

155

CARLTON
STREET

FULLY CONNECTED OFFICE WITH EXCELLENT VIEWS AND SURROUNDED BY DOWNTOWN WINNIPEG'S BEST AMENITIES



155

CARLTON STREET

TOTAL - 201,799 SF

→ Floorplates are approx. 11,109 sf



155 CARLTON STREET

BUILDING DETAILS

- Located on the Northeast corner of Carlton Street and York Avenue
- Directly across from the RBC Convention Centre
- Connection to downtown's climate-controlled skywalk and concourse systems
- Under new ownership
- 24/7 Security on site
- Top of Building Signage Opportunity
- Ample parking available at Lakeview Square Parkade
- Certified BOMA Best Silver

BUILDING DETAILS

155 Carlton Street – Total – 201,799 sf

- 19 Stories
- Year Built: 1975
- Floor plates are 11,109 sf

PROPERTY INFORMATION

→ Lease Rate: \$16.50 psf
→ Additional Rent: \$14.58 psf
(2025 est.)

SIGNIFICANT BUILDING IMPROVEMENTS CURRENTLY UNDERWAY INCLUDING:

- Main floor & 2nd floor curtain wall
- Lobby
- Common Areas
- Washrooms
- Elevators (full replacement)

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3,260 - 10,028 SF Available

Units Available

- Unit 306/307 - 3,260 sf
2 offices, board room, open space,
kitchen/lunch room, additional open
area in shell condition
- Unit 1404/1405 - 7,531 sf
Shell condition
[Click here for a Virtual Tour](#)
- Unit 1502 - 10,028 sf
Available May 1, 2026
- Unit 1550 - 1,822 sf
5 private offices, board room,
reception & lunchroom
- Unit 1620 - 2,097 sf
8 private offices, board room,
kitchenette & reception area
- Unit 1901 - 7,632 sf
Available Feb 1, 2026





