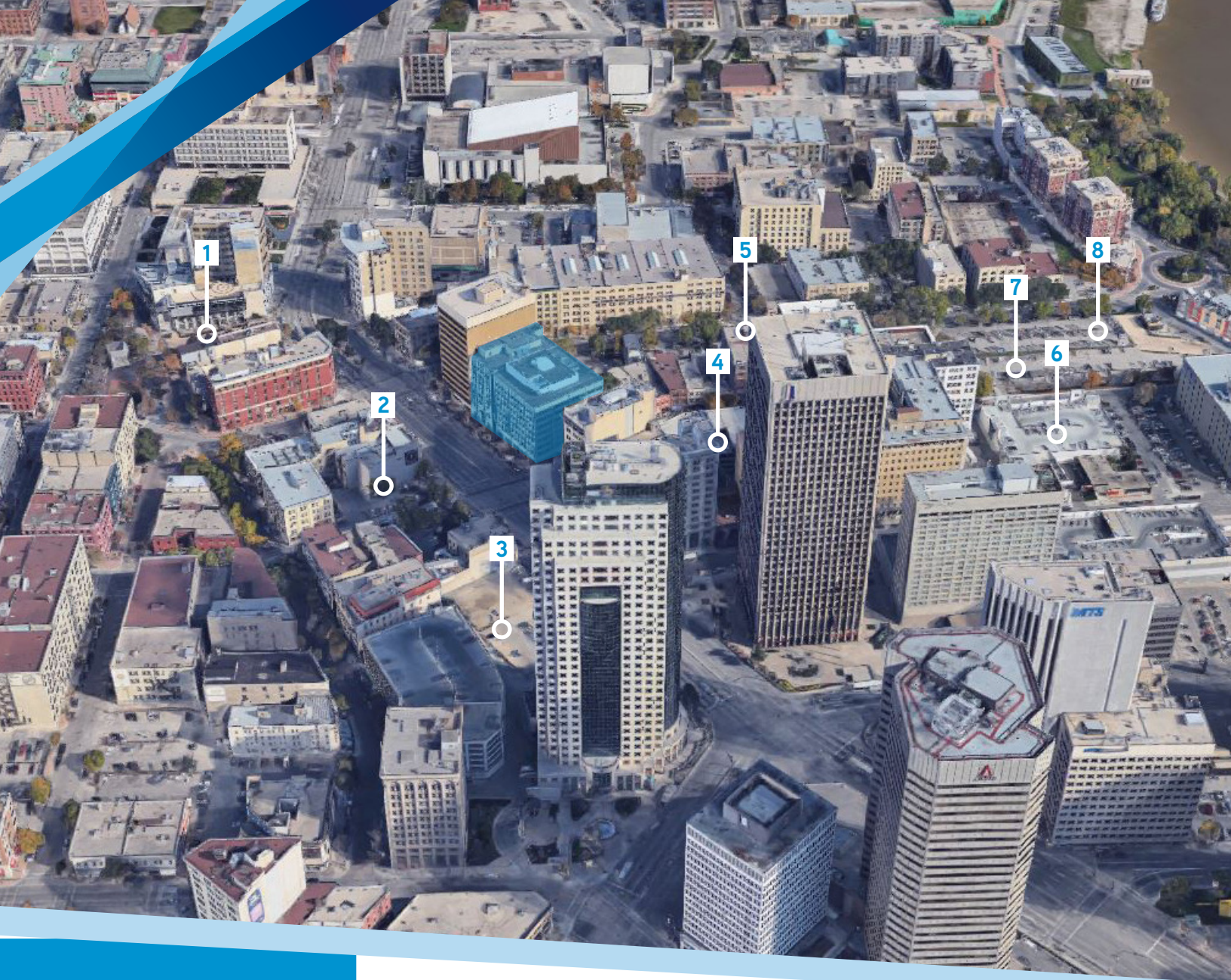
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8TH FLOOR





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PARKING INVENTORY SURVEY

	Address	Available Stalls
1	211 Bannatyne Avenue	62
2	456 Main Street	34
3	416 Main Street	59
4	Rorie Street Parkade	295
5	164 Bannatyne Avenue	28
6	Grain Exchange Garage	270
7	129 McDermot Avenue	116
8	124 Bannatyne Avenue	115

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