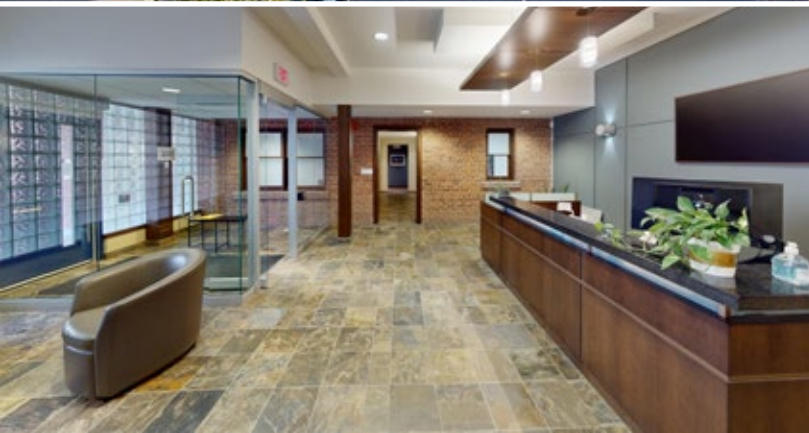
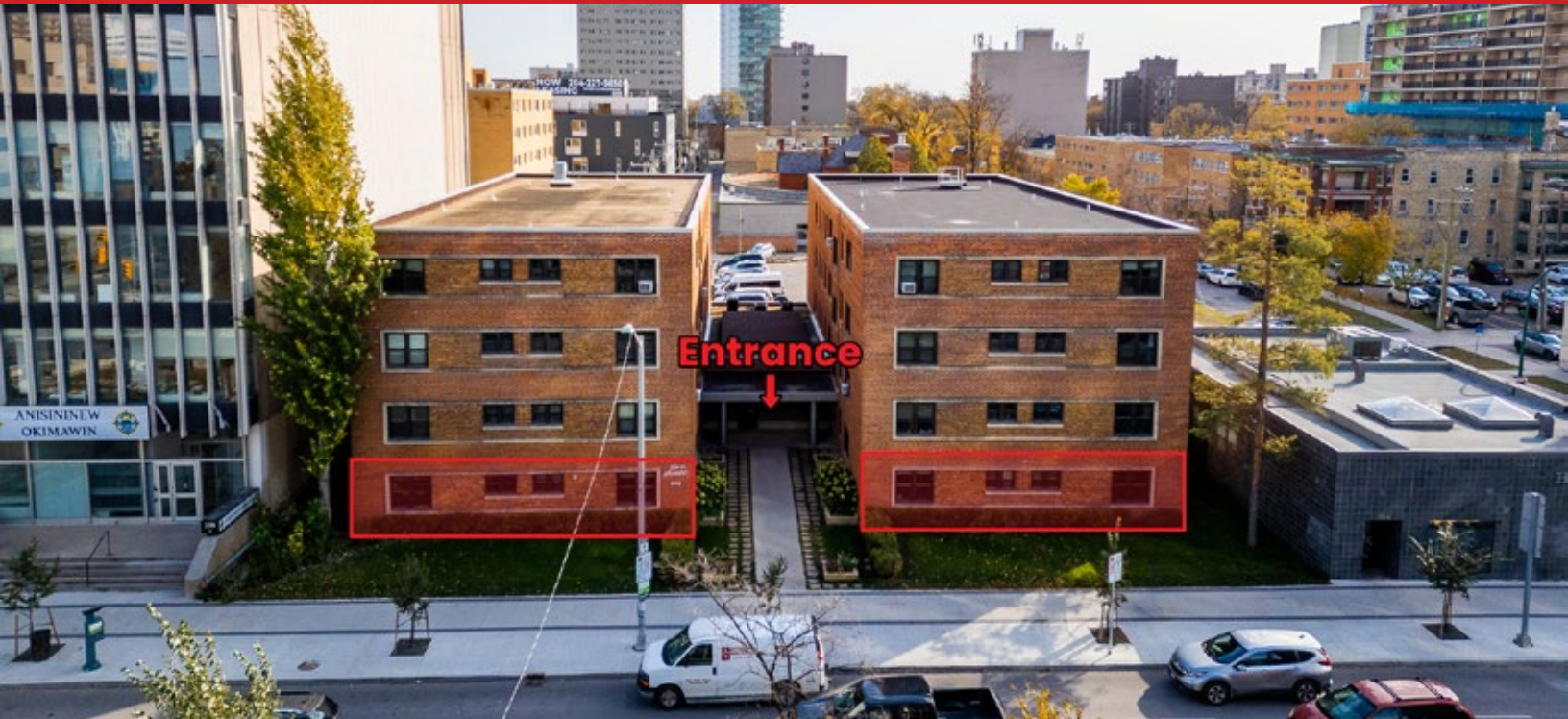


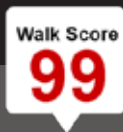
FOR LEASE

Professionally Built Out Main Floor Office on Broadway

346 Broadway, Winnipeg, Manitoba



14 RESERVED
ON-SITE
STALLS



WALKER'S
PARADISE

Source: walkscore.com



2,750 TO 8,000 SF
MAIN FLOOR
OFFICE



WALKING
DISTANCE TO
GOVERNMENT
OFFICES

www.shindico.com

Shindico

FOR LEASE

346 Broadway, Winnipeg, Manitoba

PROPERTY SUMMARY

Available +/- 2,750 to 8,000 SF

Gross Rent* \$17.50/SF

Zoning M - Multiple Use Sector

Parking 14 stalls

Bathrooms 4

*Property Taxes, CAM and Utilities included

FEATURES

- Fully-developed move-in ready office space.
- Various office and bathroom configurations available depending on tenant's size requirements.
- Centrally located in Winnipeg's downtown on one of the city's most iconic and scenic streets, Broadway.
- Walking distance to Law Courts, Companies Office, Manitoba Legislature, Worker's Compensation Board, Canada Life Centre, and the RBC Convention Centre,
- Numerous shopping and dining amenities nearby including The Forks, Family Foods, Blue Cross Park, and The Exchange District.

DRIVE TIME TO RESIDENTIAL AREAS

River Heights 7 minutes

Fort Garry 8 minutes

Linden Woods 10 minutes

St. Boniface 12 minutes

360° [CLICK HERE TO TAKE A VIRTUAL TOUR](#)



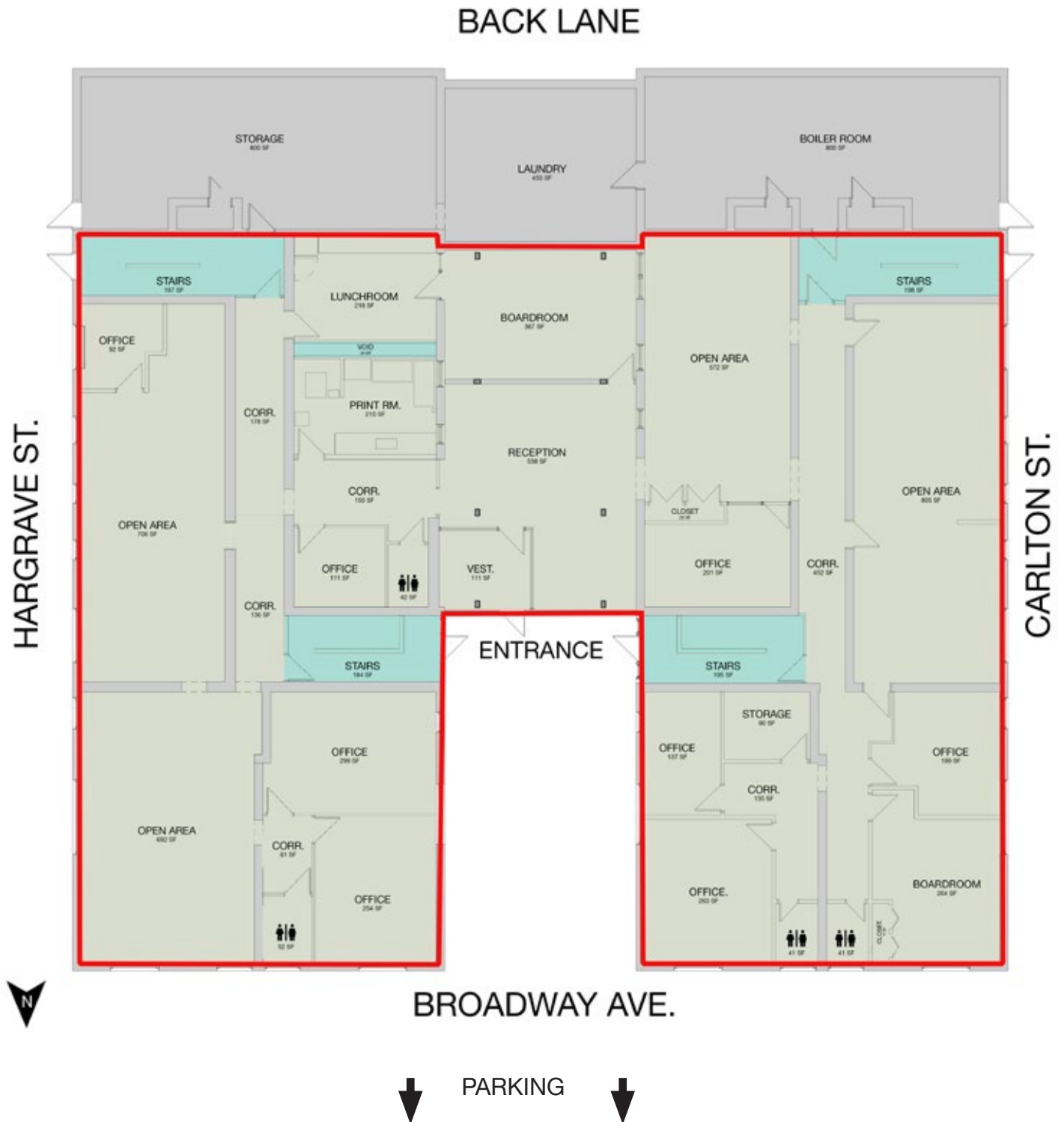
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FOR LEASE

