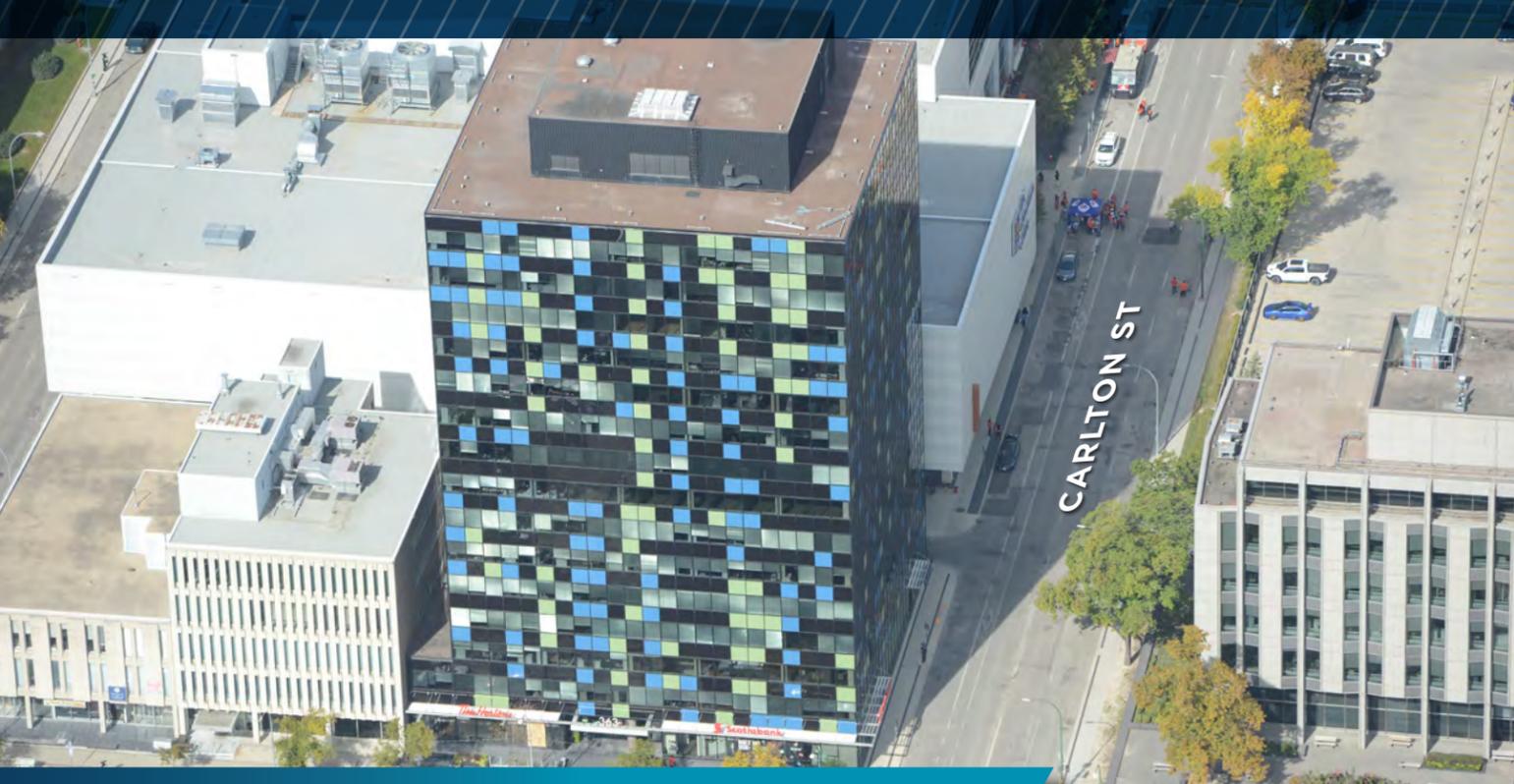


# BUILDING SIGNAGE OPPORTUNITY

FOR LEASE  
**363 BROADWAY**

**BRETT INTRATER**  
Executive Vice President  
*Brett Intrater Personal Real Estate Corporation*  
T 204 934 6229  
C 204 999 1238  
E [brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

**RYAN MUNT**  
Executive Vice President  
*Ryan Munt Personal Real Estate Corporation*  
T 204 928 5015  
C 204 298 1905  
E [ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)



## BUILDING DETAILS

- 15-Storey Class B Office space for Lease with Building Branding Signage Opportunity
- Located in Winnipeg's Amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street
- Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System
- Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points
- On-site conference centre
- 24/7 on-site security
- 5 elevators, recently upgraded
- 3 levels of heated underground parking with on-site car wash
- BOMA Best silver certified

**LEASE RATE: \$16.50 PSF NET**

**ADDITIONAL RENT: \$15.78 PSF (2025 EST)**

### Centrally located



Easy access to the RBC Convention Centre, Provincial Law Courts, and Manitoba Legislature catering to the tenant profile of the property

### Located in Winnipeg's preeminent node



The SHED serves as the economic, entertainment, and cultural core of Manitoba

### Highly accessible transit along Broadway



with service to the 23 and 34 lines connecting all major transfer points of Greater Winnipeg

### Convenient access to Winnipeg's climate-controlled skywalk system



making over 35 buildings, 200 shops, 10 office complexes, 60 restaurants, and two hotels directly accessible throughout the year

