

NORTH ATLAS

COMMERCIAL REAL ESTATE

Office Space For Lease

295 Broadway
Winnipeg, MB



3-D Walkthrough Tour

Net Rent: \$12.50 psf
Additional Rent: \$14.88 psf
(2024 Estimate)

3,303 SF

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine

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204.918.1438 Mobile
204.942.2400 Office
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Khush Grewal

Partner
204.891.1999 Mobile
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PROPERTY HIGHLIGHTS

Ready for immediate occupancy, 295 Broadway offers $\pm 3,303$ square feet of beautifully finished office space ready for your organization's next chapter.



Located between Donald and Smith on Broadway, this office offers excellent accessibility. Enjoy a short walk to popular spots like The Forks and various other dining and service options.



Professionally maintained building. Wonderfully laid out, featuring 8 private offices, an open office area, a meeting room, a staff kitchen, a reception area, washrooms, and storage rooms.



Partially furnished and can be fully furnished by the landlord if required.



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INTERIOR PHOTOS

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Laid out for productivity and comfort, this space features 8 private offices with modern finishes and a welcoming atmosphere that inspires success.



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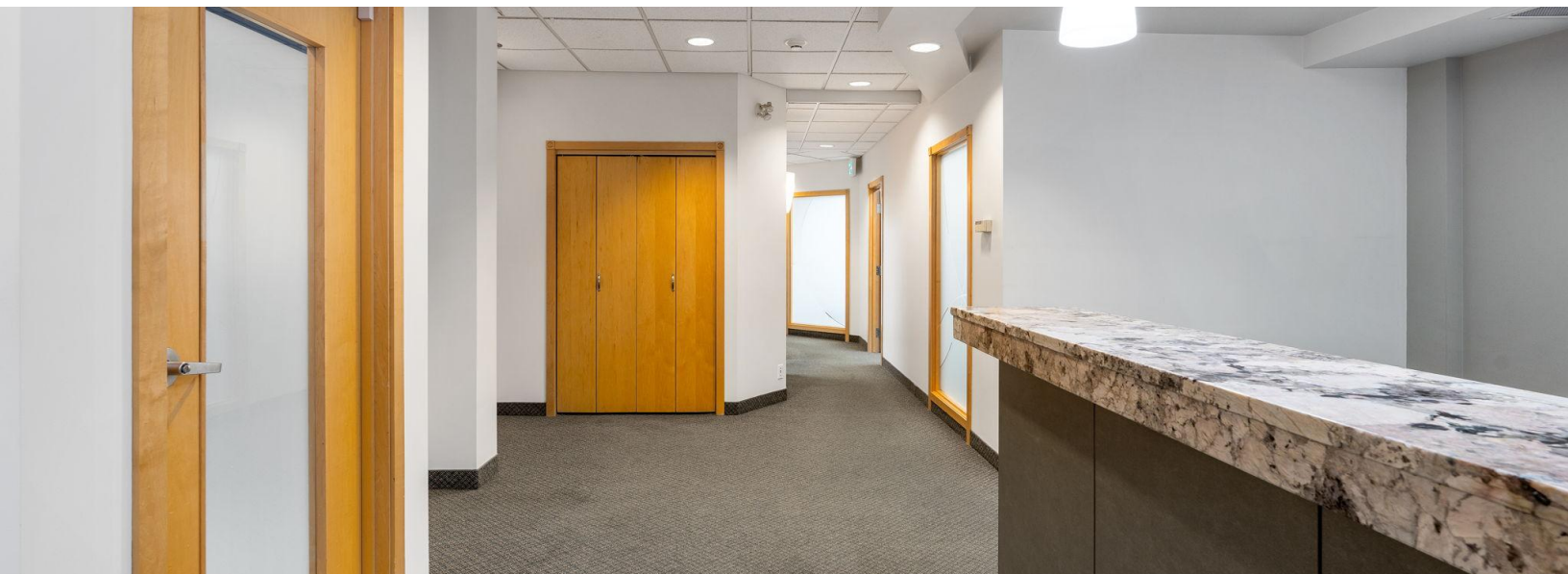
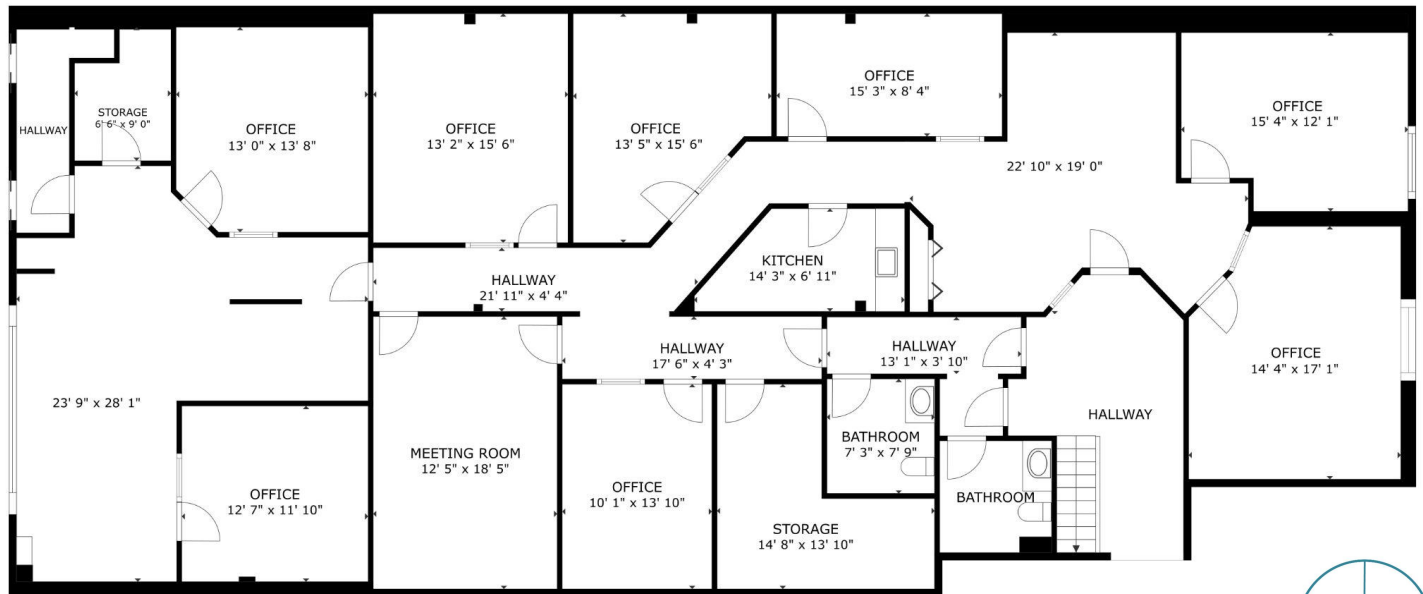
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FLOOR PLAN