346 Broadway, Winnipeg, Manitoba

FLOOR PLAN - OPTION 1 (+/- 8,000 SF)



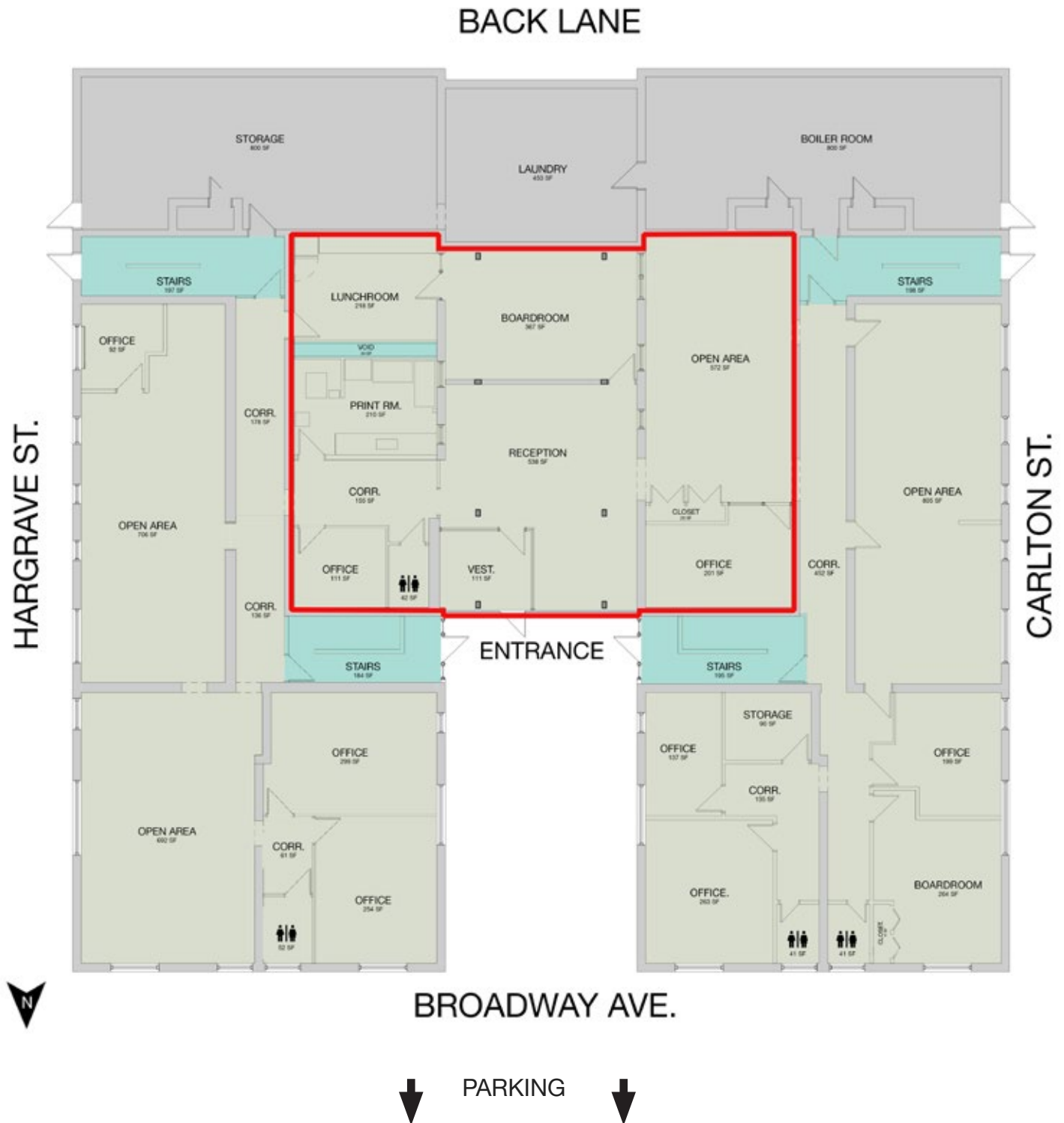
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FOR LEASE