PLANNED EXTERIOR UPGRADES



UPDATED BUILDING SIGNAGE AND LOBBY

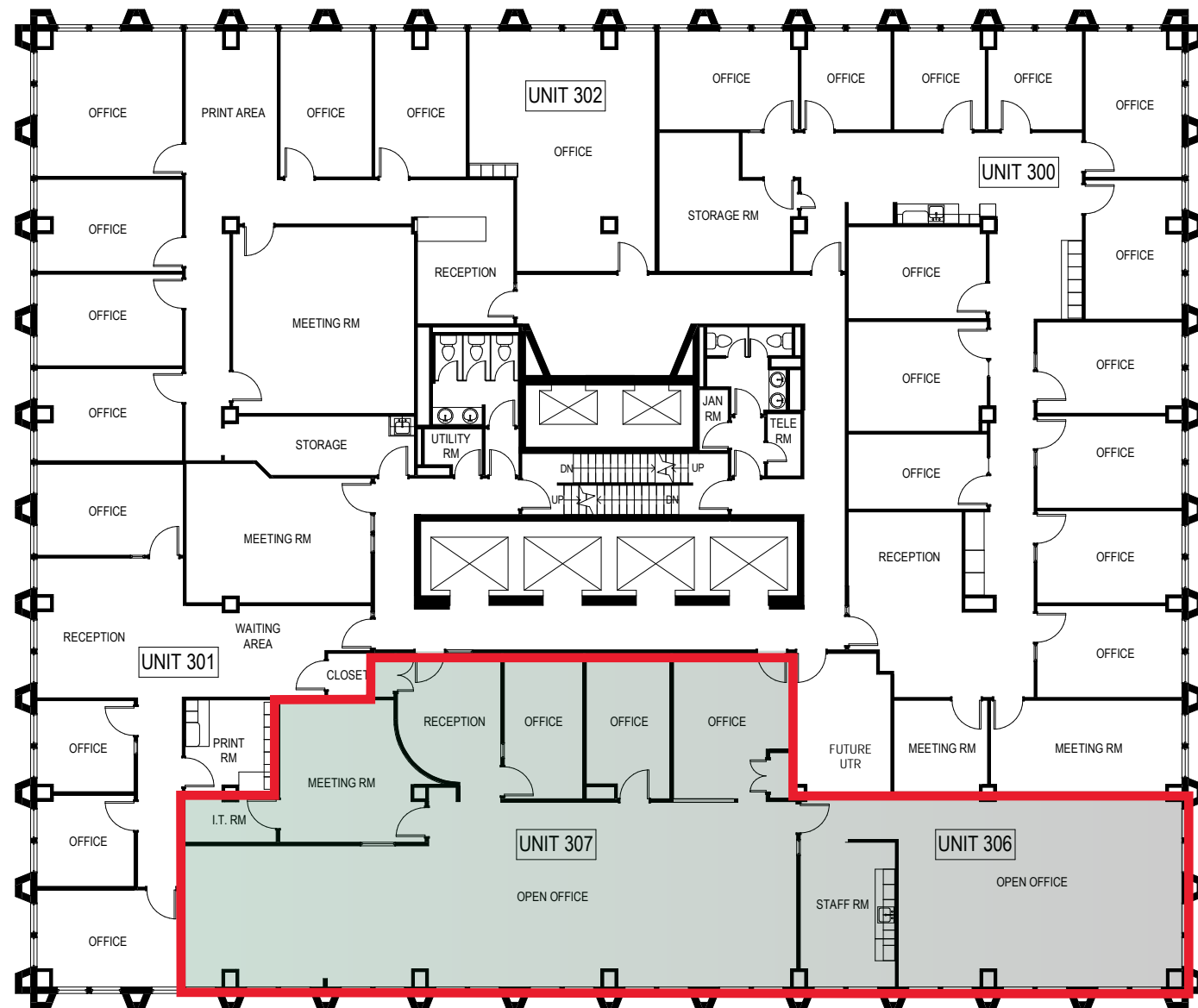


PLANNED LOBBY & RECEPTION UPGRADE CONCEPT



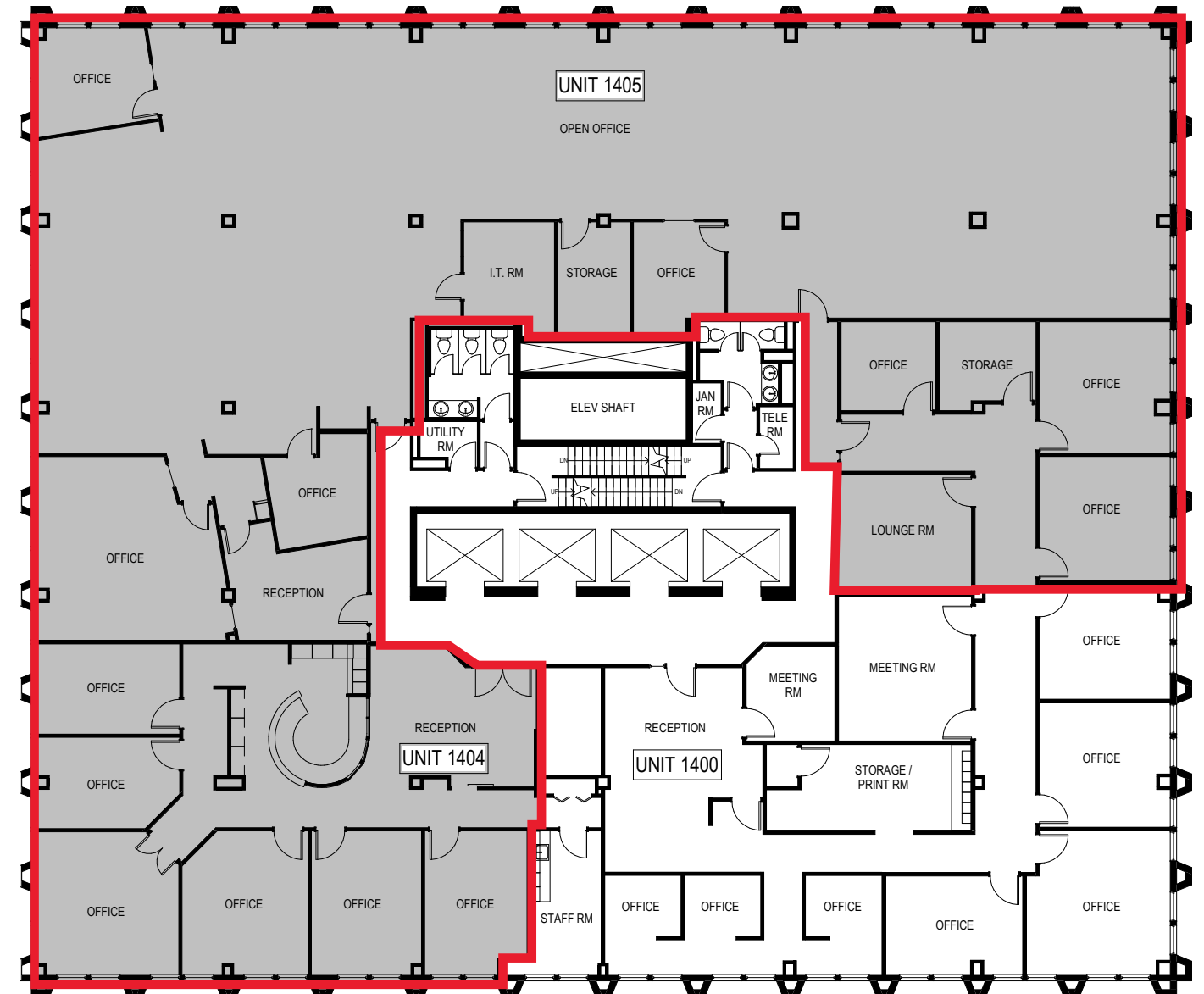