## UNITS AVAILABLE IMMEDIATELY

UNIT 1	(+/-) 3,511	EXISTING BUILDOUT	\$24.00 PSF NET
UNIT 800	(+/-) 3,778 SF	EXISTING BUILDOUT	
UNIT 812	(+/-) 1,608 SF	EXISTING BUILDOUT	AVAIL NOV 1, 2025
UNIT 815	(+/-) 1,362 SF	EXISTING BUILDOUT	
UNIT 830	(+/-) 4,851 SF	EXISTING BUILDOUT	
UNIT 902	(+/-) 1,706 SF	EXISTING BUILDOUT	
UNIT 1130	(+/-) 1,363 SF	EXISTING BUILDOUT	



# AERIAL VIEW

TRUE NORTH SQUARE

CANADA LIFE CENTRE

ALT HOTEL

155 CARLTON STREET

RBC CONVENTION CENTRE

363 BROADWAY

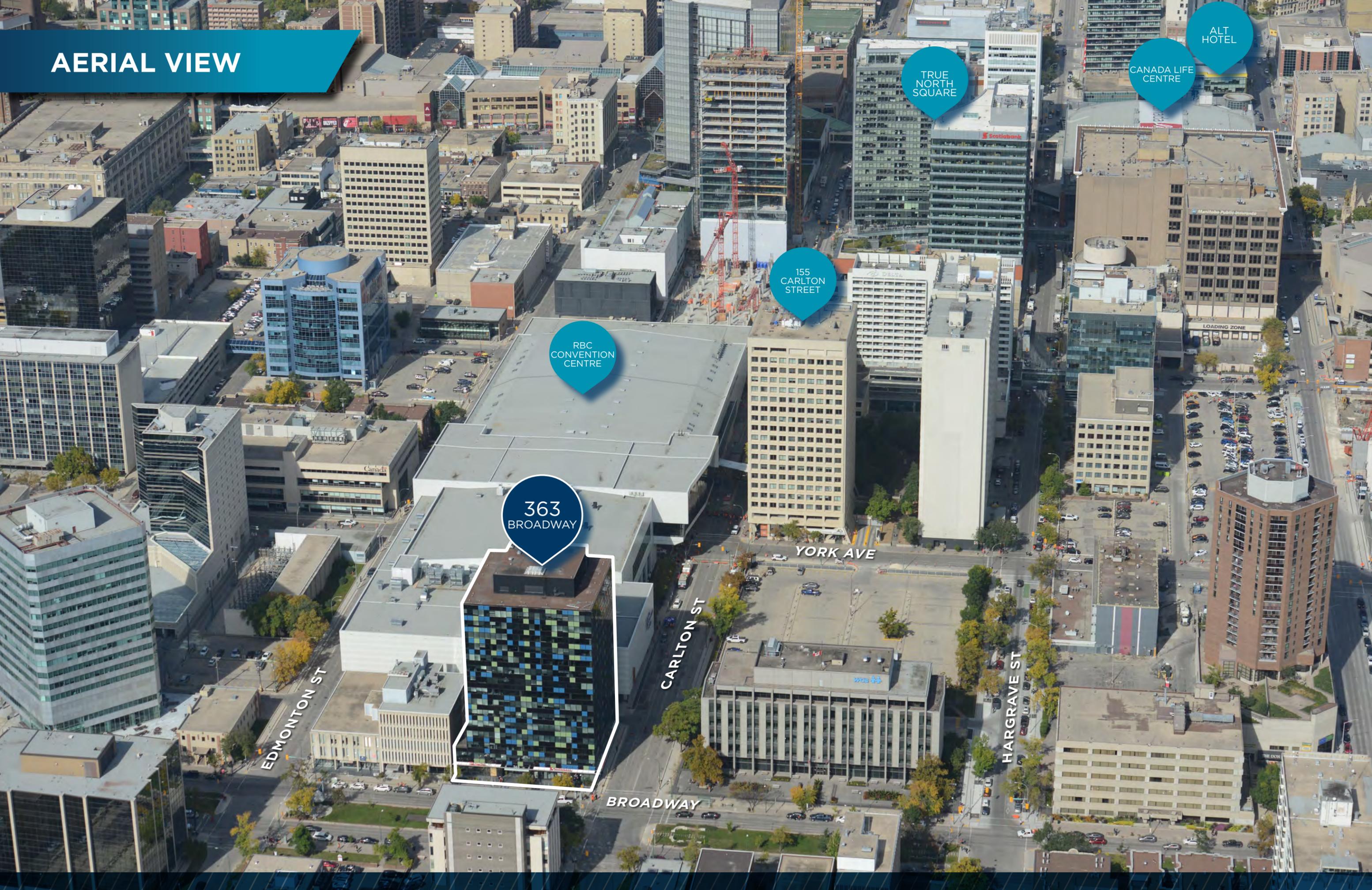
YORK AVE

CARLTON ST

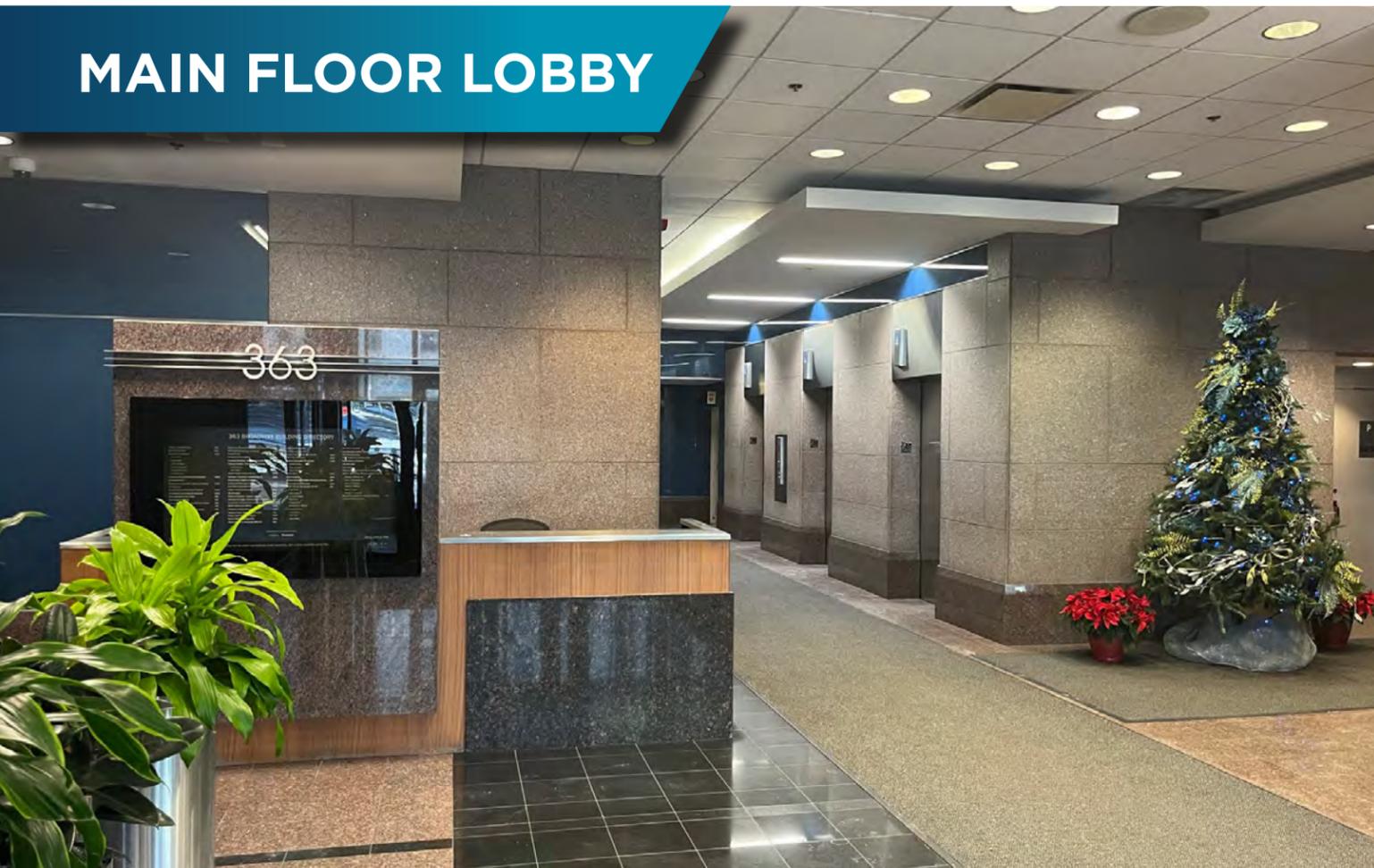
HARGRAVE ST

BROADWAY

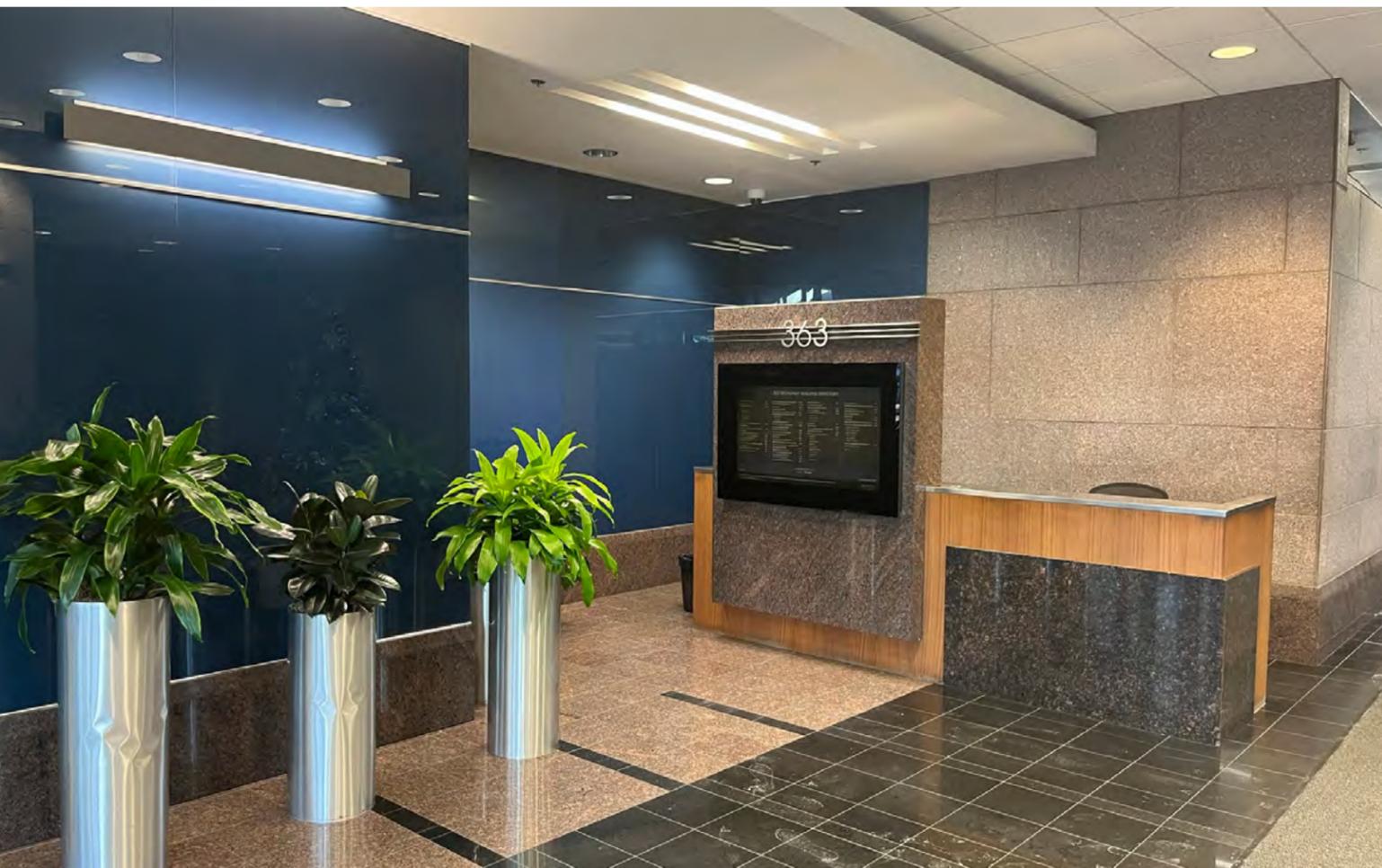
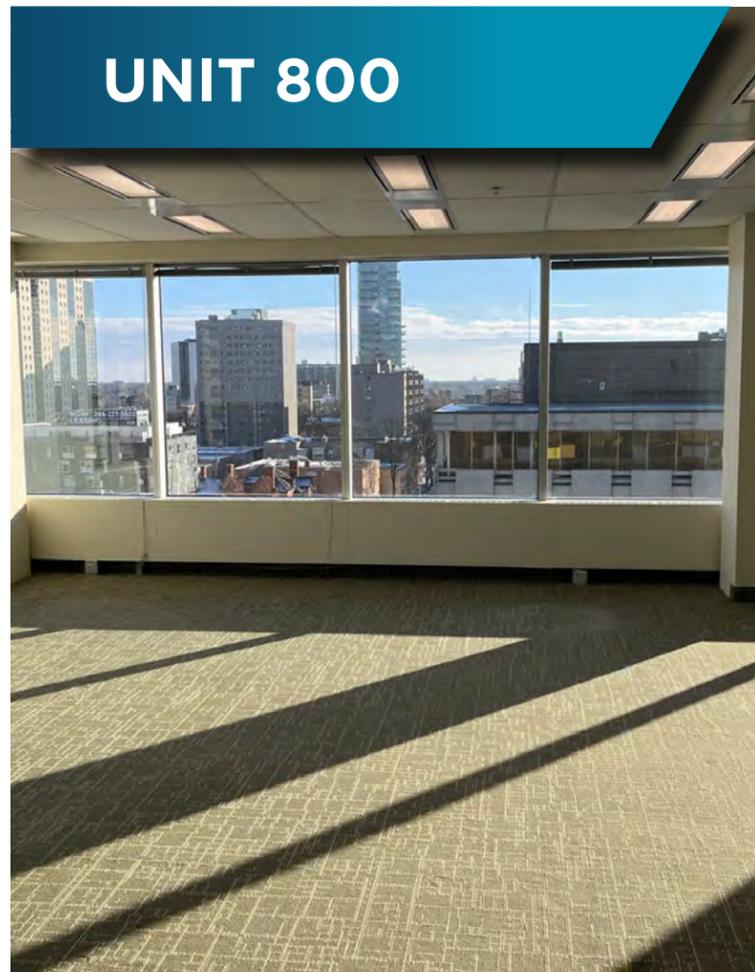
EDMONTON ST



