



FOR LEASE
280 Broadway
WINNIPEG, MB

Chris Macsymic
Senior Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

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FOR LEASE

280 Broadway

(+/-) 8,126 sf (Main Floor), (+/-) 5,625 sf (3rd Floor)

PROPERTY HIGHLIGHTS

- Located in the heart of Downtown at the corner of Broadway and Smith
- Free Rent: Negotiable
- Easy access from south and north entrances
- Over \$5 million in building upgrades since 2010, which includes conversion to heat pump system and roof replacement
- Large floor plate attractive to a variety of tenants
- Exterior building signage opportunities
- 3 phase, 2,000 amp electrical

Lease Rate: \$12.00 psf Net

CAM & Tax: \$15.57 psf (2023 est.)

6 months base free rent on a qualified 5 year term*

For Lease

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MAIN FLOOR PHOTOS



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MAIN FLOOR PLAN



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THIRD FLOOR PHOTOS



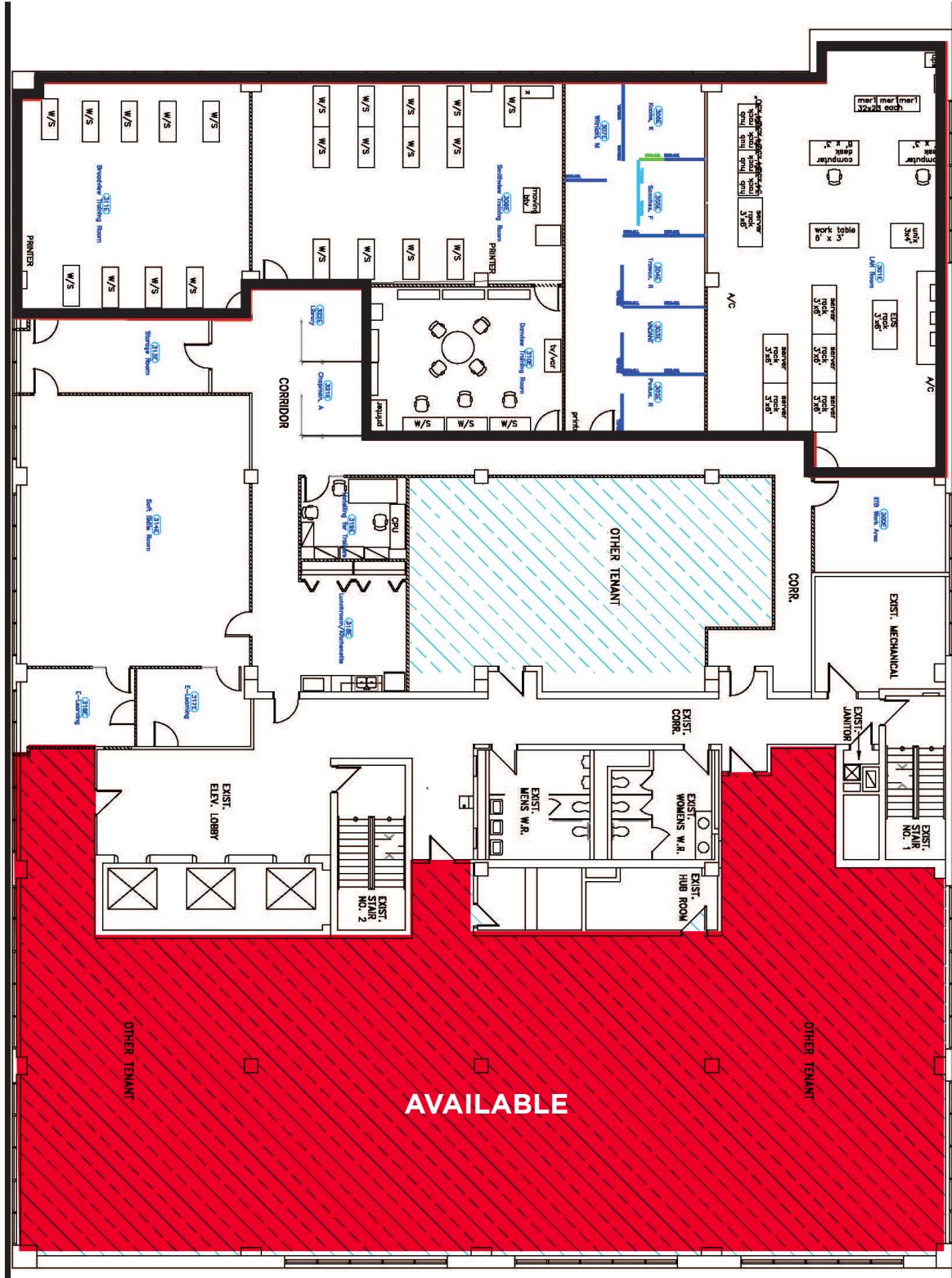
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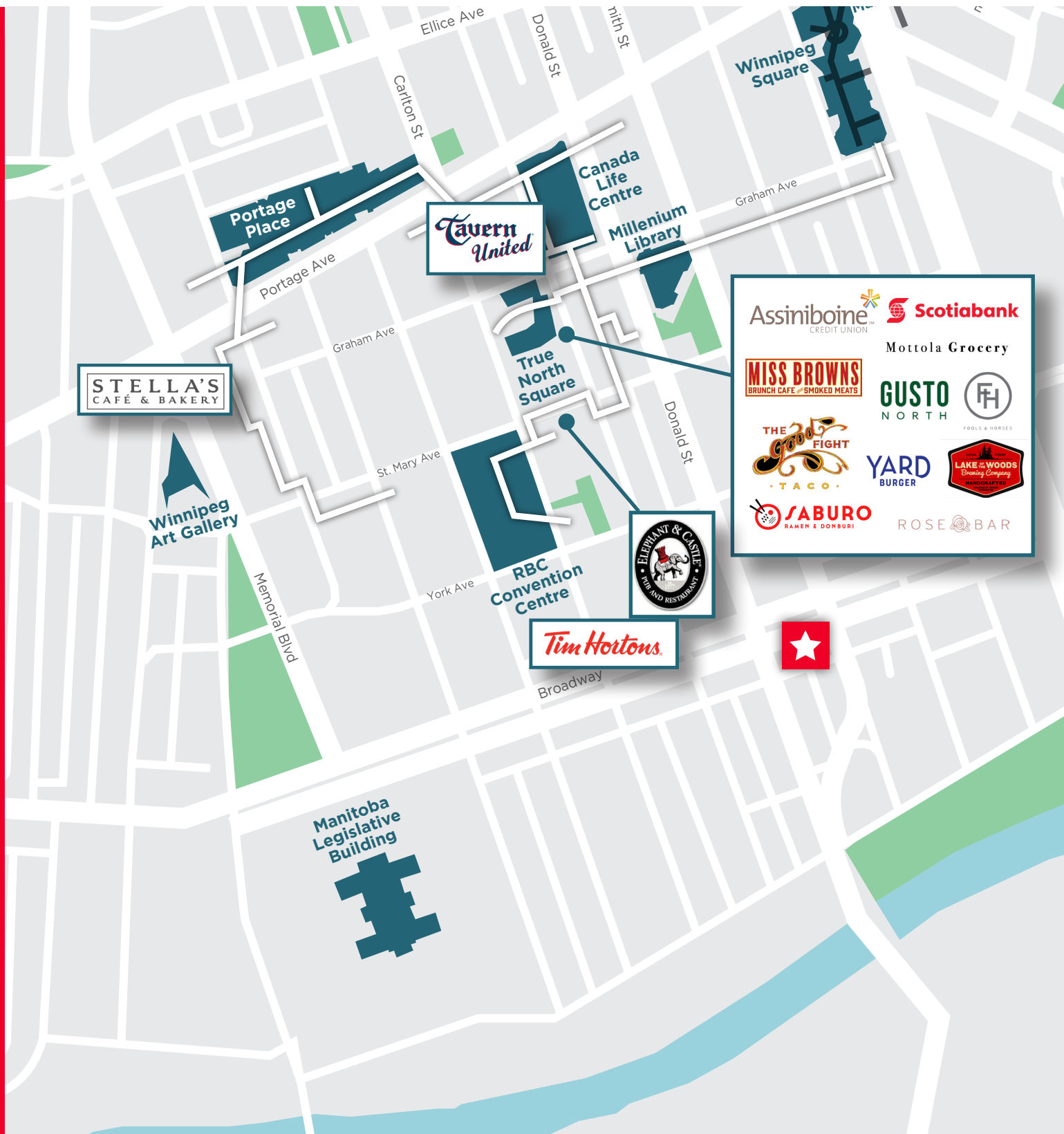
THIRD FLOOR PLAN



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**CUSHMAN &
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Winnipeg



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