

2 FULL CONTIGUOUS FLOORS AVAILABLE

333

MAIN  
STREET



# OFFICE OPPORTUNITY IN THE HEART OF WINNIPEG'S CENTRAL BUSINESS DISTRICT



RBC  
CONVENTION  
CENTRE

TRUE  
NORTH  
SQUARE

CANADA  
LIFE  
CENTRE

ST MARY AVE

GRAHAM AVE

MAIN STREET

WILLIAM STEPHENSON WAY





RADISSON  
HOTEL

360  
MAIN  
STREET

ALT  
HOTEL

333  
MAIN STREET

> 333

MAIN STREET

TOTAL – 168,537 SF

→ Floorplates are approx. 7,720 sf





Bank of America

Radisson

TD

TD

PORTLAND AVE

Bank of America





# MAIN STREET

## BUILDING DETAILS

333 Main Street – Total – 168,537 sf

- 24 Stories
- Year Built: 1985
- Floorplates are approximately 7,720 sf
- 2 full floors available
- Impressive lobby with security desk on site
- Floor to ceiling windows
- Connection to downtown's climate controlled skywalk and concourse systems
- Direct elevator lobby exposure

Various amenities located within the immediate area:

- Winnipeg Square, an underground shopping mall located at Portage and Main offering over 45 retail stores & dining options as well as parking
- Good Life Fitness Centre at 330 Main
- OEB Breakfast at 330 Main
- Earls at 300 Main
- Excellent transit access with services to 56 bus routes

## PROPERTY INFORMATION

- Sublease Rate: TBD
- Additional Rent: \$16.08 psf
- Headlease Expiry: December 27, 2026





