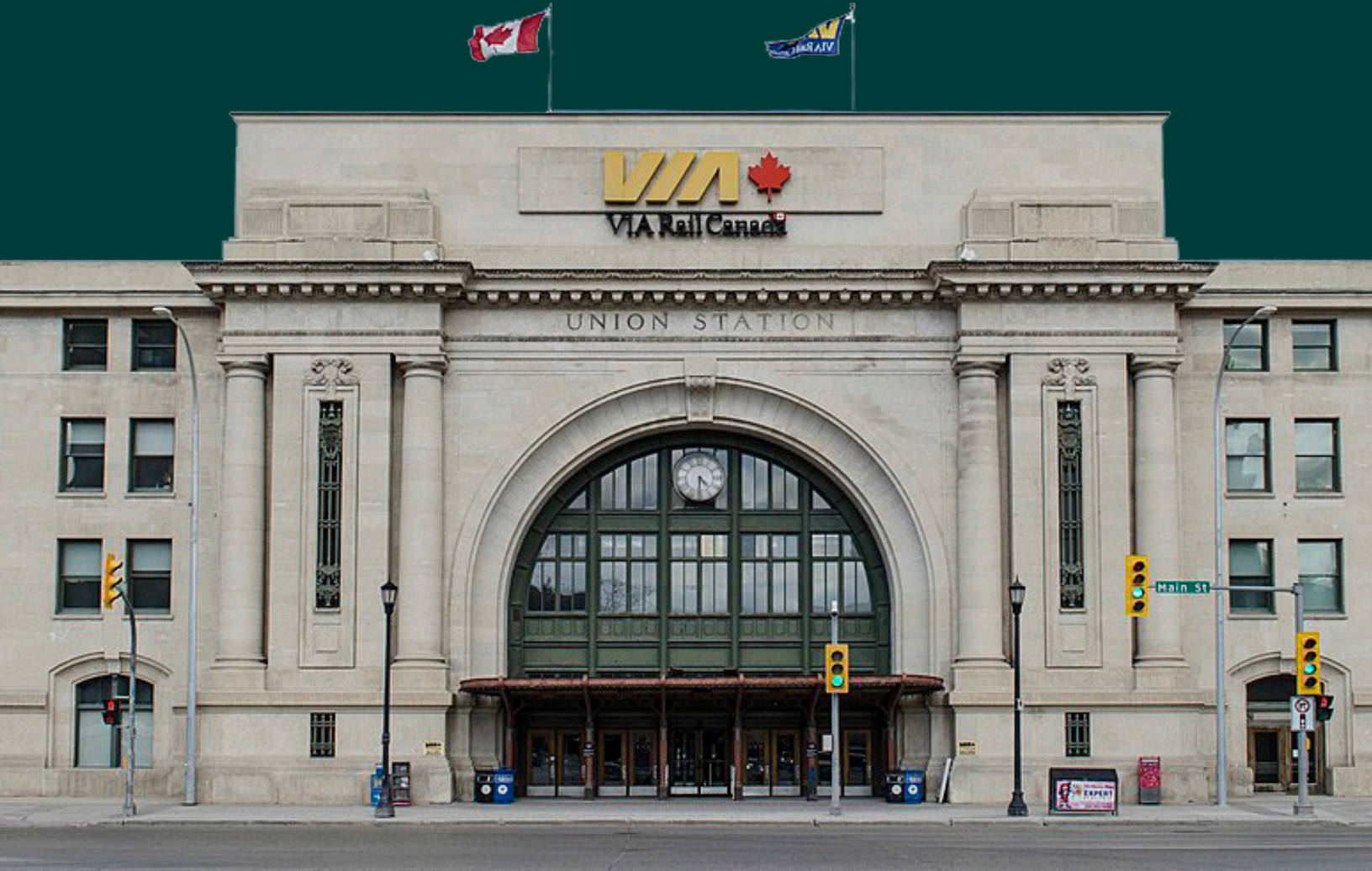


UNION STATION

123 MAIN STREET, WINNIPEG

*Exclusive Office Space For Lease
Located in a Historic Landmark Building*



AVISON
YOUNG



2nd Floor



3rd Floor



3rd Floor

2nd Floor

203	1,150 sf east view
201	9,266 sf corner unit north & west view
202	5,127 sf corner unit north & east view
201/ 02	14,393 sf entire north wing

4th Floor

400	16,843 sf entire south wing
420	14,972 sf entire north wing
4th Fl	31,815 sf entire 4th floor

3rd Floor

360	5,863 sf corner unit north and east view
350	2,300 sf corner unit northwest view
301	2,415 sf west view overlooking Main St
310	13,565 sf entire north wing

Lower Level

0037	2,716 sf available
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- 3rd fl. conference room: 1,033 sf can combined with any other unit
- Contiguous: 45,380 sf (half of 3rd & full 4th fl)
- Largest contiguous: 77,591 sf (half of 2nd, entire 3rd & 4th fl)