**MAIN FLOOR LOBBY**



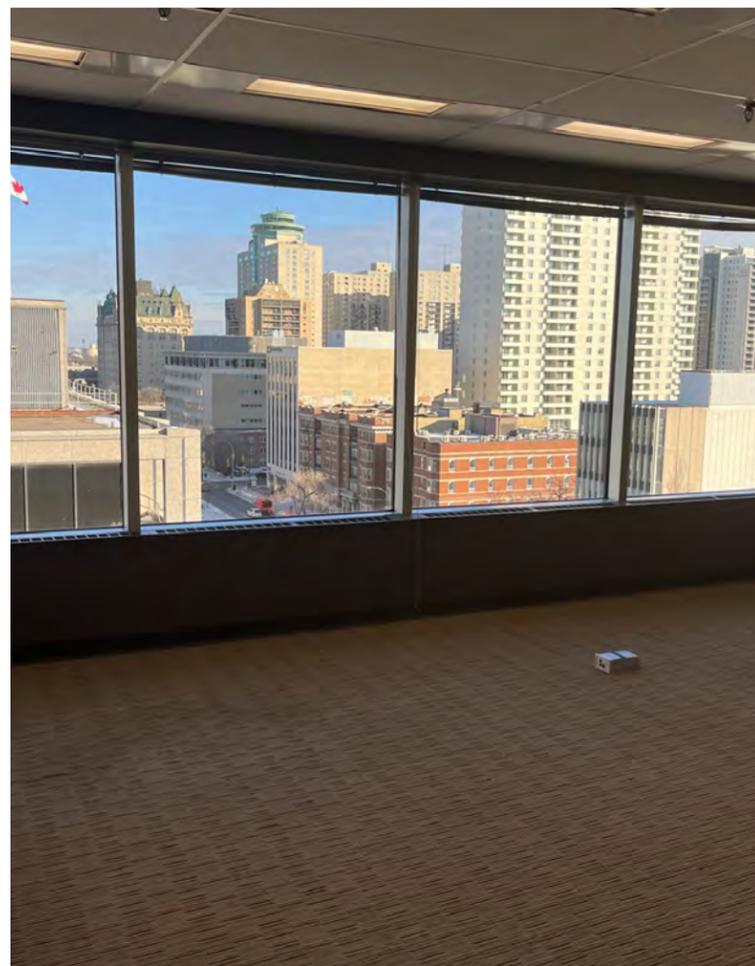
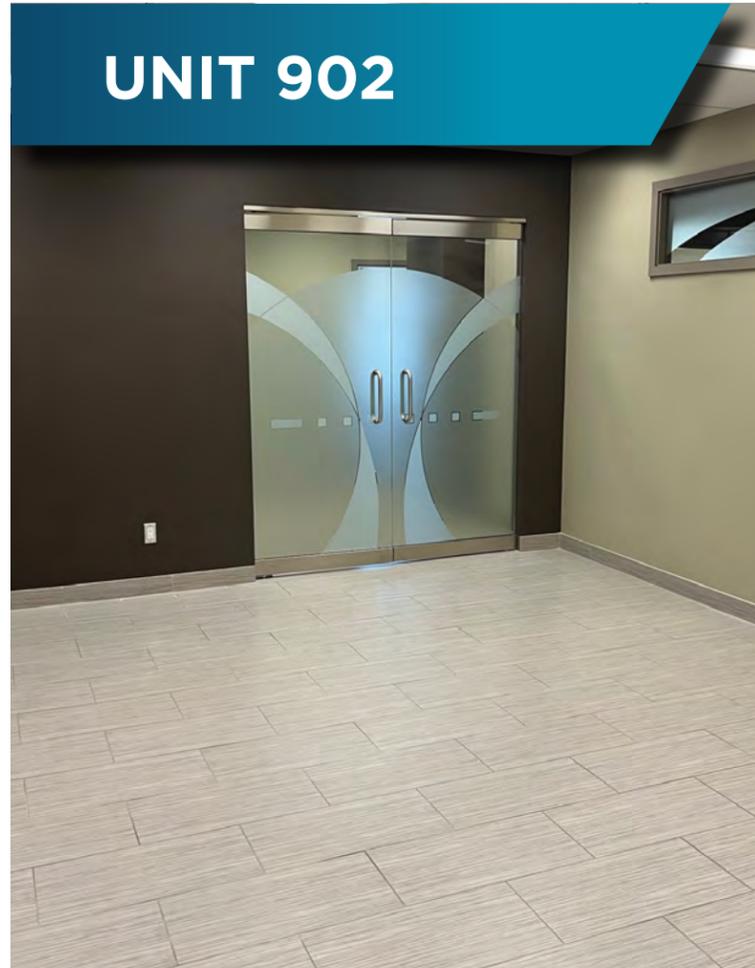
**UNIT 800**



