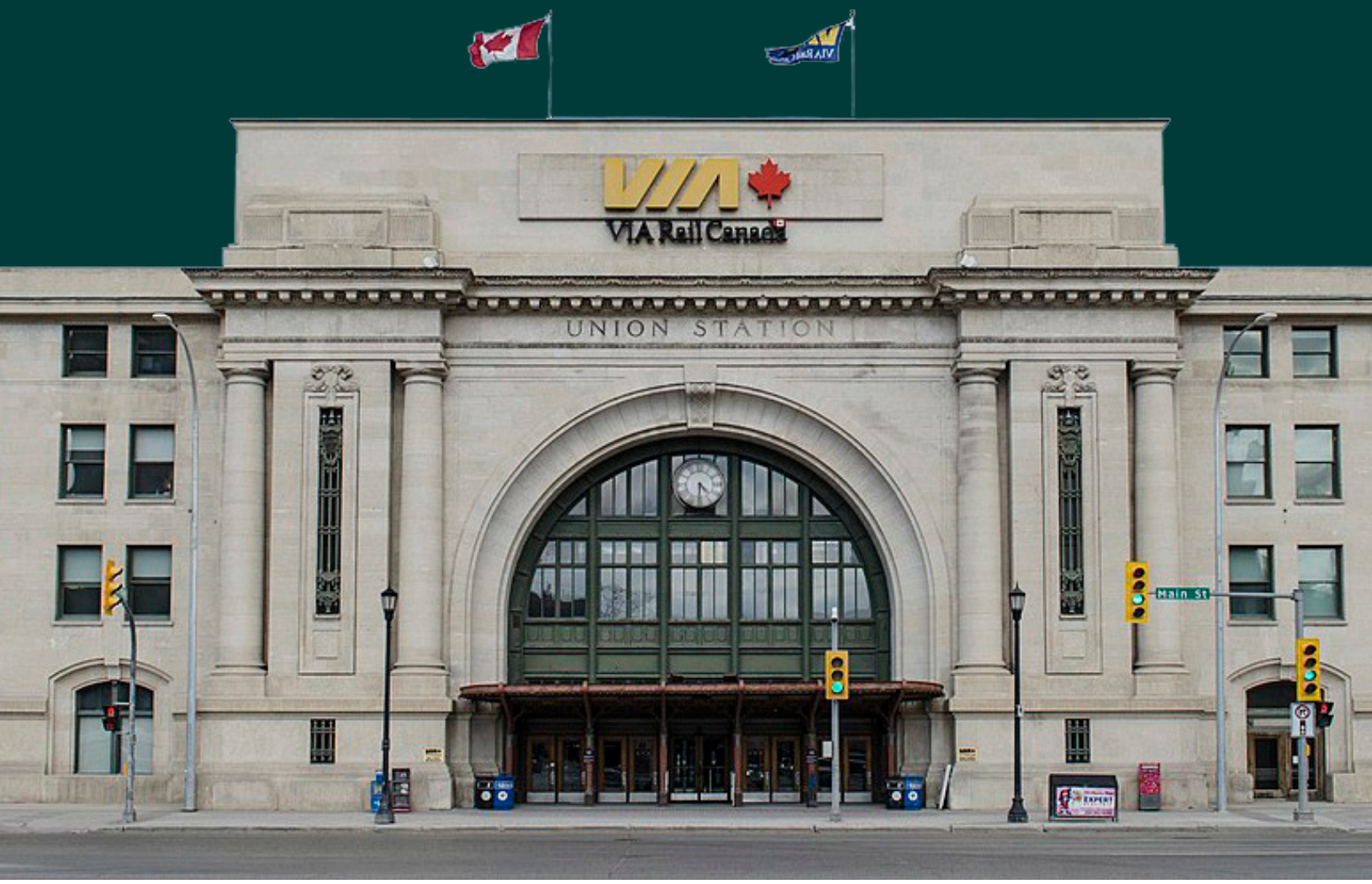
UNION STATION

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

- *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

View Floor Plans

Coffee shop

Passenger waiting area

Train boarding platform

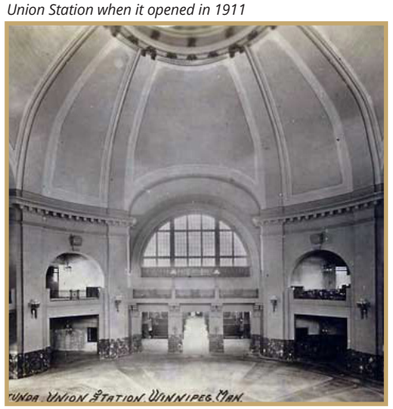
123 MAIN STREET, WINNIPEG, MB

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.

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.

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 millon.

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

Wes Schollenberg
Senior Vice President
204.560.1501
wes.schollenberg@avisonyoung.com

Linda Capar
Vice President
204.560.1503
linda.capar@avisonyoung.com

Paul Douglas
Principal
204.560.1504
paul.douglas@avisonyoung.com

Steven Luk Pat
Associate
204.560.1512
steven.lukpat@avisonyoung.com

AVISON YOUNG

avisonyoung.com

© 2024 Avison Young Commercial Real Estate (MB) Inc.
All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP.