



3 FULL FLOORS AVAILABLE

333

MAIN  
STREET



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



333

MAIN STREET

TOTAL – 168,537 SF

→ Floorplates are approx. 7,720 sf





# 333

## MAIN STREET

### BUILDING DETAILS

333 Main Street – Total – 168,537 sf

- 24 Stories
- Year Built: 1985
- Floorplates are approximately 7,720 sf
- 3 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: \$15.83 psf (est. 2024)
- Headlease Expiry: December 27, 2026

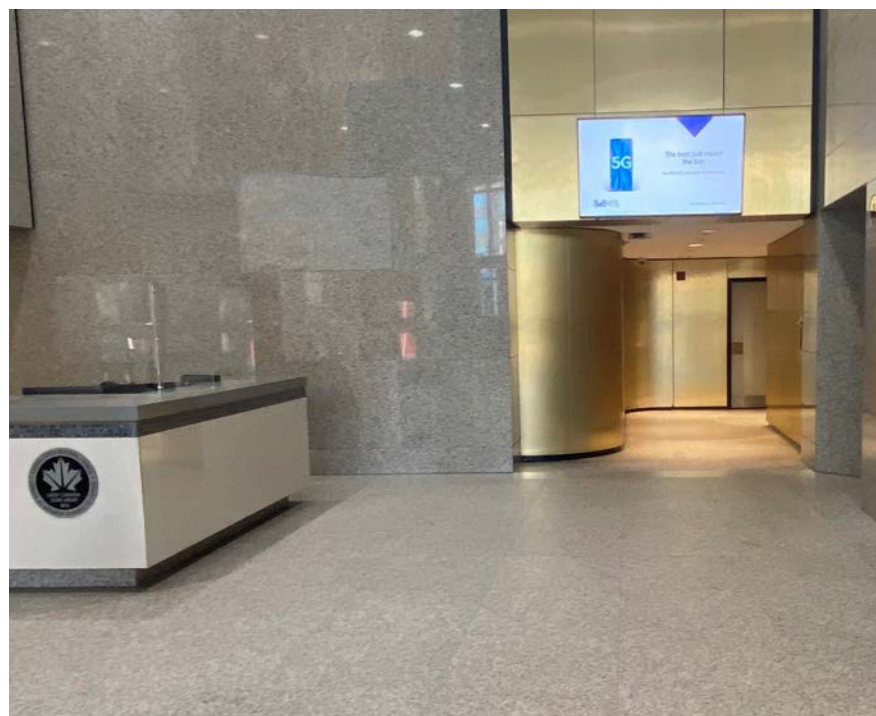


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(+/-) 7,720 – (+/-) 23,160 SF  
Full floors available on the  
4th, 10th and 11th floors.



