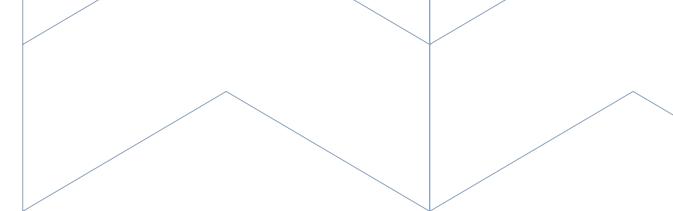




110 & 120 - 444 St. Mary Avenue, Winnipeg, Manitoba

Move-In Ready Office Space  
on Main Floor

For Sublease ➔



## Property Details

**+/- 5,082 sq. ft.**

AVAILABILITY

**\$14.50/sq. ft.**

BASE RENT

**\$20.00/sq. ft.**

ADDITIONAL RENT (EST. 2026)

**August 31, 2027**

HEAD LEASE EXPIRY

**On-site surface and underground stalls available at market rates**

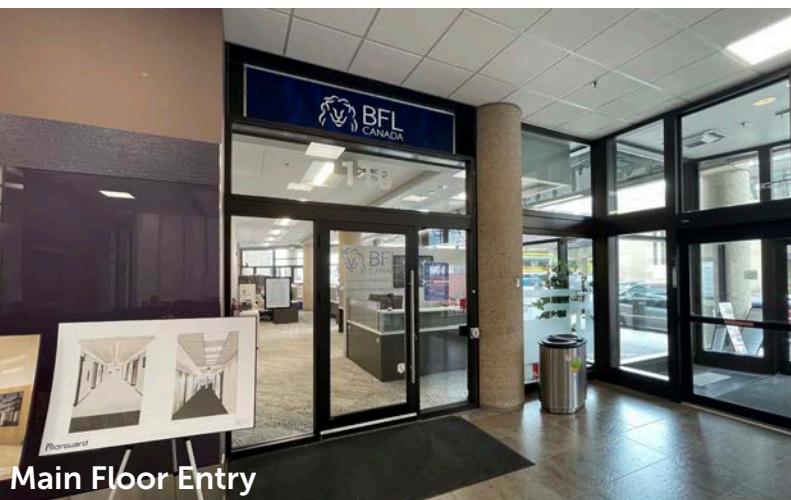
PARKING

**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



**Main Floor Entry**



**Private Office**

## Highlights



**Eye-Catching**  
STREET FRONT LOCATION



**Short walk**  
TO SEVERAL AMENITIES  
INCLUDING HARGRAVE  
STREET MARKET



**Outstanding access**  
TO PUBLIC TRANSIT



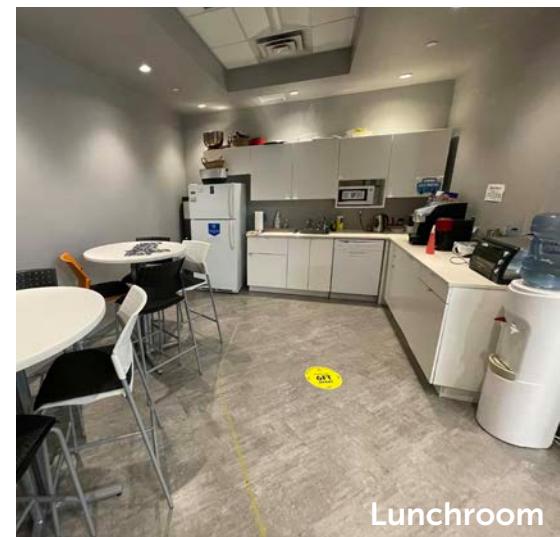
**Significant**  
ON-SITE PARKING  
AVAILABILITY

For Sublease ➤

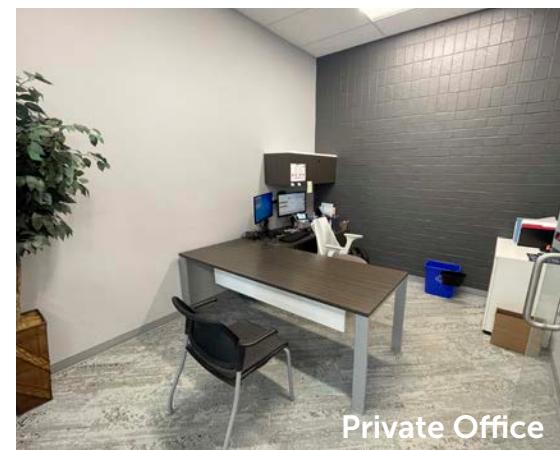
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[iciproPERTIES.com](http://iciproPERTIES.com)