333

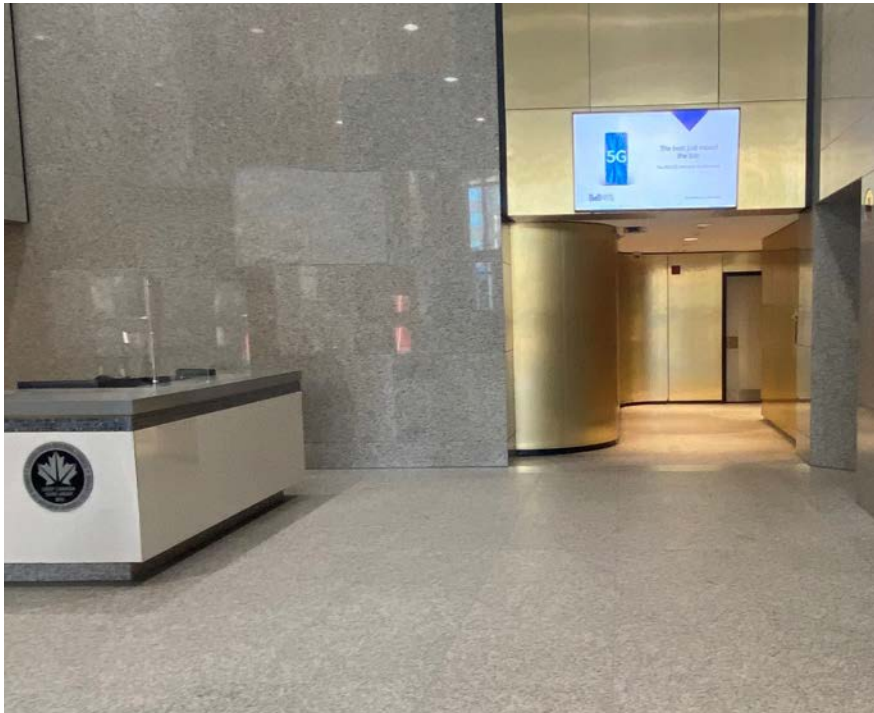
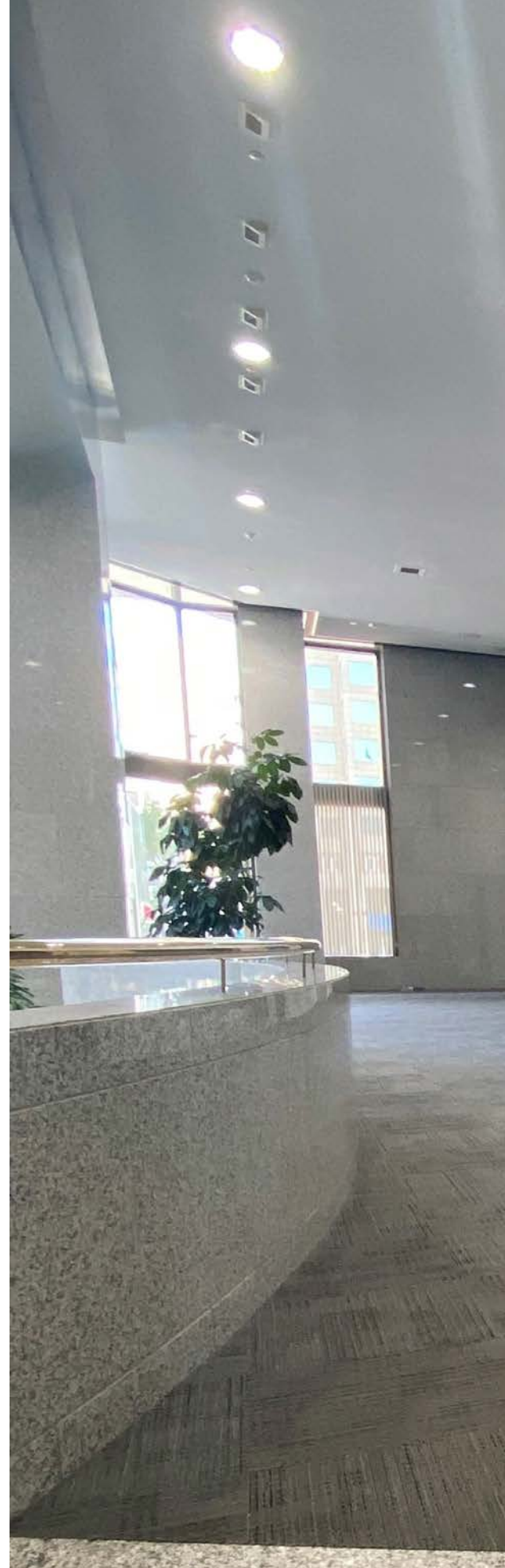
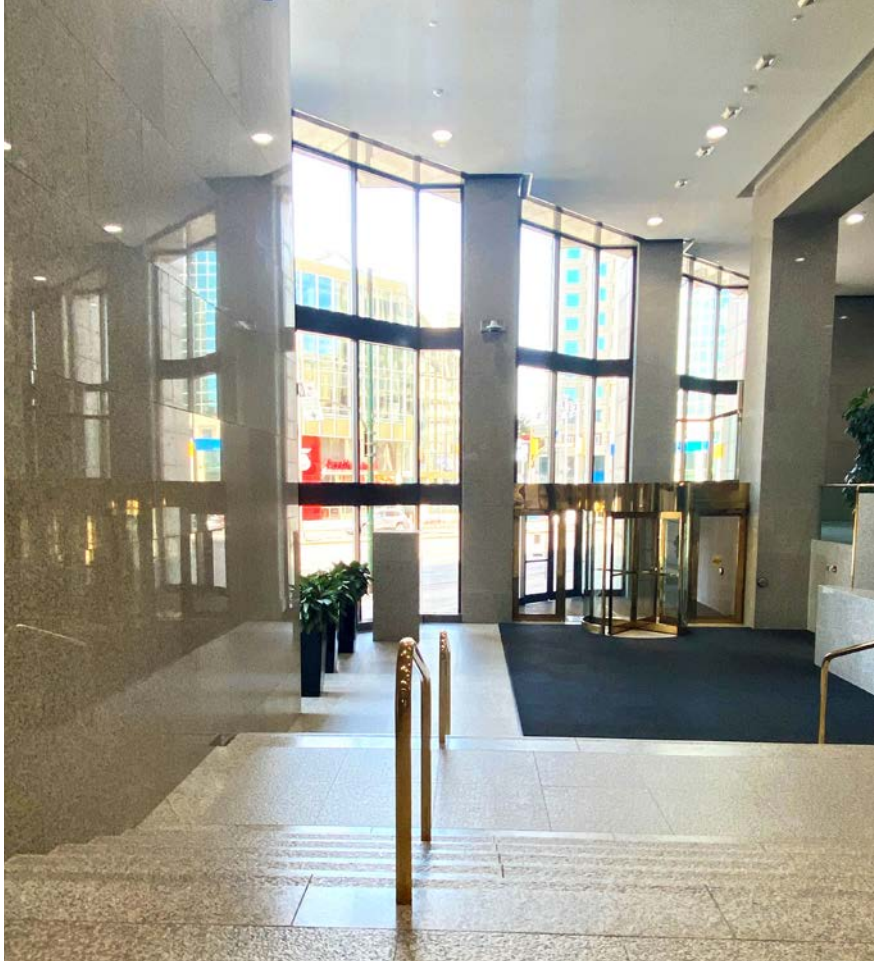
7,720 - 15,440 SF  
Contiguous Office  
Space Available on  
the 10th &  
11th Floors