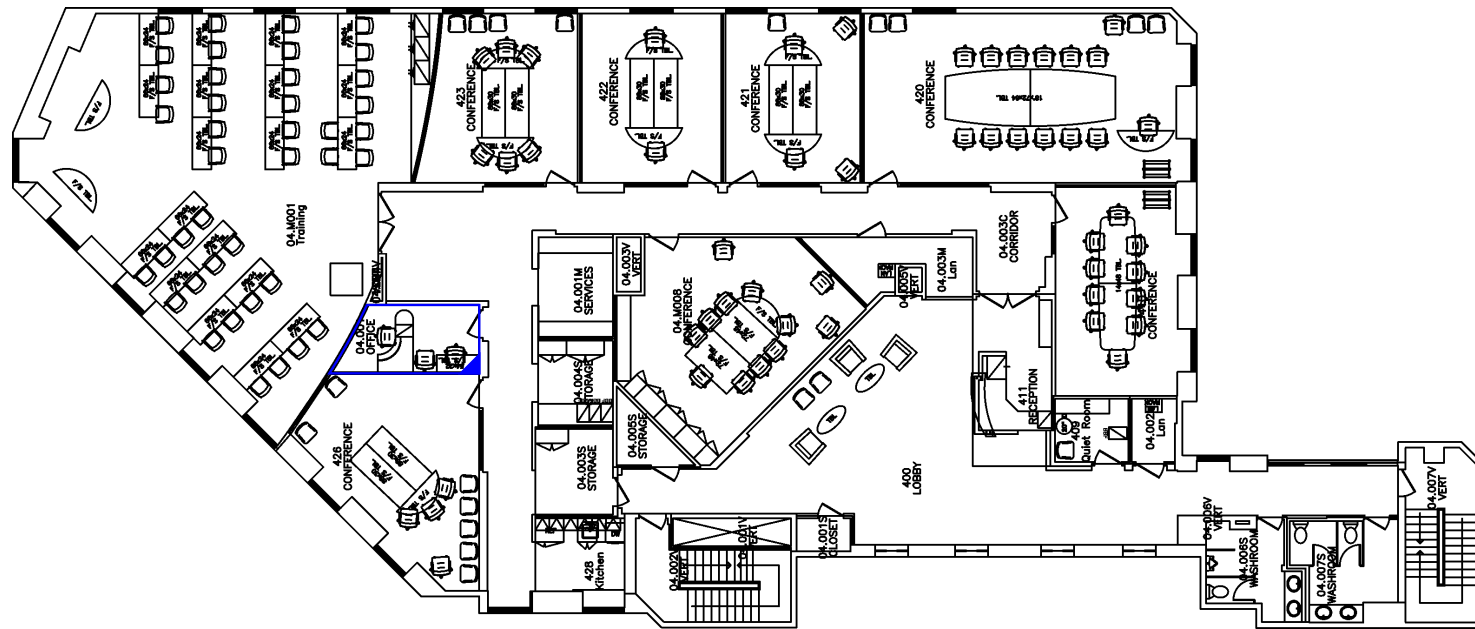
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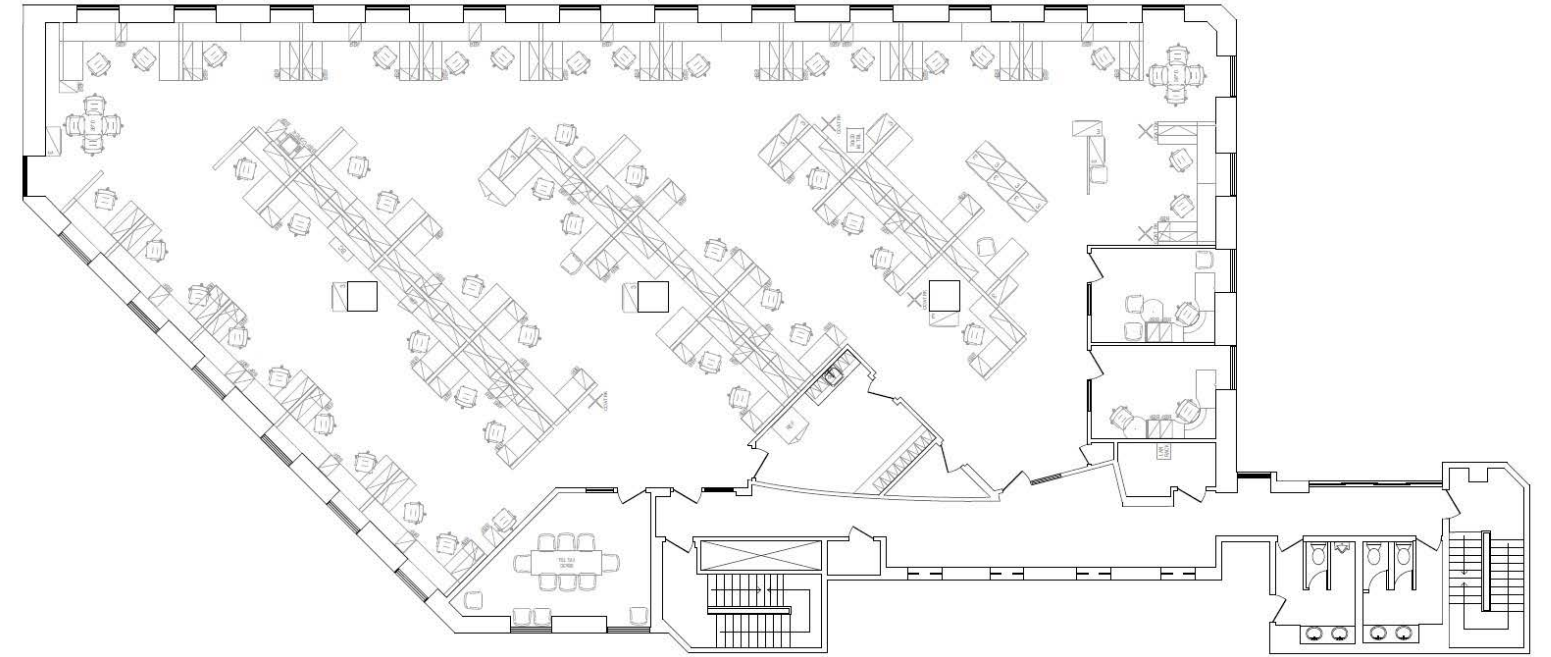
Skywalk Connected  
Office Space  
with Beautiful  
Downtown  
Winnipeg Views