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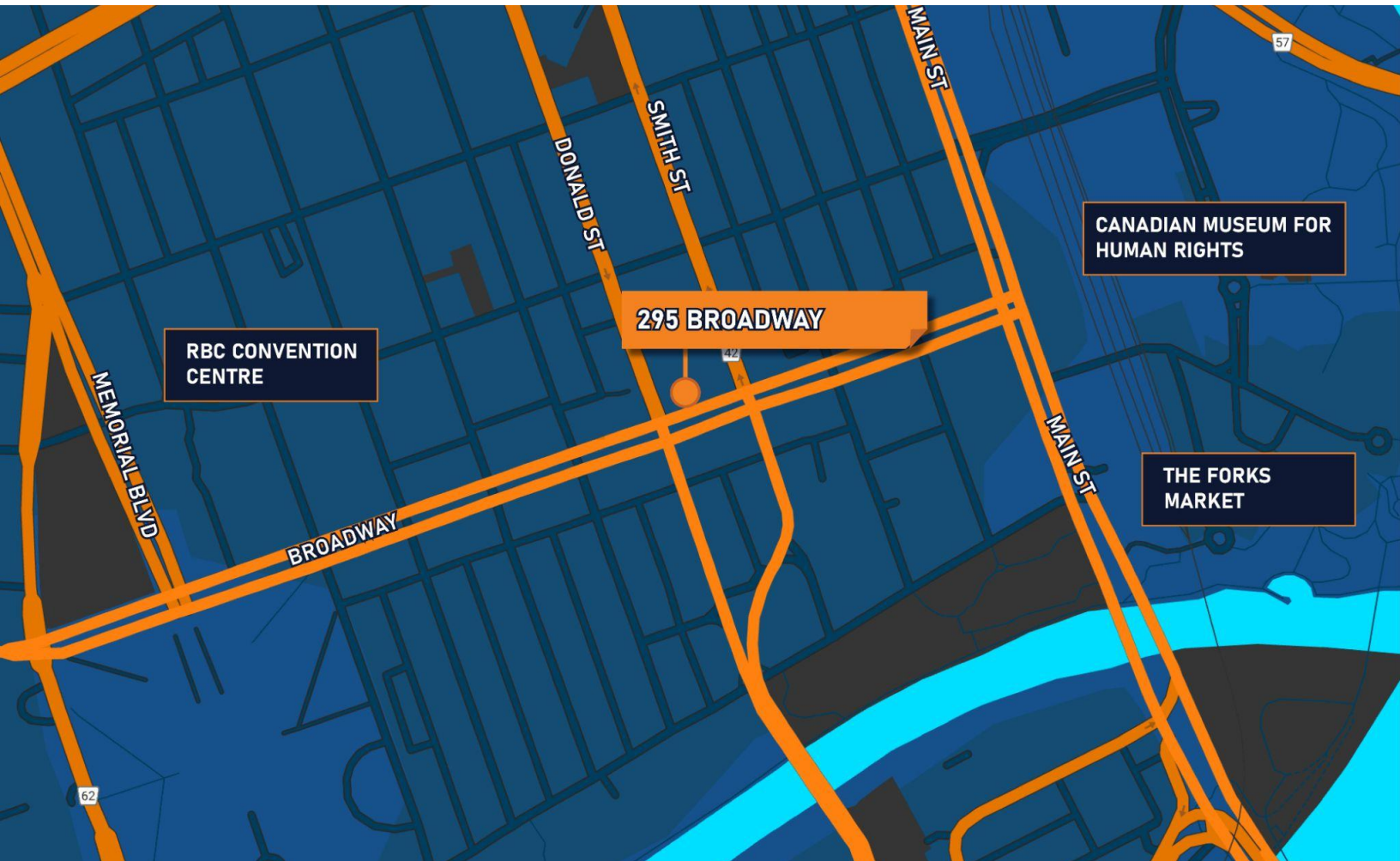
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