



**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

OFFICE FOR SUBLEASE

**UNIT 100**  
**386 BROADWAY**  
**WINNIPEG, MB**

(+/-) 830 sf Available

386

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### PROPERTY HIGHLIGHTS

- Turnkey office space for sublease located on Winnipeg's amenity rich Broadway corridor
- Easy access to the RBC Convention Centre, Provincial Law Courts, Manitoba Legislature and Winnipeg's climate-controlled skywalk system
- Layout features 1 large private office, open work space and a kitchenette
- 1 parking stall available in the underground parkade
- Furniture negotiable
- Excellent transit access with major bus routes located within 1 block

**Lease Rate:** \$16.00 psf net until March 31, 2027  
\$18.00 psf net until March 31, 2032

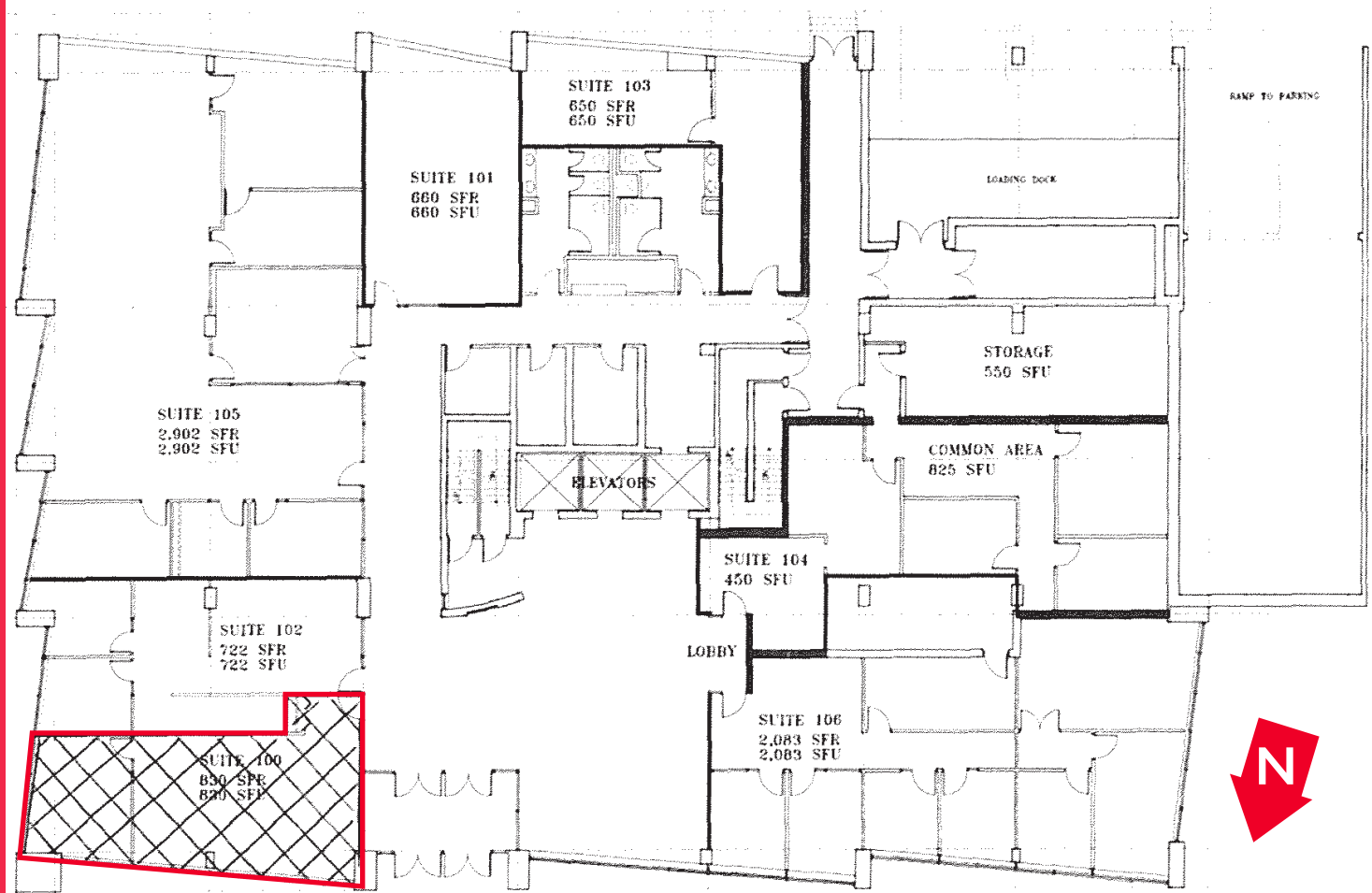
**CAM & Tax:** \$15.53 psf (2023 est.)