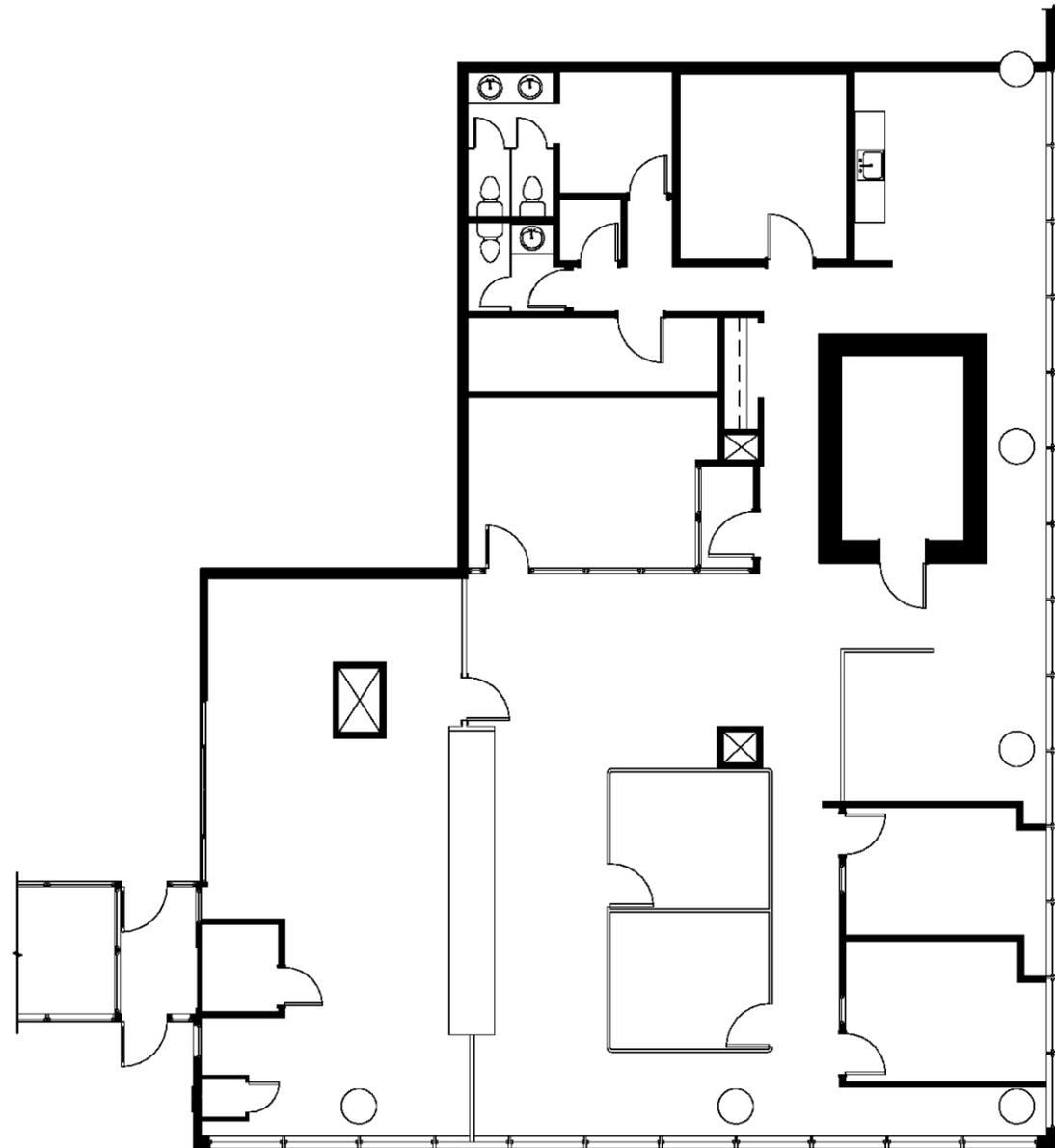
**UNIT 830**



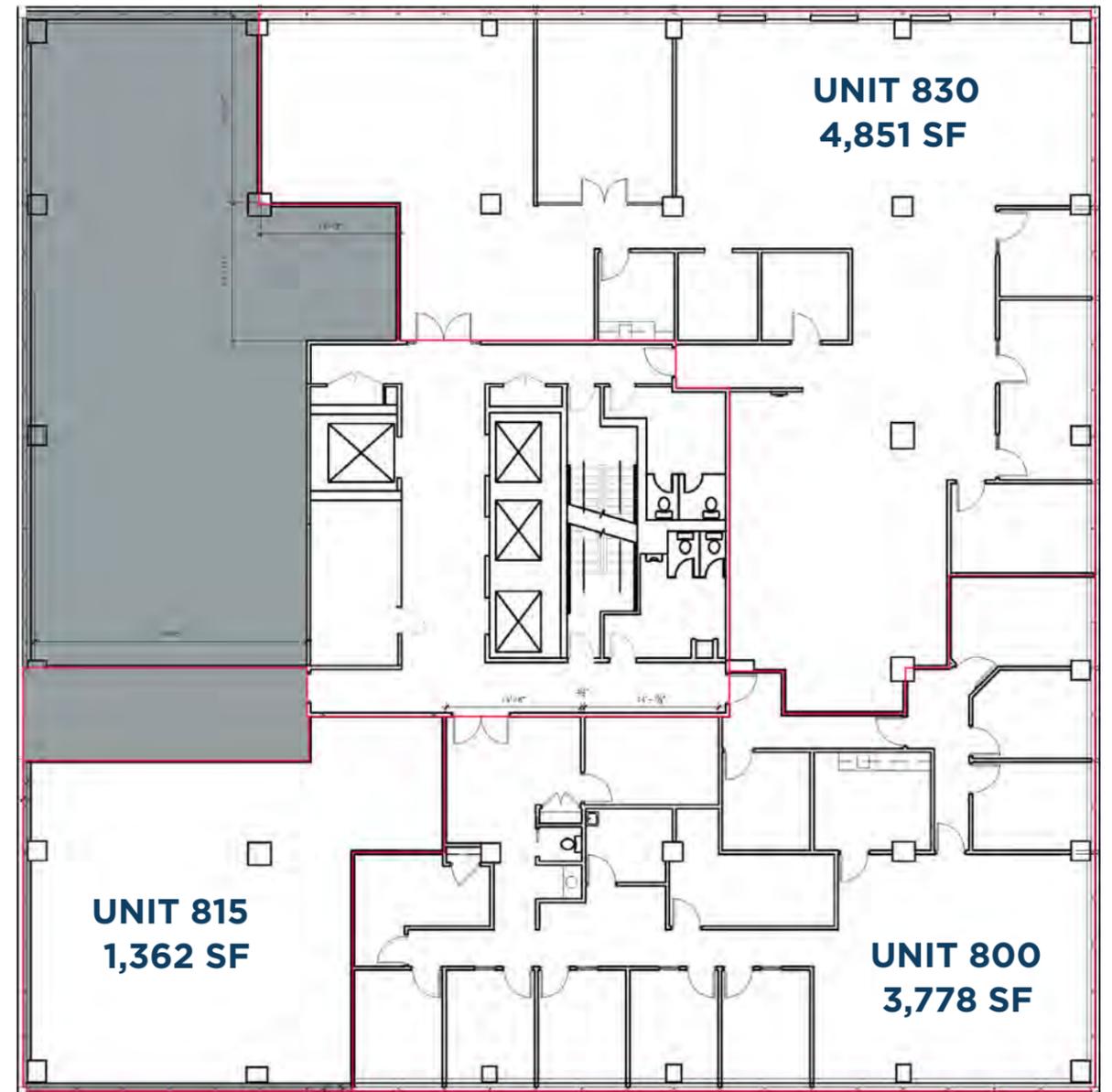
**UNIT 902**



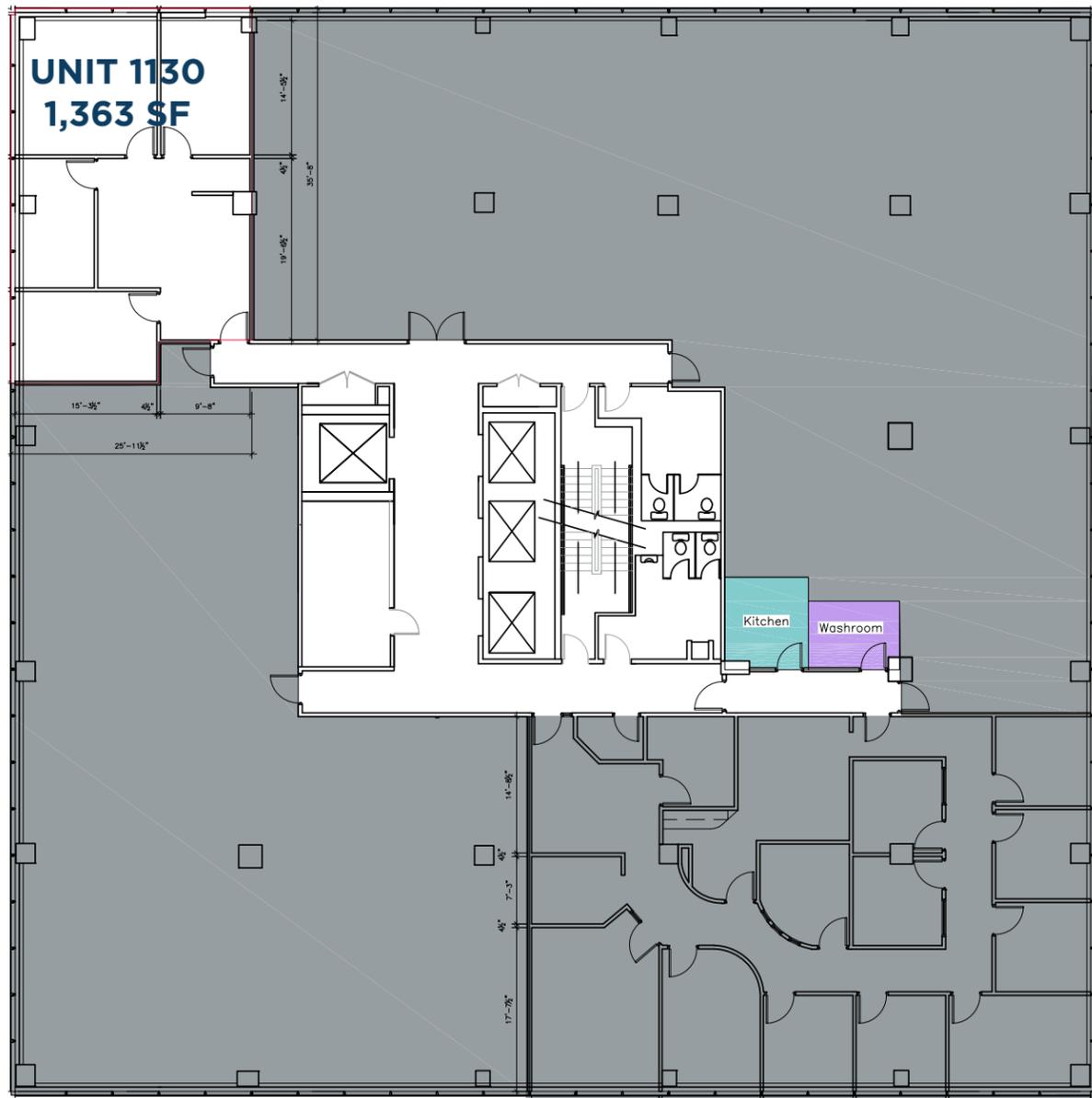
# 1ST FLOOR



# 8TH FLOOR



# 11TH FLOOR



## AMENITIES

Conveniently located in close proximity to Downtown Winnipeg's most desirable amenities



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE

## LOCAL AMENITIES

MANITOBA LEGISLATURE	1
CANADA MUSEUM OF HUMAN RIGHTS	2
CANADA LIFE CENTRE	3
RBC CONVENTION CENTRE	4
PROVINCIAL LAW COURTS	5
MILLENNIUM LIBRARY	6
PORTAGE PLACE SHOPPING CENTRE	7
CITY PLACE SHOPPING CENTRES	8
TRUE NORTH SQUARE	9
WINNIPEG SQUARE SHOPPING CENTRE	10
UNIVERSITY OF WINNIPEG	11
WINNIPEG ART GALLERY	12
CHILDREN'S MUSEUM	13
EXCHANGE DISTRICT	14
THE FORKS	15

