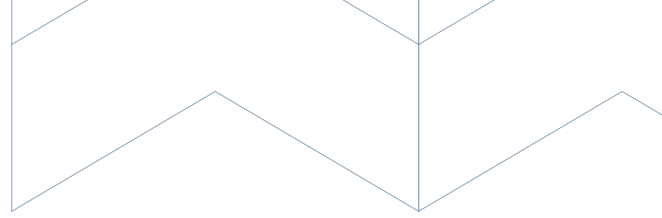




110 & 120 - 444 St. Mary Avenue, Winnipeg, Manitoba

Move In Ready Office Space on Main Floor

For Sublease 



Property Details

+/- 5,082 sq. ft.

AVAILABILITY

\$14.50/sq. ft.

BASE RENT

\$17.31/sq. ft.

ADDITIONAL RENT

August 31, 2027

HEAD LEASE EXPIRY

On-site surface and underground stalls available at market rates

PARKING

To be negotiated

FURNITURE

Features

- 17 storey executive high rise office tower located on St. Mary Ave. between Kennedy St. and Vaughan St.
- Main Floor Unit offering turnkey office fixtures with open concept workstations, +/- 16 private offices/ meeting rooms, attractive boardroom and lunchroom
- Premises benefits from main floor lobby access, high ceilings and an abundance of natural light by way of the floor to ceiling windows
- Building amenities include: conference centre, fitness facility with showers, second floor café, access to public transit and Skywalk connectivity (Winnipeg's Downtown Pedestrian Walkway)
- Landlord currently undergoing major capital investment including overhaul to main floor lobby with an anticipated completion of Q4 2023



Highlights



Eye-Catching

STREET FRONT LOCATION



Short walk

TO SEVERAL AMENITIES INCLUDING HARGRAVE STREET MARKET



Outstanding access

TO PUBLIC TRANSIT



Significant

ON-SITE PARKING AVAILABILITY



Boardroom



Lunchroom



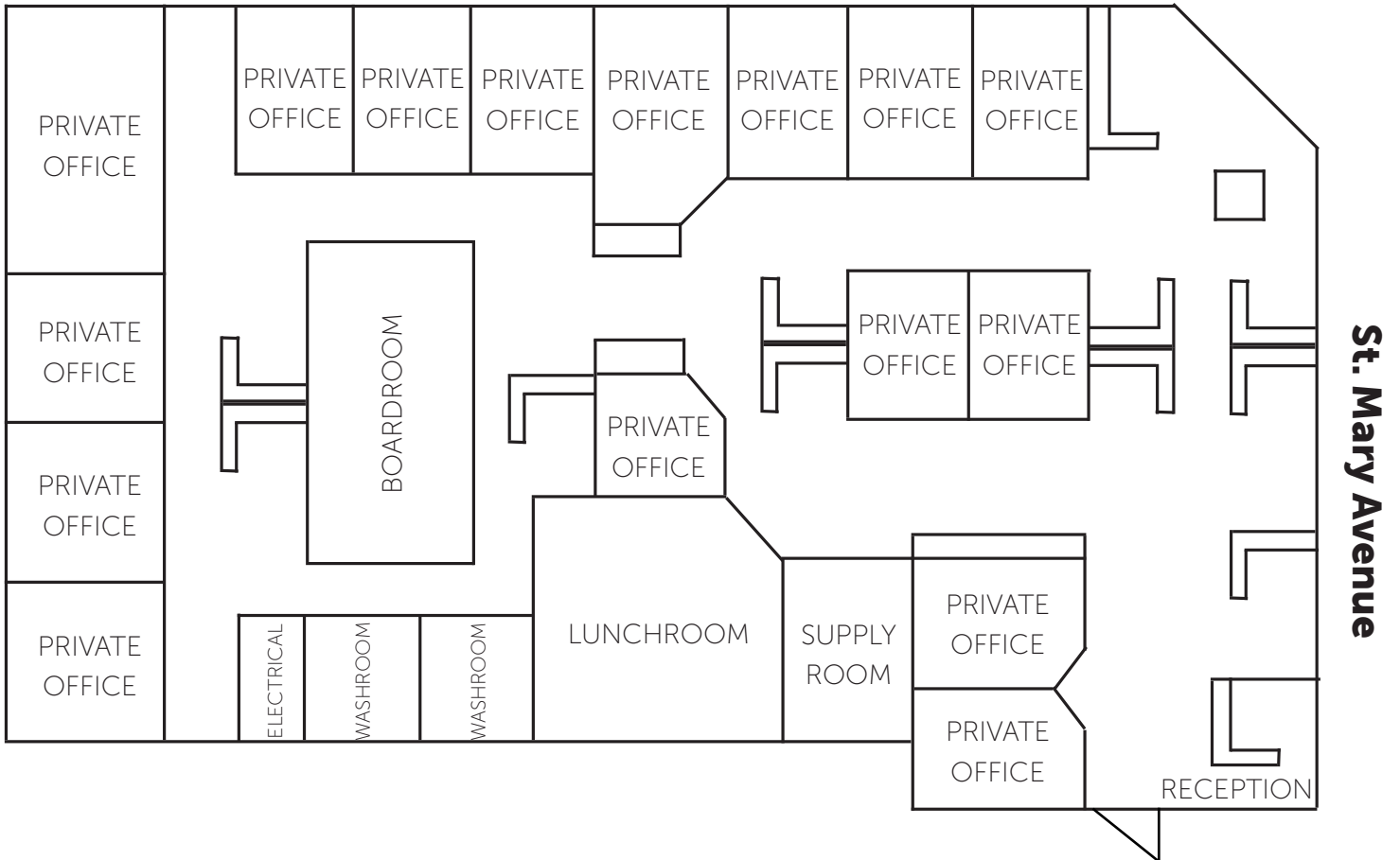
Private Office



Reception & Workspaces

Floor Plan

Vaughan Street



Main Lobby





LEGEND

- 1. Hargrave Street Market & True North Square
- 2. Cityplace Shopping Centre
- 3. Canada Life Centre
- 4. Millennium Library
- 5. RBC Convention Centre
- 6. Portage Place Mall
- 7. Manitoba Legislative Building
- 8. Hudson Bay Building (Southern Chiefs Org)
- 9. Winnipeg Art Gallery
- 10. Law Courts | Court of King's Bench of MB
- 11. University of Winnipeg

Connect with us today!

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For Sublease ➤

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