

BROADWAY OFFICE & RETAIL SPACES FOR LEASE

379 BROADWAY



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PROPERTY HIGHLIGHTS

- Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway
- Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown
- Excellent public transportation options for seamless commuting
- Elevator access and full handicap accessibility throughout the building
- Professionally managed for worry-free operations
- Ideal for law offices or other professional service firms
- Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces
- Conveniently close to Manitoba Courts—perfect for legal professionals
- Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway



UNIT	(+/-) SF	LEASE RATE	CAM & TAX
101	1,996	\$21.00 PSF NET	\$15.22
303	1,637	\$11.75 PSF NET	\$15.22

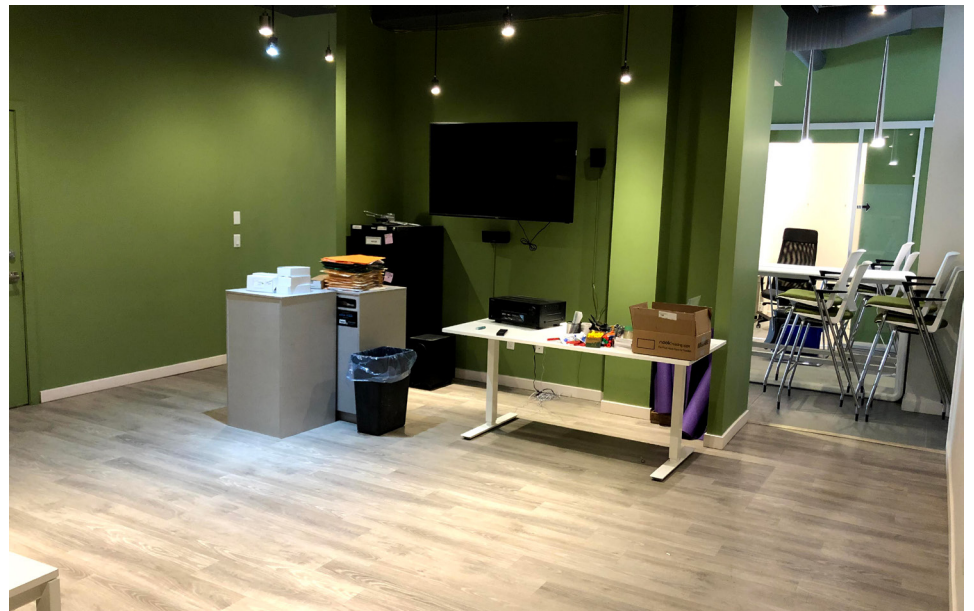
**plus management fee*

COMMON AREA PHOTOS



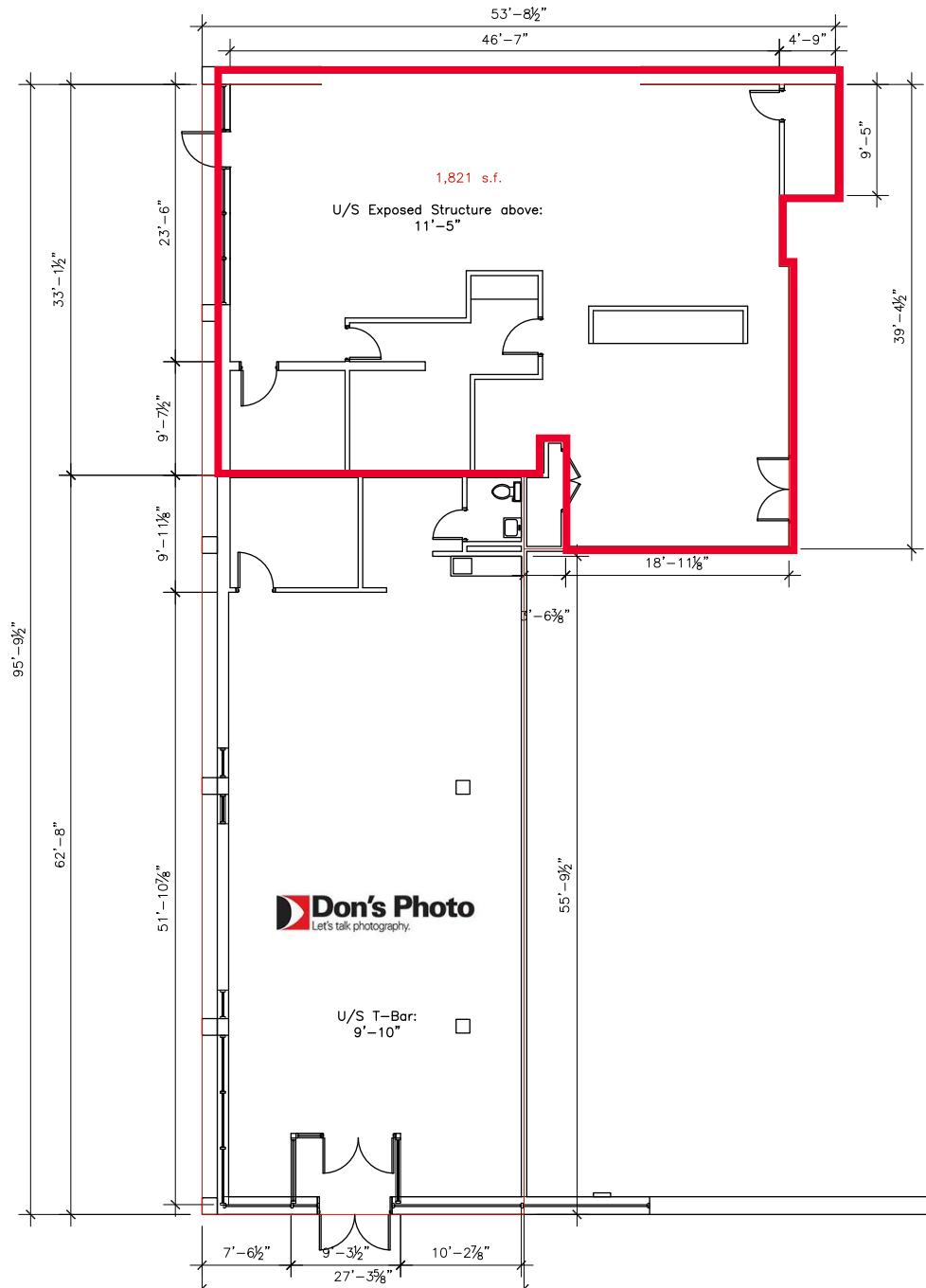
UNIT 101

PHOTOS



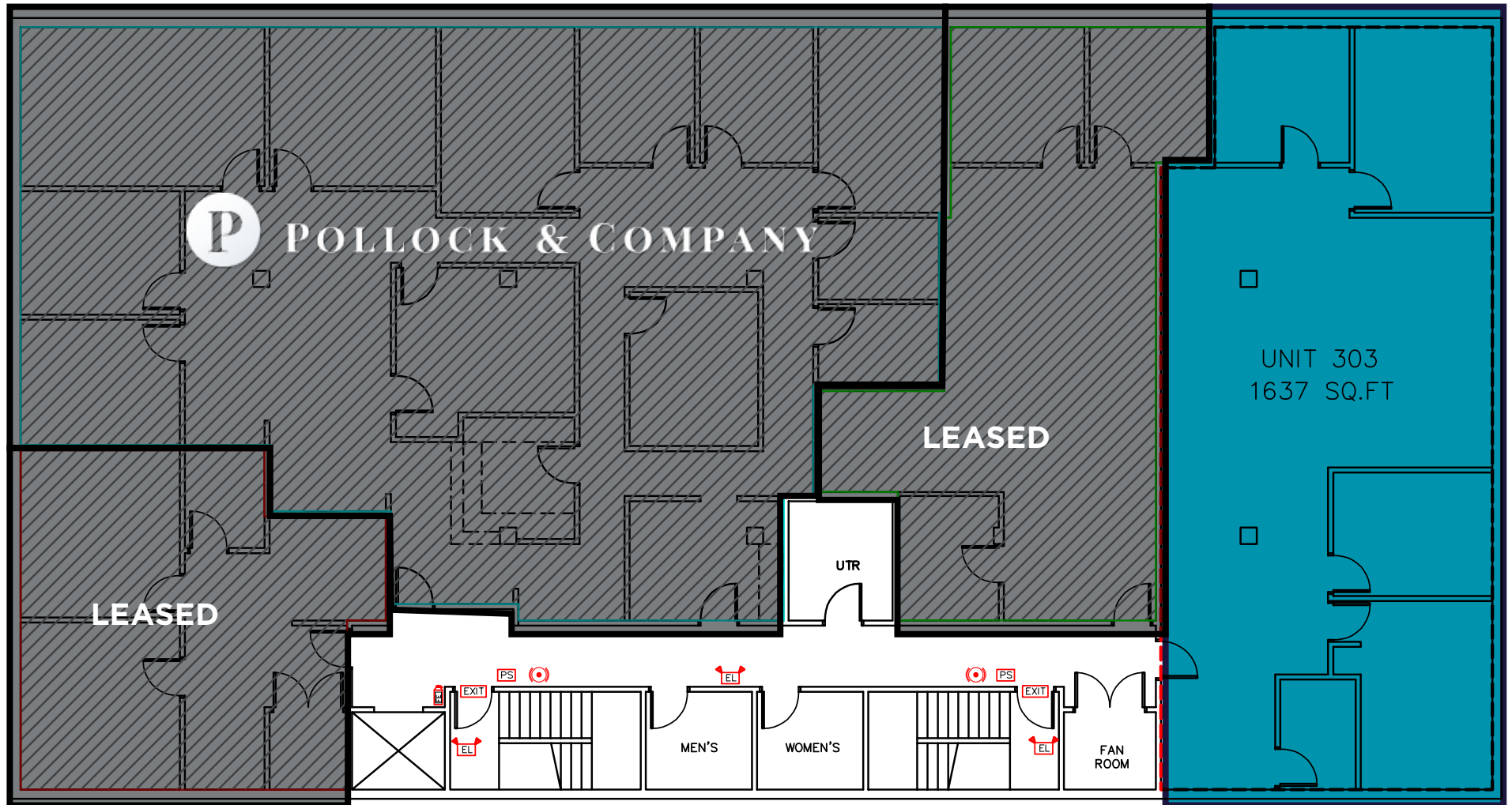
UNIT 101

FLOOR PLAN



UNIT 303

AREA & FLOOR PLAN

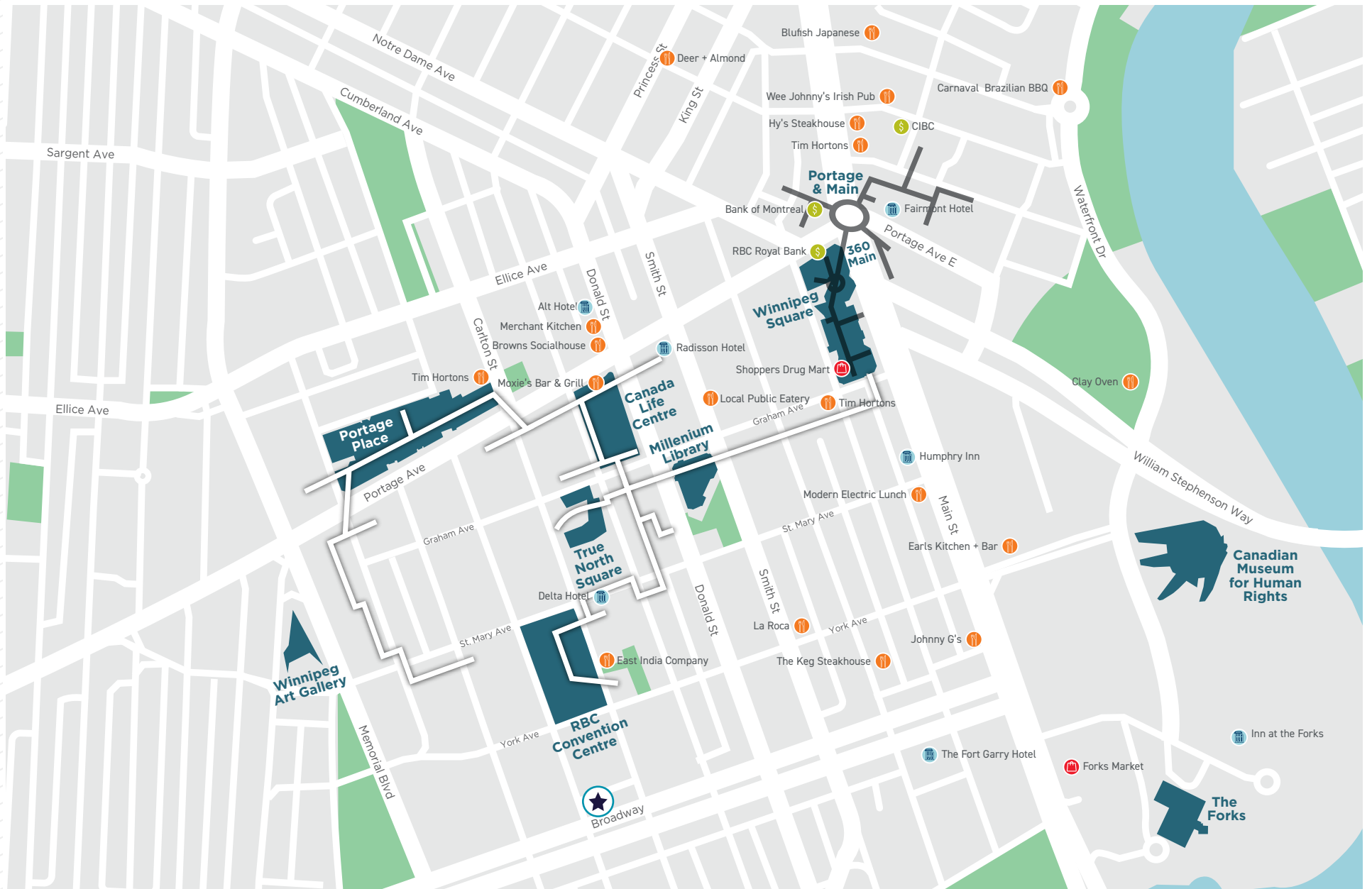


AMENITIES MAP

70
WALKING
SCORE

88
TRANSIT
SCORE

88
BIKING
SCORE





CONTACT

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