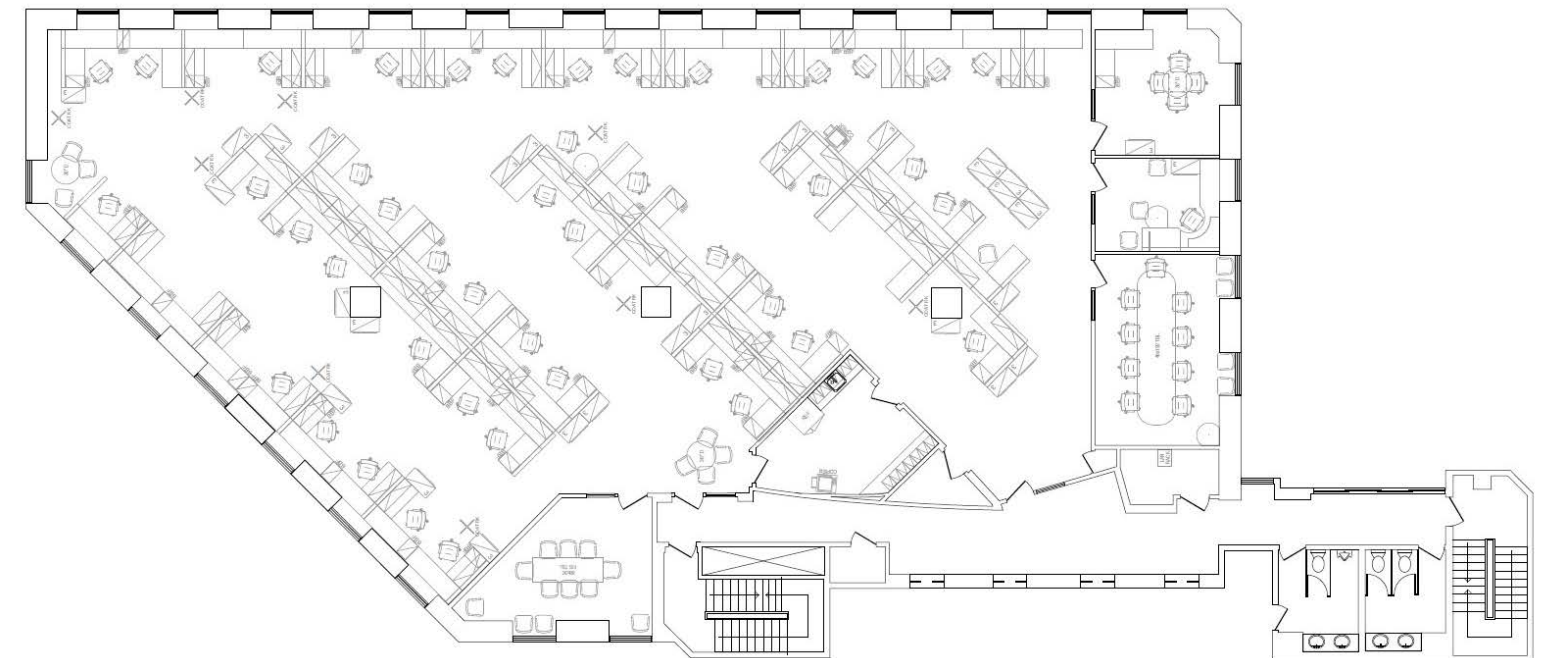
## 4TH FLOOR



## 10TH FLOOR



## 11TH FLOOR







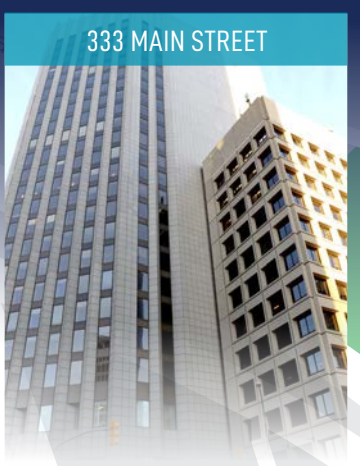
CONCEPT RENDERINGS PROVIDED BY CONTEMPORARY OFFICE INTERIORS





CONCEPT RENDERINGS PROVIDED BY CONTEMPORARY OFFICE INTERIORS





Sargent Ave

Notre Dame Ave

Cumberland Ave

Clementine

James Ave Pumphouse

Cibo Waterfront Cafe

Blufish Japanese

Deer + Almond

Wee Johnny's Irish Pub

Carnaval Brazilian BBQ

Hy's Steakhouse

CIBC

Tim Hortons

Portage & Main

Bank of Montreal

Fairmont Hotel

RBC Royal Bank

360 Main

Winnipeg Square

Ellice Ave

Donald St

Smith St

Alt Hotel

Merchant Kitchen

Browns Socialhouse

Radisson Hotel

Tim Hortons

Moxie's Bar & Grill

Canada Life Centre

Shoppers Drug Mart

Graham Ave

Tim Hortons

Clay Oven

Portage Place

Portage Ave

Graham Ave

True North Square

Millennium Library

Modern Electric Lunch

Humphry Inn

St. Mary Ave

Earls Kitchen + Bar

William Stephenson Way

Canadian Museum for Human Rights

Delta Hotel

St. Mary Ave

RBC Convention Centre

East India Company

La Roca

Smith St

York Ave

Johnny G's

Winnipeg Art Gallery

Memorial Blvd

York Ave

Starbucks

The Keg Steakhouse

Broadway

The Fort Garry Hotel

Forks Market

The Forks

Inn at 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



HUMAN RIGHTS MUSEUM & THE FORKS



BRAND NEW GOODLIFE FITNESS CENTRE



TRUE NORTH SQUARE



# 333

# MAIN STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:

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