OFFICE FOR SUBLEASE



# UNIT 100 386 BROADWAY

## FLOOR PLAN



OFFICE FOR SUBLEASE

# UNIT 100 386 BROADWAY



LOBBY



LARGE PRIVATE OFFICE



OPEN AREA/RECEPTION



OPEN AREA/RECEPTION



LARGE PRIVATE OFFICE

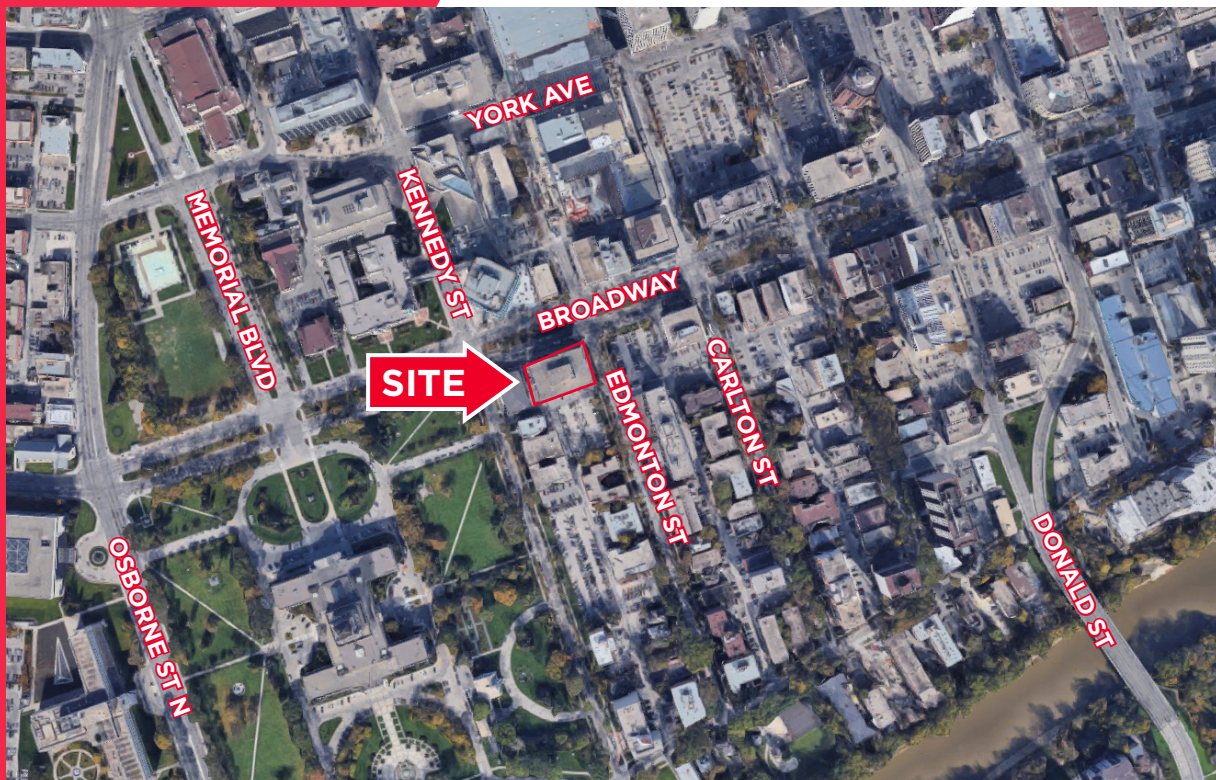


KITCHENETTE

OFFICE FOR SUBLEASE



# UNIT 100 386 BROADWAY



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# UNIT 100 386 BROADWAY

## AREA MAP



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