

An aerial photograph of a city, likely New York City, showing a dense urban landscape with numerous buildings, streets, and green spaces. A large, semi-transparent white circle is centered over the image, containing the text '423' and 'MAIN STREET'.

423

MAIN STREET

A historic opportunity awaits

Property Overview

Address
423 Main Street, Winnipeg MB

Net Rentable Area of Building
±124,299 SF

Floor Plate Size
±18,132 SF

Net Rent
\$14.00/SF

Additional Rent
\$11.48/SF + management fee

Building upgrades include new energy efficient mechanical upgrades, electrical upgrades throughout, building re-lamped with T5 fluorescent tubes, new wet-pipe sprinkler system, and new computerized Honeywell direct digital control (DDC) system.

Experiencing the development of new shops and restaurants while maintaining landmark establishments, Winnipeg’s downtown area is attracting the city’s population to all of its amenities. The area contains large attractions such as BellMTS Place, the Forks, the Exchange District, the Canadian Museum of Human Rights and, True North Square.

HVAC
Mechanical - Separate north and south HVAC with new (2006) central Honeywell direct digital control (DDC) systems. The north building is central air with perimeter hot water convection heat. The south building is central air with perimeter heating and cooling.

Air Conditioner - Carrier 400 ton centrifugal chiller

Electrical – Central 575 V 3ph power supplied by north & south vertical buss bars within floor power & cabling in south building. Building survival equipment is connected to a 300 kva diesel generator for emergency power



Prominent exterior signage available

Key Highlights



Conveniently positioned right outside the building's entrance, a transit stop serves as a gateway to effortless commuting for residents, employees, and visitors. This strategic placement ensures swift access to an extensive network of public transportation options.



Within the vicinity, there is an abundance of dining establishments, catering to a variety of tastes and preferences. From elegant fine dining experiences to trendy bistros and chic cafes, the area boasts a diverse array of high-end restaurants.



The property offers both surface and underground parking options, ensuring ample space to accommodate vehicles of all sizes. Whether you prefer the convenience of surface parking or the added security and protection of underground facilities, there are plenty of spaces available.



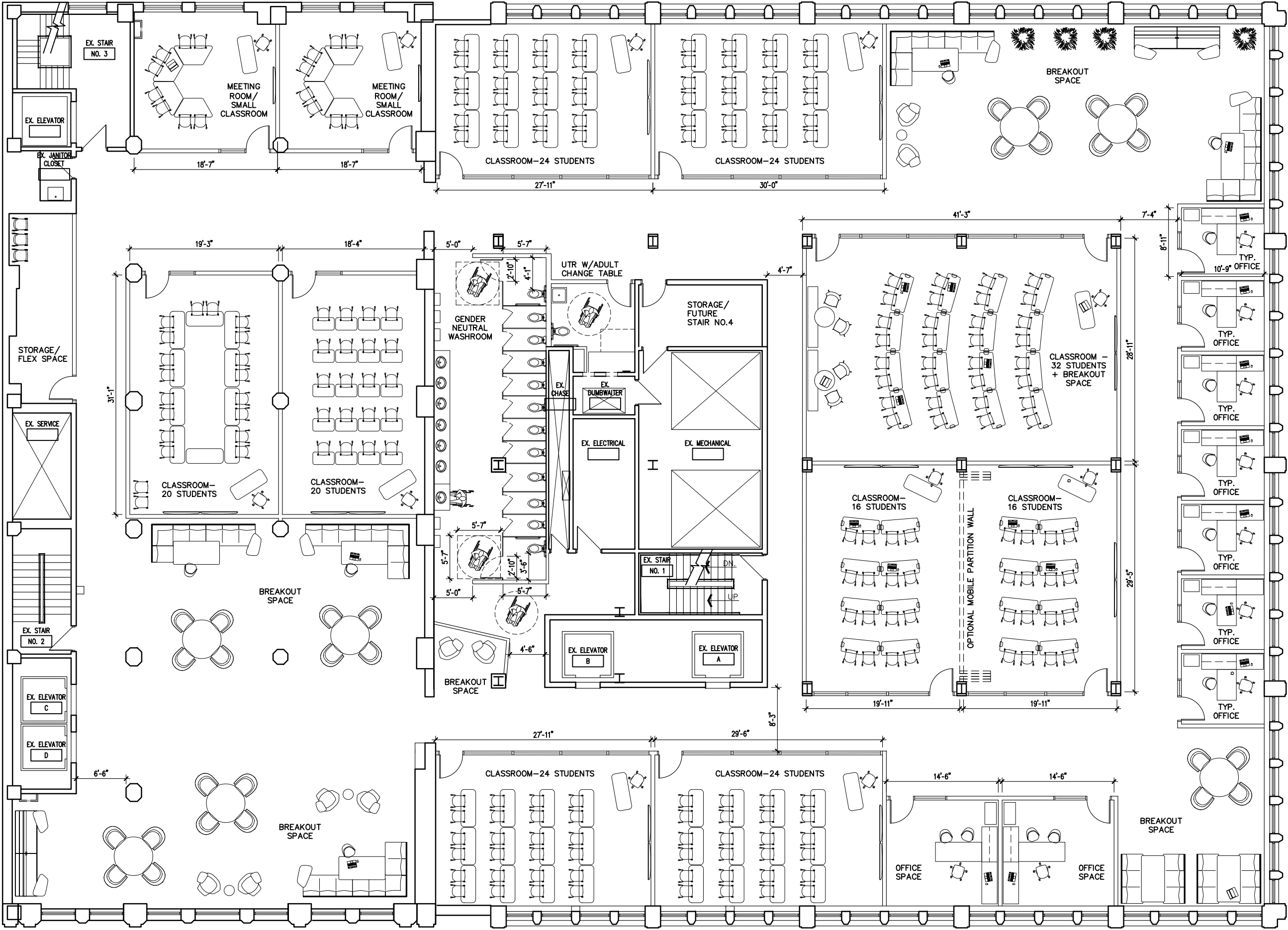
On behalf of the landlord, Colliers is pleased to share the following test fit floor plans for review and consideration by prospective occupiers.

In consultation with ft3 Architecture, the plans in this package demonstrate a tremendous opportunity to redevelop the former Wheat Board Building into a first class mixed use facility with functional residencies.





3rd Floor Test Fit







Downtown Winnipeg

Winnipeg's downtown revitalization effort represents a dynamic transformation aimed at breathing new life into the heart of the city. With a rich history and diverse cultural heritage, Winnipeg's downtown is undergoing a significant revitalization, driven by a collaborative vision to create vibrant and sustainable urban spaces.

This revitalization encompasses a range of initiatives spanning urban planning, infrastructure development, economic incentives, and community engagement. Key projects include 300 Main Street, True North Square, and Railside at the Forks. Additionally, investments in pedestrian-friendly infrastructure, cycling lanes, and public transportation aim to improve accessibility and mobility within the downtown core.

Moreover, efforts to attract and retain businesses, cultural institutions, and recreational amenities contribute to the downtown's economic vitality and cultural vibrancy. Through adaptive reuse of historic buildings, mixed-use developments, and innovative urban design, Winnipeg is nurturing a diverse and inclusive urban environment that caters to the needs and aspirations of its residents and visitors.

Sustainability and environmental stewardship are integral components of Winnipeg's downtown revitalization strategy. Initiatives to promote green building practices, renewable energy adoption, and sustainable transportation options underscore the city's commitment to building a more environmentally responsible and climate-resilient urban landscape.



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