# 333



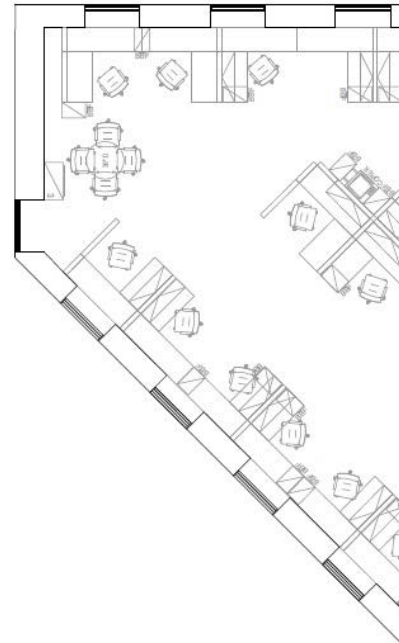


A photograph of a modern office hallway. The ceiling is white with several recessed circular lights. The wall is primarily glass, reflecting the interior and exterior. A large blue panel is visible on the wall. The floor is covered in a patterned carpet. A brass handrail is in the foreground. The text "Skywalk Connected Office Space with Beautiful Downtown Winnipeg Views" is overlaid on the right side of the image.

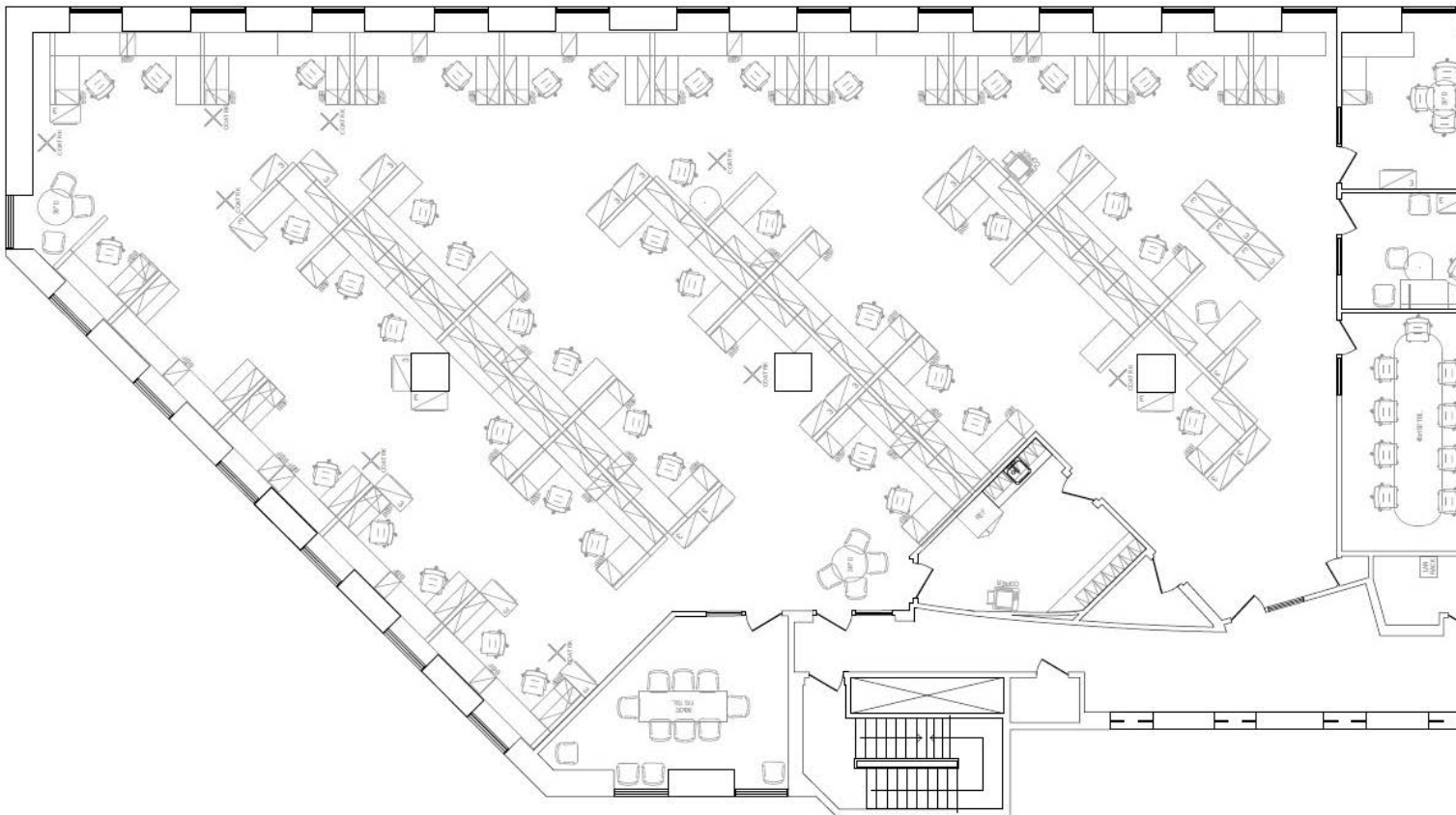
Skywalk Connected  
Office Space  
with Beautiful  
Downtown  
Winnipeg Views



