



CUSHMAN &  
WAKEFIELD  
Winnipeg



Stevenson

155

CARLTON  
STREET



# FULLY CONNECTED OFFICE WITH EXCELLENT VIEWS AND SURROUNDED BY DOWNTOWN WINNIPEG'S BEST AMENITIES



> 155  
CARLTON STREET  
TOTAL - 201,799 SF  
→ Floorplates are approx. 11,109 sf





155

CARLTON STREET

BUILDING DETAILS

- Located on the Northeast corner of Carlton Street and York Avenue
- Directly across from the RBC Convention Centre
- Connection to downtown's climate-controlled skywalk and concourse systems
- Under new ownership
- 24/7 Security on site
- Top of Building Signage Opportunity
- Ample parking available at Lakeview Square Parkade
- Certified BOMA Best Silver

BUILDING DETAILS

- 155 Carlton Street – Total – 201,799 sf
- 19 Stories
  - Year Built: 1975
  - Floor plates are 11,109 sf

PROPERTY INFORMATION

- Lease Rate: \$16.50 psf
- Additional Rent: \$14.58 psf (2025 est.)

SIGNIFICANT BUILDING IMPROVEMENTS CURRENTLY UNDERWAY INCLUDING:

- Main floor & 2nd floor curtain wall
- Lobby
- Common Areas
- Washrooms
- Elevators (full replacement)



# 155

## 3,260 - 7,531 SF Available

### Units Available

- Unit 306/307 - 3,260 sf  
2 offices, board room, open space,  
kitchen/lunch room, additional open  
area in shell condition
- Unit 1404/1405 - 7,531 sf  
Shell condition  
[Click here for a Virtual Tour](#)
- Unit 1550 - 1,822 sf  
5 private offices, board room,  
reception & lunchroom
- Unit 1620 - 2,097 sf  
8 private offices, board room,  
kitchenette & reception area







PLANNED EXTERIOR UPGRADES



UPDATED BUILDING SIGNAGE AND LOBBY



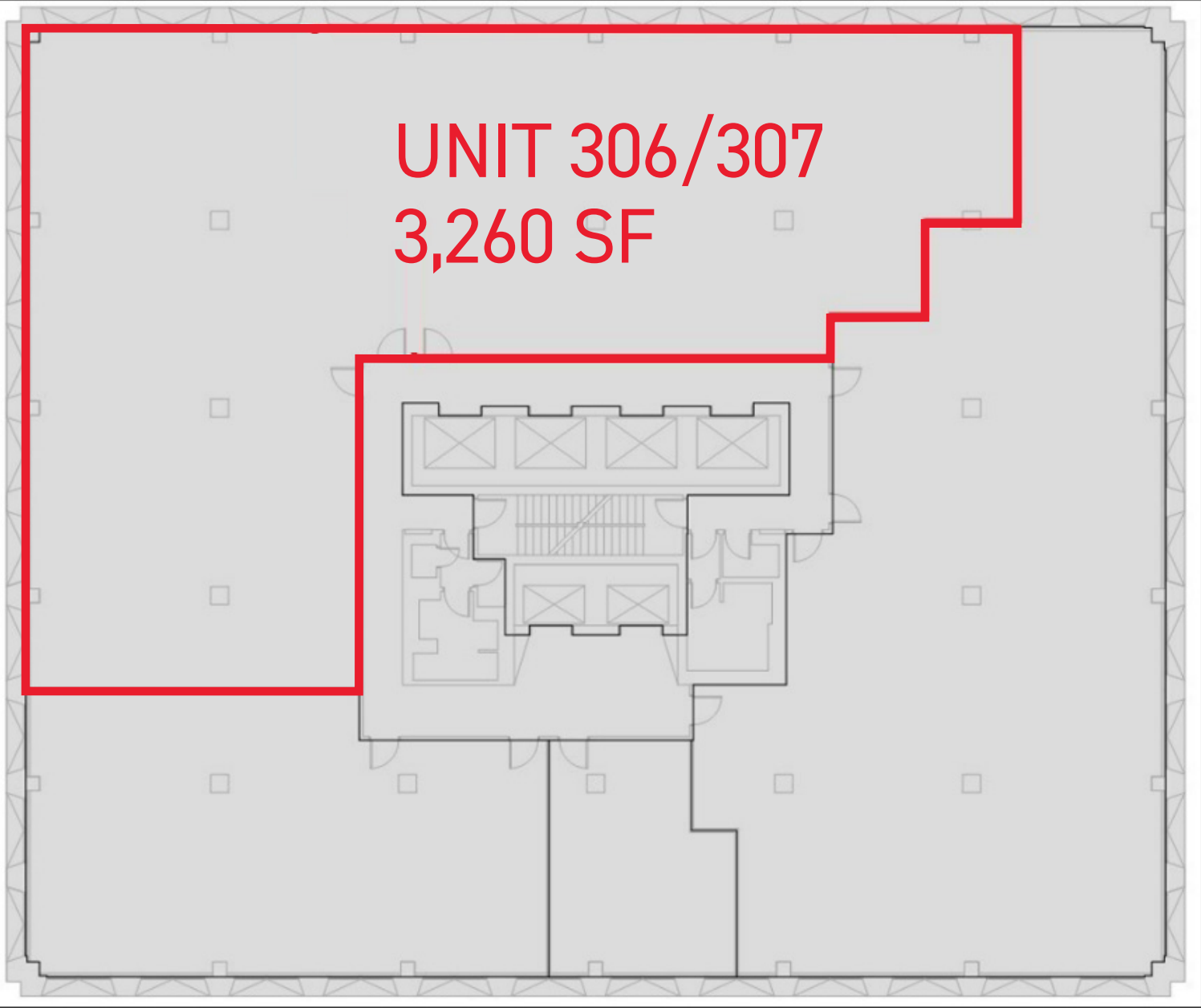
PLANNED LOBBY & RECEPTION UPGRADE CONCEPT