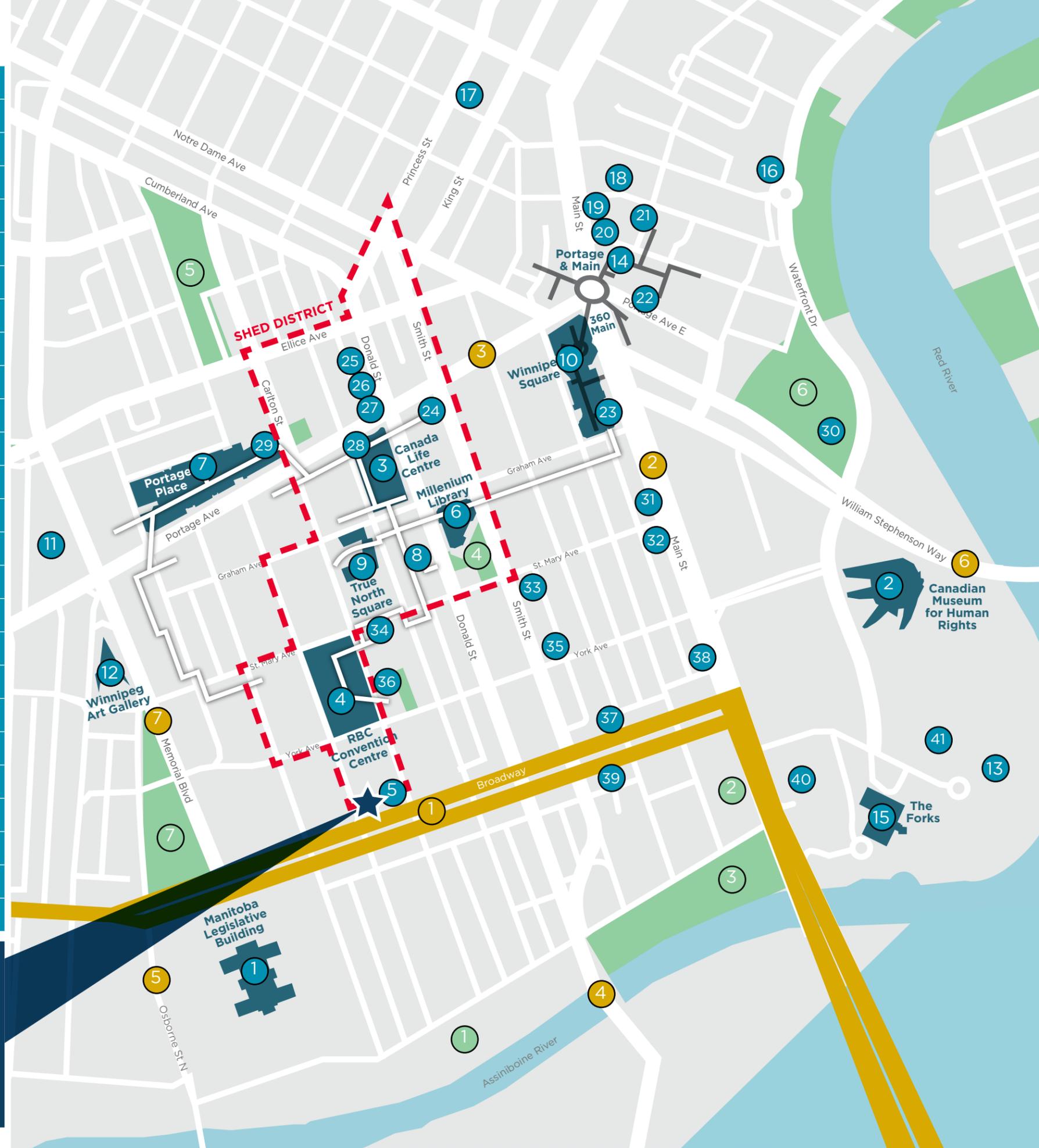
## PARKS & LEISURE

MCFAYDEN PARK	1
FORT GARRY	2
BONNYCASTLE PARK	3
WETLAND GARDEN	4
SLIDE HILL	5
SHAW PARK	6
MEMORIAL PROVINCIAL PARK	7

## MAJOR TRANSPORTATION

BROADWAY/TRANS CANADA HIGHWAY	1
MAIN STREET	2
PORTAGE AVENUE	3
HIGHWAY 42/MIDTOWN RIDGE	4
OSBORNE STREET/OSBORNE BRIDGE	5
PROVENCHER BOULEVARD/PROVENCHER BRIDGE	6
MEMORIAL BOULEVARD	7

CARNAVAL BRIZILIAN BBQ	16
DEER & ALMOND	17
WEE JOHNNY'S IRISH PUB	18
HY'S STEAKHOUSE	19
TIM HORTONS	20
CIBC	21
FAIRMONT HOTEL	22
EARLS KITCHEN & BAR	23
RADISSON HOTEL	24
ALT HOTEL	25
MERCHANT KITCHEN	26
BROWNS SOCIALHOUSE	27
MOXIE'S BAR & GRILL	28
TIM HORTONS	29
CLAY OVEN	30
HUMPHRY INN	31
MODERN ELECTRIC LUNCH	32
QUESADA	33
DELTA HOTEL	34
LA ROCA	35
EAST INDIAN COMPANY	36
THE KEG STEAKHOUSE	37
JOHNNY G'S	38
THE FORT GARRY HOTEL	39
FORKS MARKET	40
INN AT THE FORKS	41



# BUILDING SIGNAGE OPPORTUNITY

## CONTACT

**BRETT INTRATER**  
Executive Vice President  
*Brett Intrater Personal Real Estate Corporation*  
T 204 934 6229  
C 204 999 1238  
E [brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

**RYAN MUNT**  
Executive Vice President  
*Ryan Munt Personal Real Estate Corporation*  
T 204 928 5015  
C 204 298 1905  
E [ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025  
Cushman & Wakefield. All rights reserved. The information contained in this communication is  
strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION  
OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY  
OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED  
SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS,  
WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY  
THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO  
UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