333

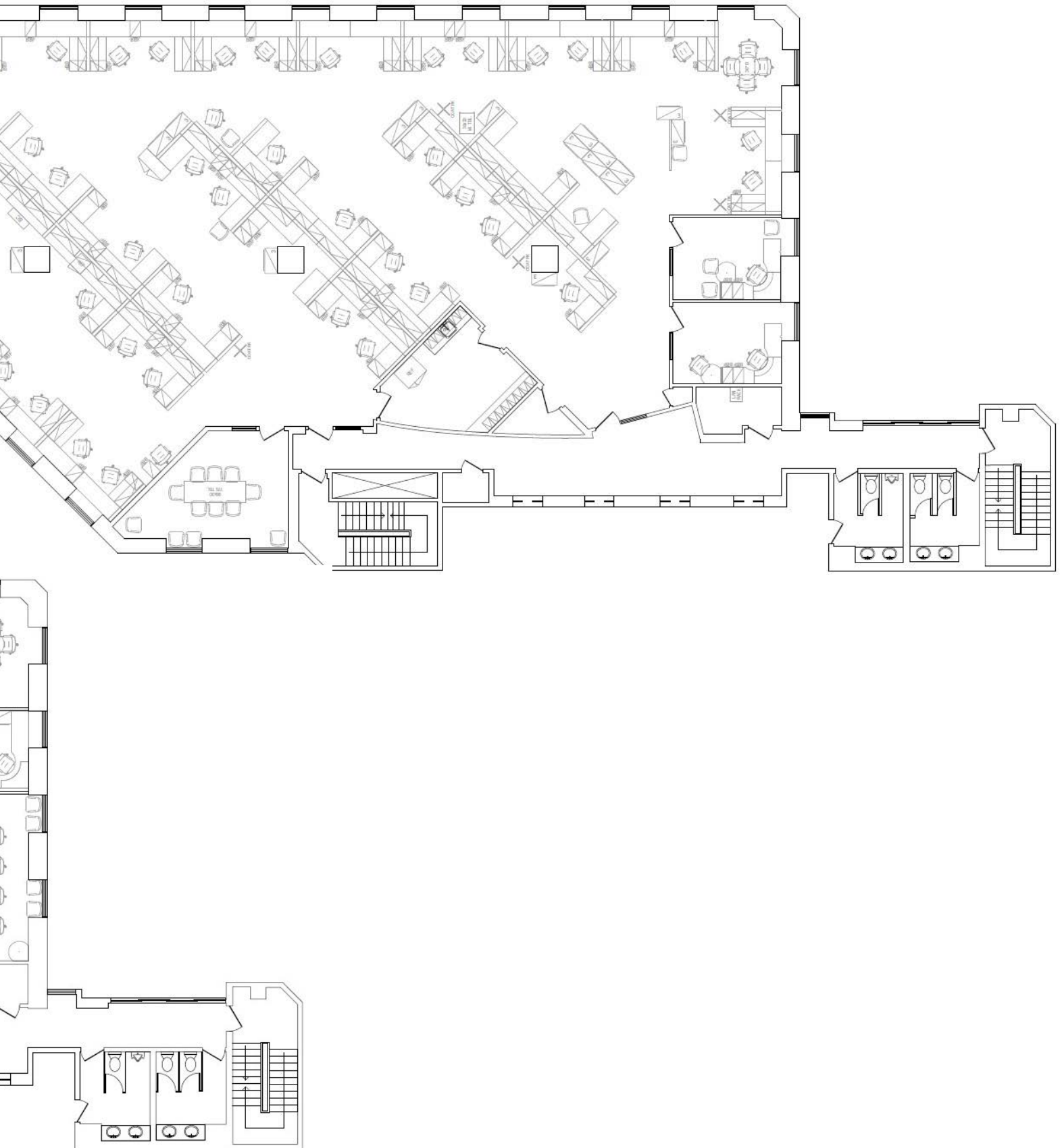


## 11TH FLOOR





# 10TH FLOOR







CONCEPT RENDERINGS PROVIDED BY CONTEMPORARY OFFICE INTERIORS







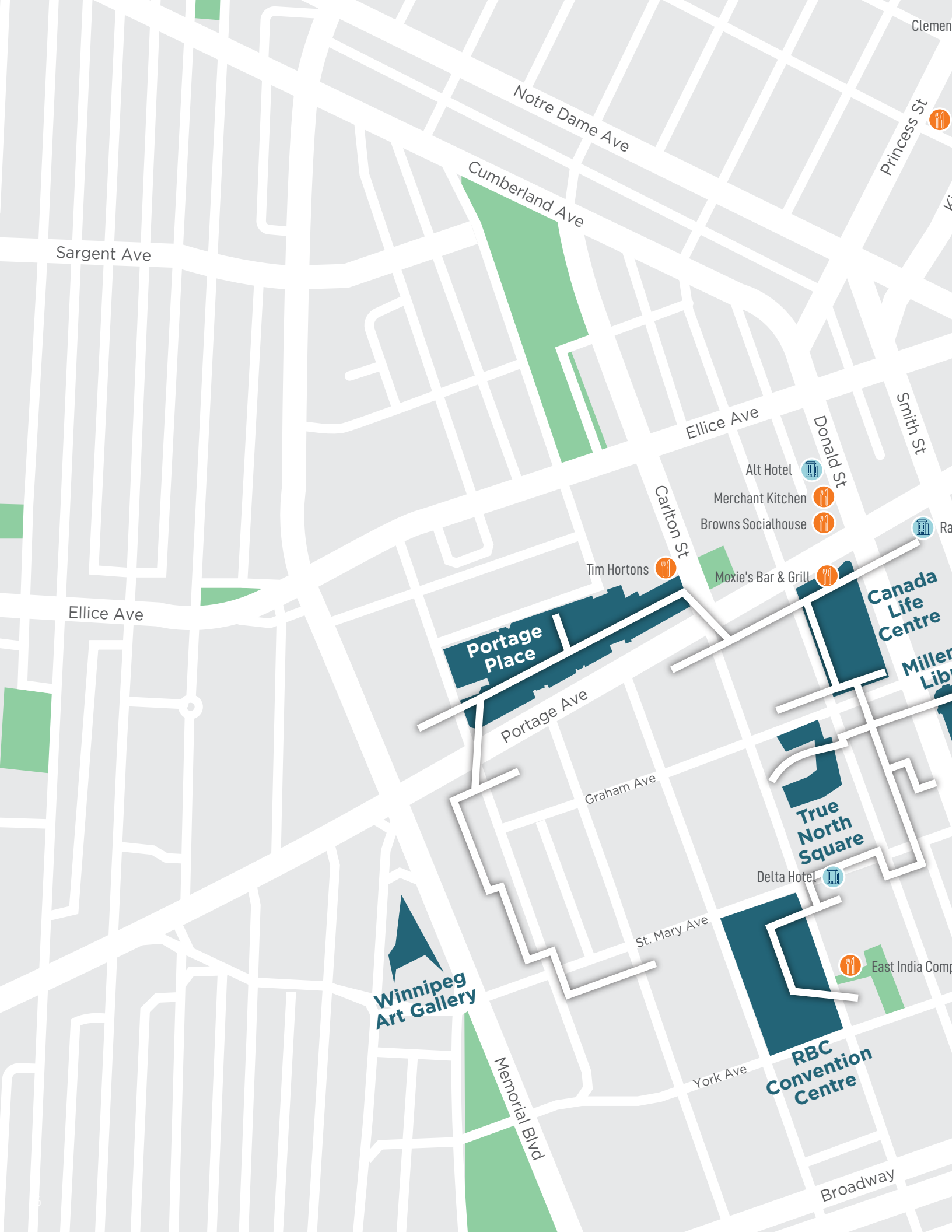


CONCEPT RENDERINGS PROVIDED BY CONTEMPORARY OFFICE INTERIORS









Sargent Ave

Notre Dame Ave

Cumberland Ave

Princess St

Ellice Ave

Donald St

Smith St

Carlton St

Alt Hotel

Merchant Kitchen

Browns Socialhouse

Tim Hortons

Moxie's Bar & Grill

Canada Life Centre

Miller Lib

Ellice Ave

Portage Place

Portage Ave

Graham Ave

True North Square

Delta Hotel

St. Mary Ave

Winnipeg Art Gallery

East India Comp

RBC Convention Centre

Memorial Blvd

York Ave

Broadway





James Ave Pumphouse

Cibo Waterfront Cafe

Blufish Japanese

Deer + Almond

Carnaval Brazilian BBQ

Wee Johnny's Irish Pub

Hy's Steakhouse

CIBC

Tim Hortons

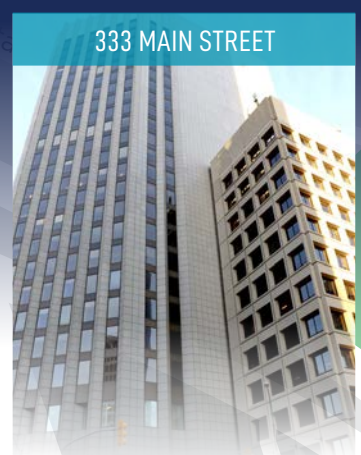
Portage & Main

Bank of Montreal

Fairmont Hotel

RBC Royal Bank

360 Main



333 MAIN STREET

Winnipeg Square

Radisson Hotel

Shoppers Drug Mart

Clay Oven

Graham Ave

Tim Hortons

Winnipeg Library

Humphry Inn

William Stephenson Way

Modern Electric Lunch

St. Mary Ave

Main St

Earls Kitchen + Bar

Canadian Museum for Human Rights

Smith St

La Roca

York Ave

Johnny G's

The Keg Steakhouse

Donald St

Starbucks

The Fort Garry Hotel

Forks Market

Inn at the Forks

The Forks



# AMENITIES

333 Main offers all the amenities in the immediate area for whatever you are looking for

- Earls Kitchen + Bar
- OEB Breakfast Co.
- Good Life Fitness Centre
- RBC Convention Centre
- The Forks
- Shaw Park
- The Exchange District



EARLS KITCHEN + BAR BRAND NEW LOCATION COMING SOON



BRAND NEW GOODLIFE FITNESS CENTRE





HUMAN RIGHTS MUSEUM & THE FORKS



TRUE NORTH SQUARE



# 333

# MAIN STREET

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