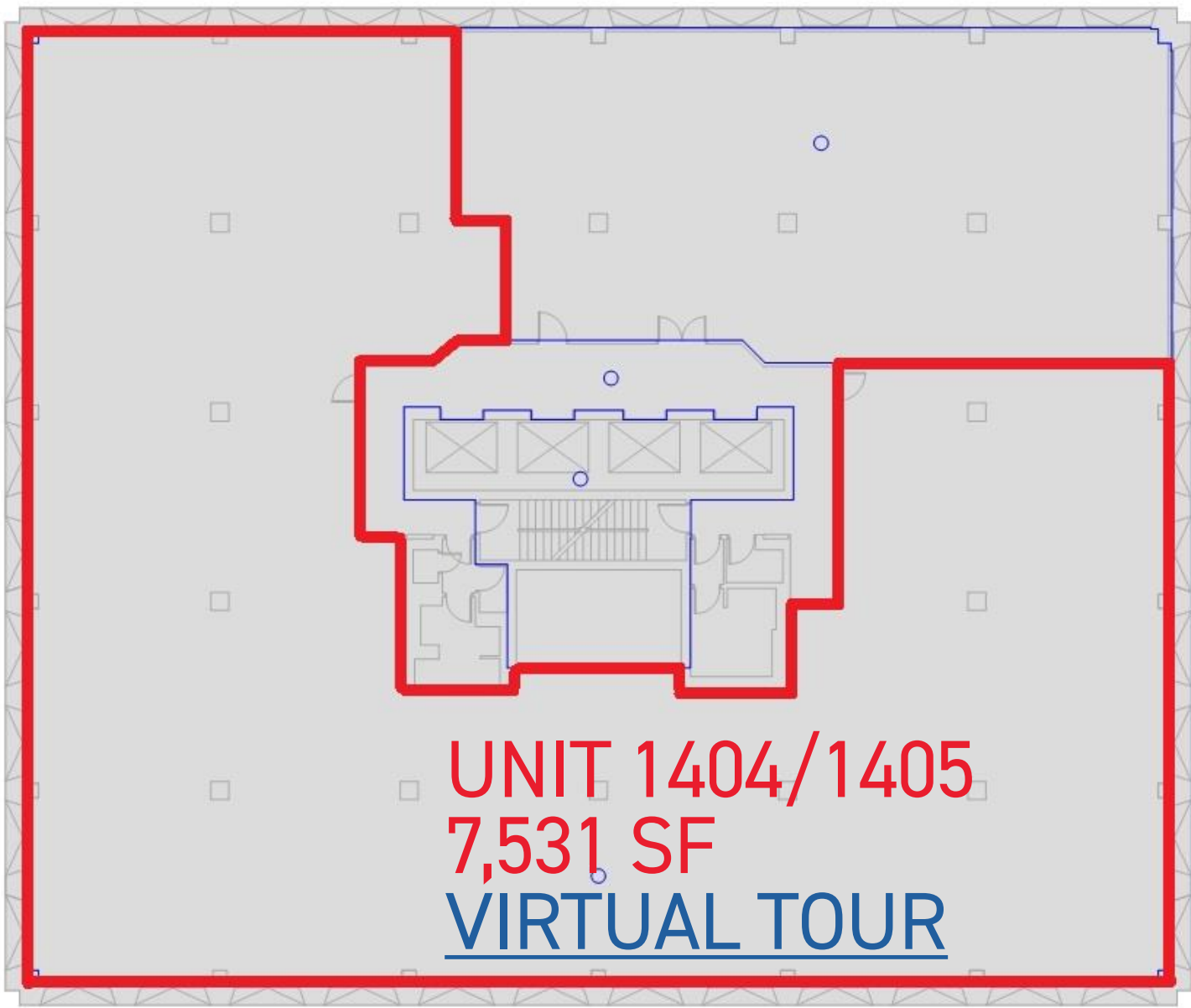
LOUNGE CONCEPT



## 3RD FLOOR

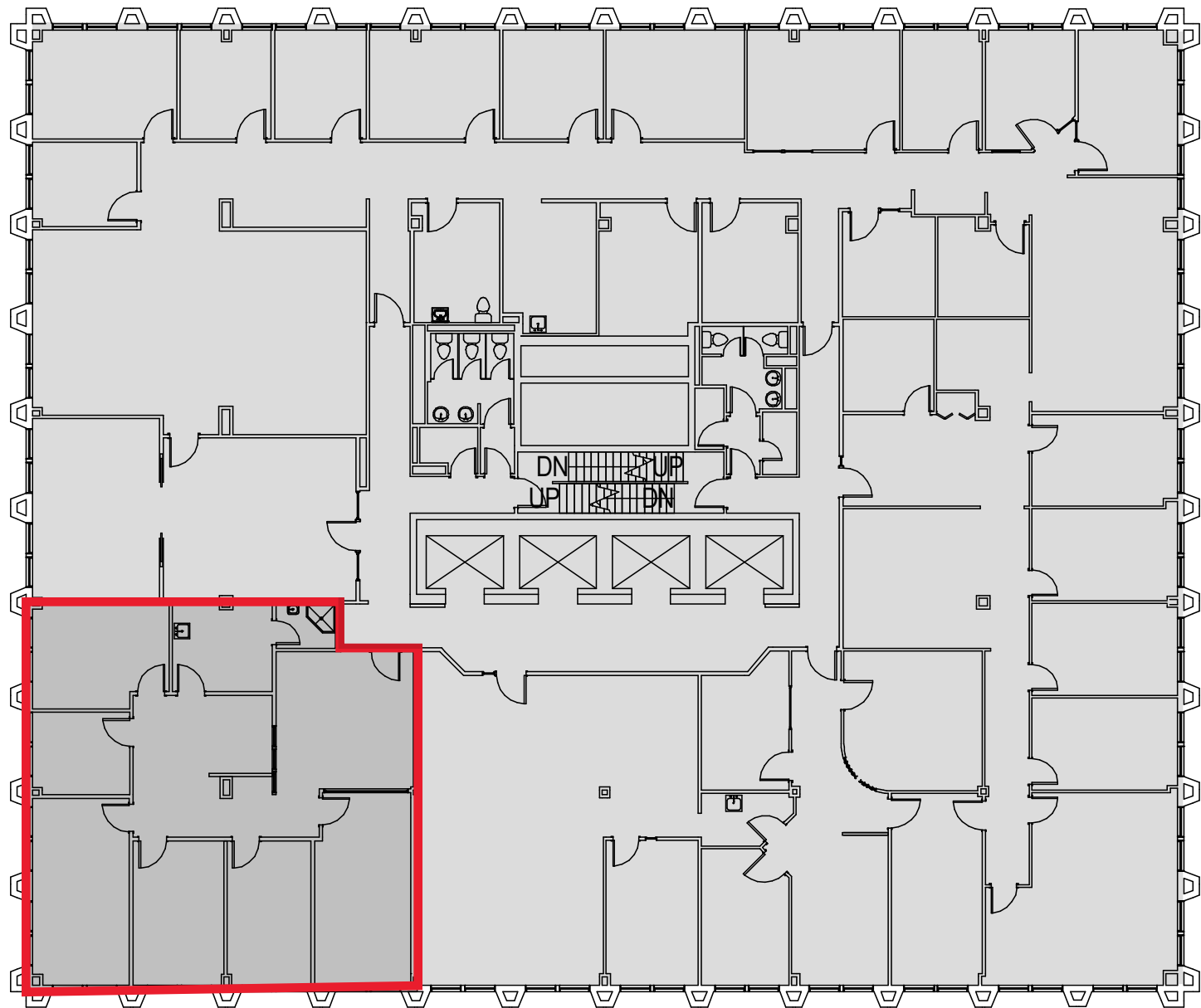


## 14TH FLOOR



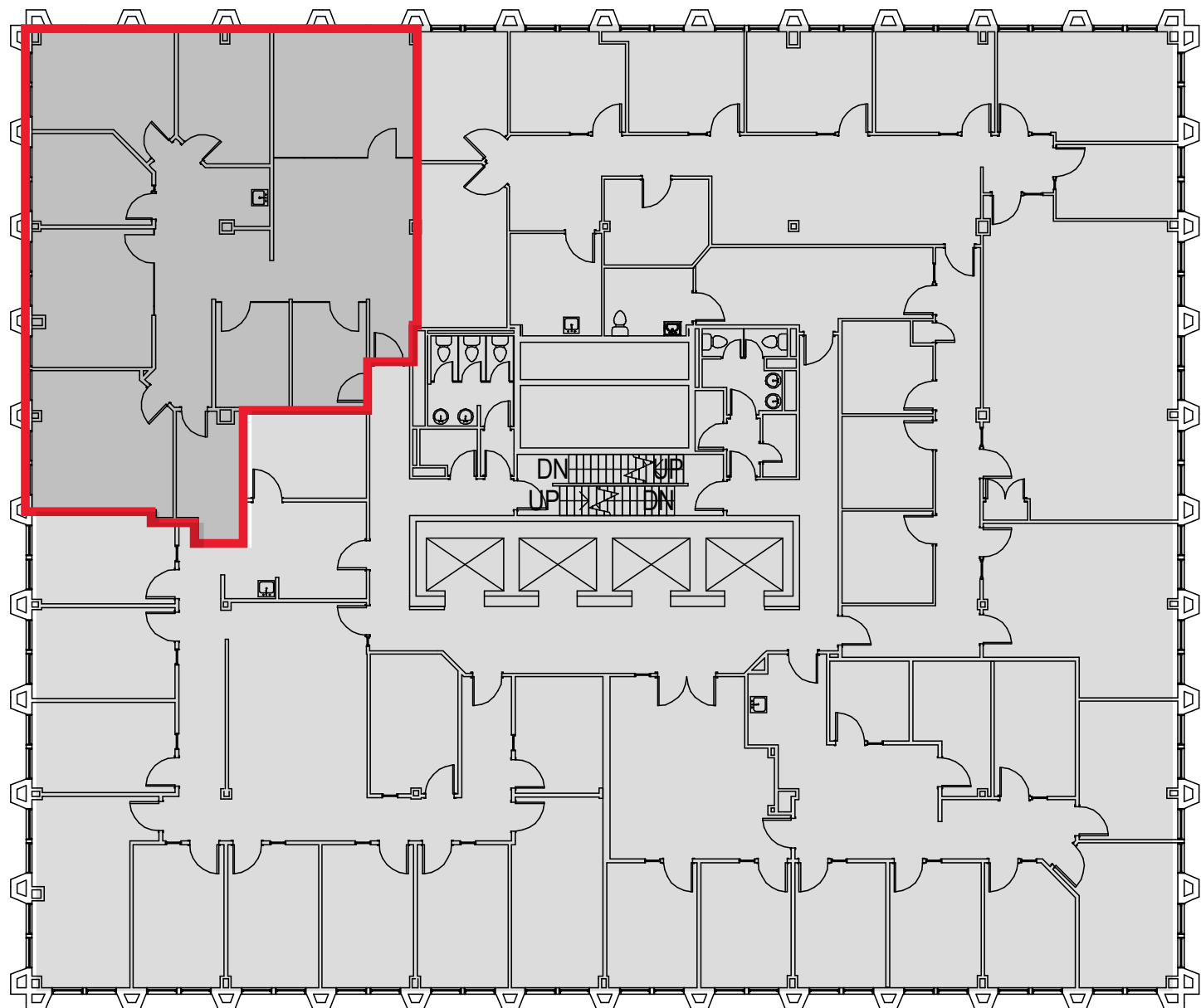
# 155

## 15TH FLOOR



UNIT 1550 - 1,822 SF

## 16TH FLOOR



UNIT 1620 - 2,097 SF





3RD FLOOR



3RD FLOOR



14TH FLOOR



14TH FLOOR







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





# 155 CARLTON STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:



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