Salient details

Operating Costs

\$12.41 psf / annum includes common area and maintenance, janitorial (common area only), utilities and administration fee

Property Tax

2024 estimated Budget: \$2.74 psf / annum

Lease Rates

Starting at \$10 psf / annum

Building Features / Area Highlights

- 4 storey building
- Ample on-site parking and parking available at neighbouring lots
- Along major transit routes
- Future retail redevelopment offering a range of dining and shopping options
- Gym on the lower level
- Future bike storage
- Coffee shop on the main level
- Building hours are 6AM to 11PM
- Tenants have 24 hours access with swipe cards
- On-site manned security 24/7
- Building is sprinklered
- On site Bell & Shaw
- Building storage from 1,000 sf to 5,000 sf
- Dedicated loading lane in front of building
- Well positioned at Main St and Broadway, Union Station is a pleasant walk to attractions which include The Canadian Human Rights Museum, The Children's Museum and The Forks Market which attracts 4 million visitors annually
- Beaux-arts structure designated a National Historic site in 1976. The station is a Heritage Railway Station as well, so designated in 1989



Coffee shop



Passenger waiting area



Train boarding platform



[View Floor Plans](#)

123 MAIN STREET, WINNIPEG, MB

Heritage building with modern amenities

Avison Young is proud to present the rare opportunity to lease 123 Main Street – located just minutes from restaurants (The Keg, Earls), Canada Life Centre (formally BellMTS Centre), Portage & Main, The Forks Market and many amenities you and your employees would require.

Originally built in 1908, Union Station operated as an important transportation hub in the region. CNR turned over passenger rail services to VIA Rail in 1978 which has operated out of Union Station ever since. Union Station as it stands today is a 248,000 sf heritage mixed use building owned by VIA Rail and ideally situated at the outskirts of four distinct neighbourhoods: Broadway Corridor, The Forks, Downtown and The Exchange District.



RAILSIDE AT THE FORKS

After several years of experiencing delays, Railside at The Forks has broken ground for Phase I. Preparations are under way to install underground utilities and a geothermal system and is expected to reduce 12,200 tonnes of greenhouse gas emissions annually. Phase I is expected to open to the public in early 2026.

Once complete, Railside will consist of 30 mid-rise developments hosting commercial, retail and services at the ground level of each building, the project is expected to add 1,200 rental and condo units.

The Forks receives approximately four million visits annually. An annual economics review conducted by InterGroup Consultants determined the economic impact of the whole of the Forks site to be \$165 million.



Union Station when it opened in 1911



View of the rotunda - circa 1918



WWI Military personnel depart Union



Waiting room - circa 1918

Constructed in 1908, this building has a lot of history and character. The beautiful architecture stands true as Union Station was designated a **National Site of Canada.**

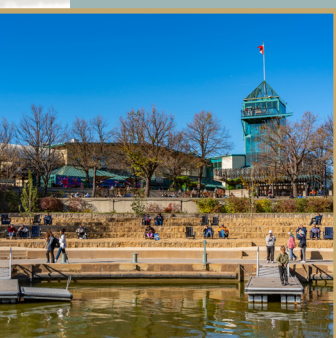




98
Walker's
Paradise

85
Excellent
Transit

87
Very
Bikeable



AREA AMENITIES

Everything to offer within a short walking distance of Union Station

Union Station is prominently located at the intersection of Main Street and Broadway Avenue in downtown Winnipeg. The area is home to the historic Forks site as well as the Canadian Museum for Human Rights, Children's Museum and the Railway Museum that is expected to return to Union Station in the near future.

This historic and vibrant neighbourhood offers its community convenient access to Winnipeg Transit, with a future rapid transit hub at Union Station. Within walking distance to downtown Winnipeg, the area offers an abundance of amenities to include local retailers, restaurants and entertainment.

Restaurants

- 01 The Smith
- 02 Oval Room Brasserie
- 03 Vida Cucina Italia
- 04 Capital Grill & Bar
- 05 The Keg Steakhouse & Bar
- 06 Local Public Eatery
- 07 Modern Electric Lunch
- 08 Earl's
- 09 OEB Breakfast Co.
- 10 Velvet Glove
- 11 Hy's Steakhouse
- 12 Clay Oven
- 13 Elephant & Castle
- 14 The Old Spaghetti Factory

Entertainment

- 01 The Forks
- 02 Canadian Museum for Human Rights
- 03 Blue Cross Park
- 04 The Manitoba Club

Banks

- 01 Assiniboine Credit Union
- 02 Scotiabank
- 03 BMO
- 04 CIBC
- 05 TD and RBC

Coffee

- 01 Fools & Horses Coffee Co.
- 02 Harrison's Coffee Company
- 03 Indulge Café & Bakery

UNION STATION

123 MAIN STREET, WINNIPEG

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**AVISON
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