346 Broadway, Winnipeg, Manitoba

FLOOR PLAN - OPTION 3 (+/- 2,750 SF)

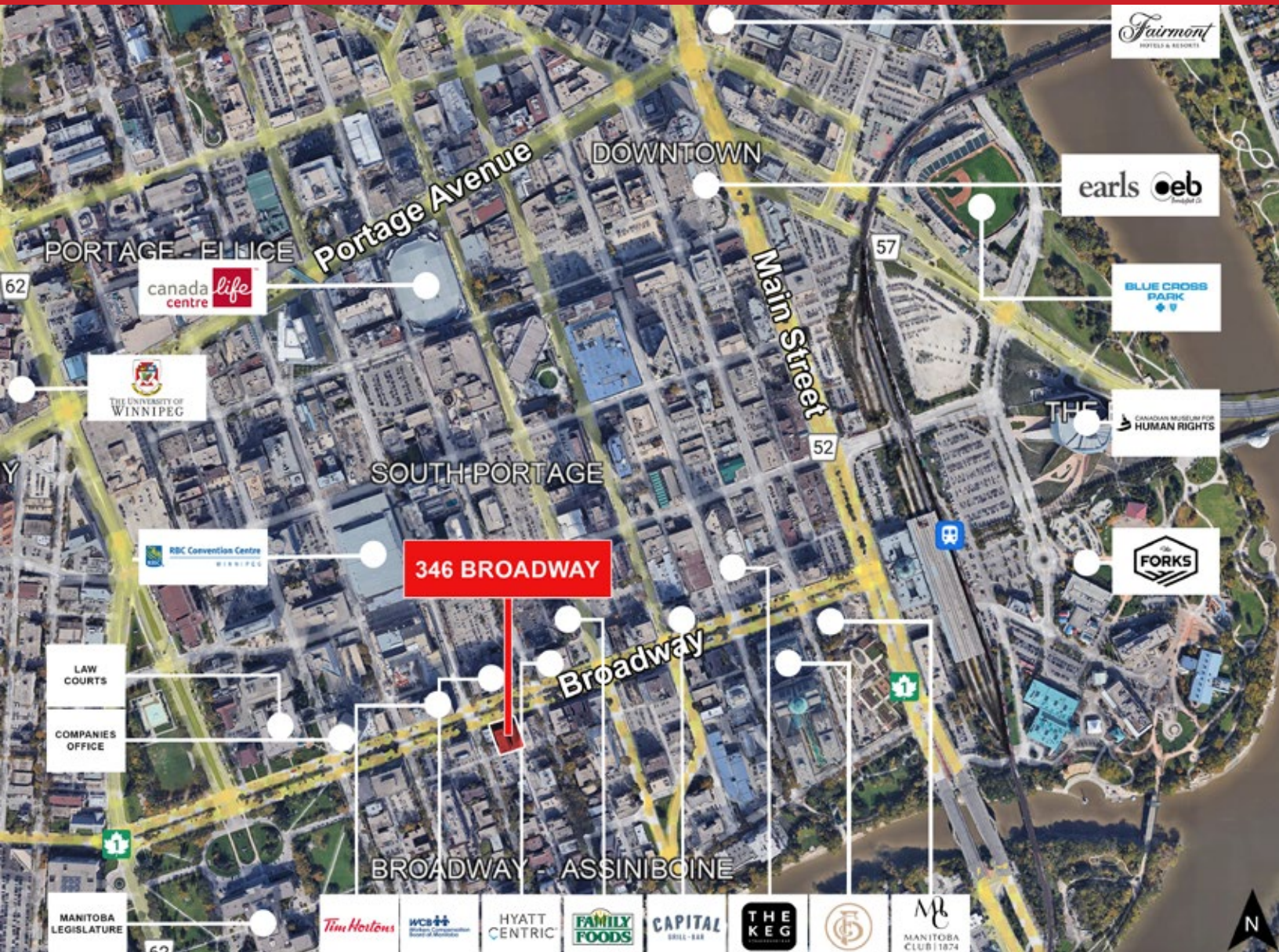


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FOR LEASE

346 Broadway, Winnipeg, Manitoba



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