Boardroom



Lunchroom



Private Office



Reception & Workspaces

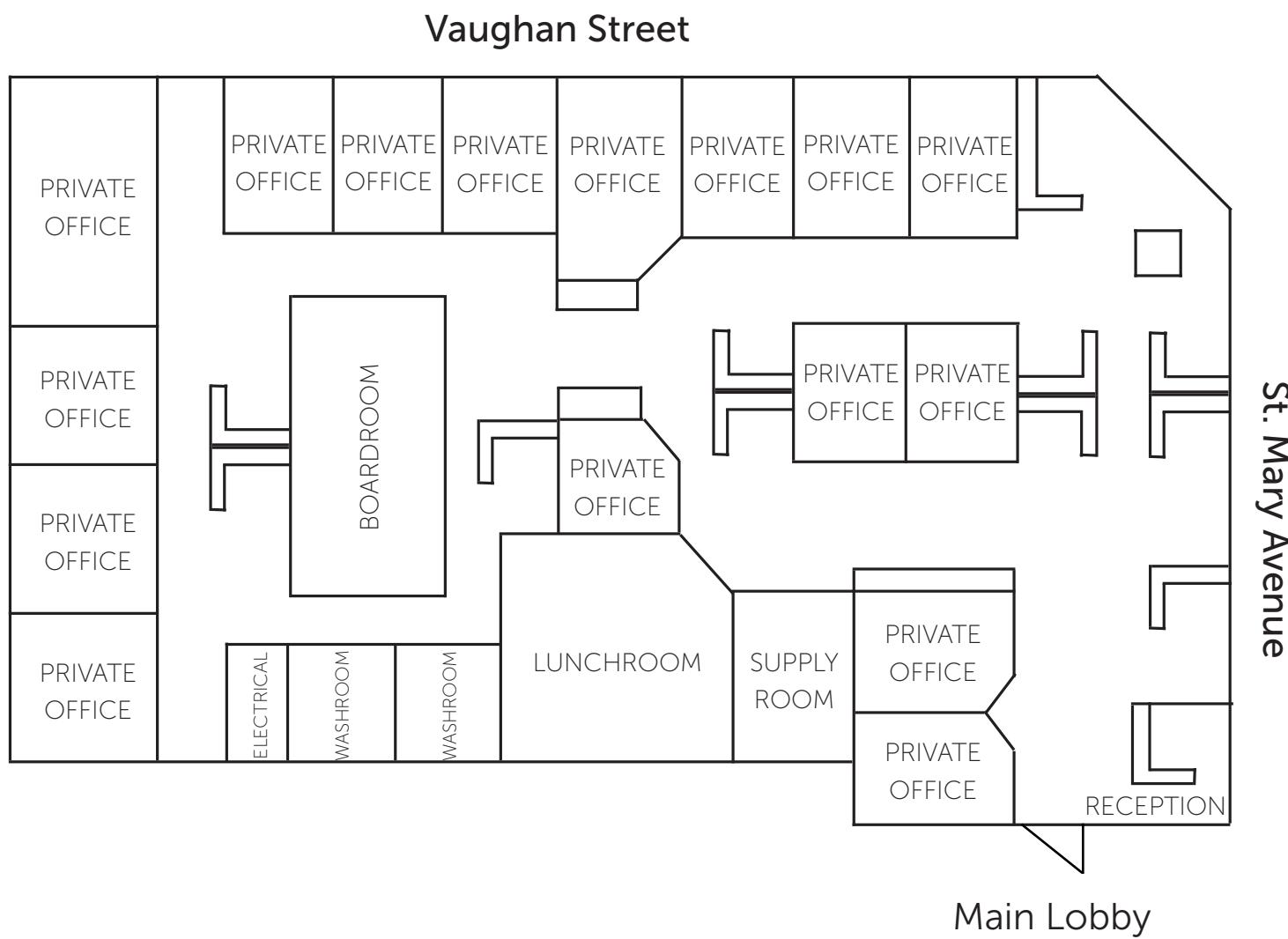
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## Floor Plan





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**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

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