LOUNGE CONCEPT

3RD FLOOR



UNIT 306/307 - 3,260 SF

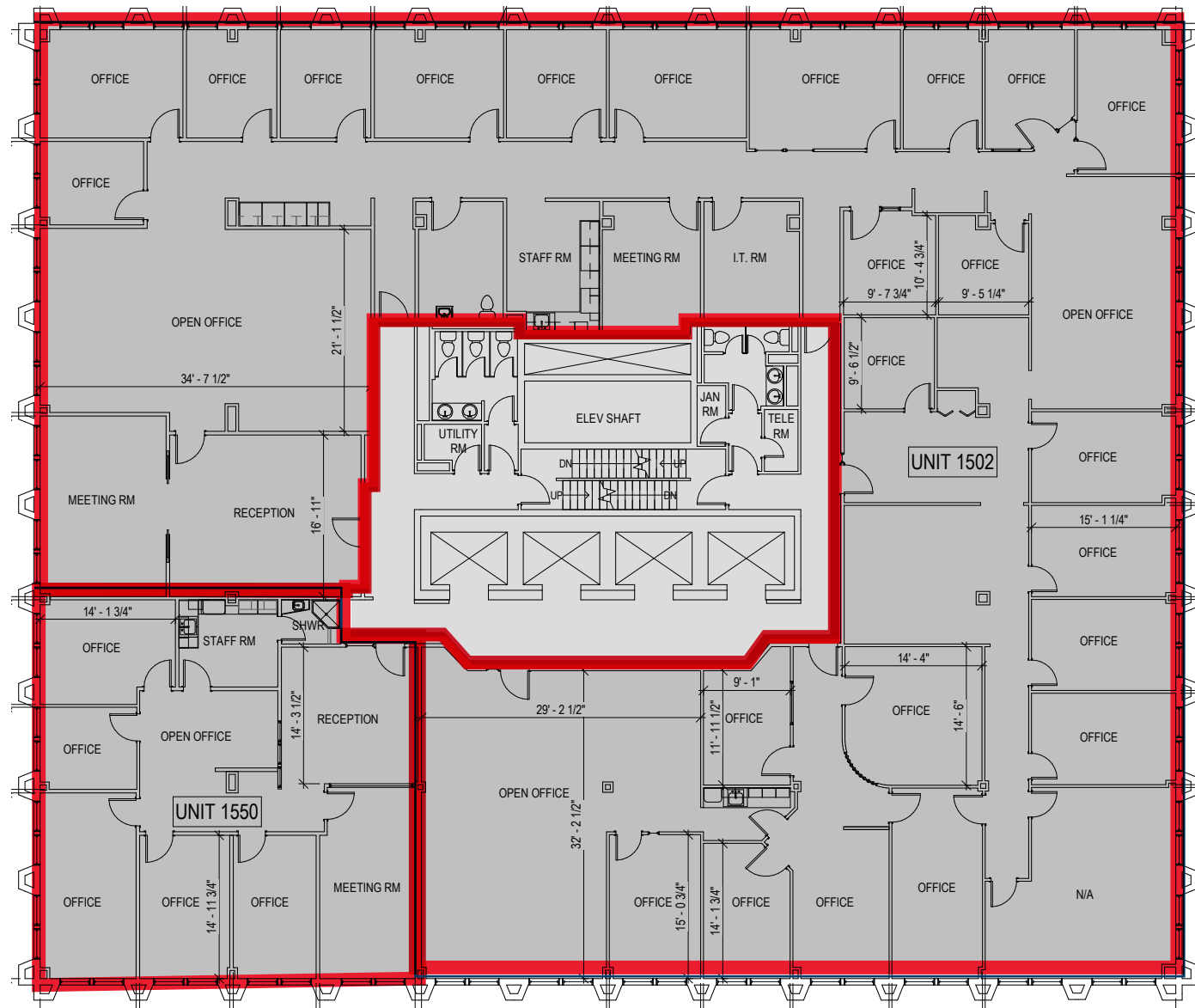
14TH FLOOR



UNIT 1404/1405 - 7,531 SF
VIRTUAL TOUR

155

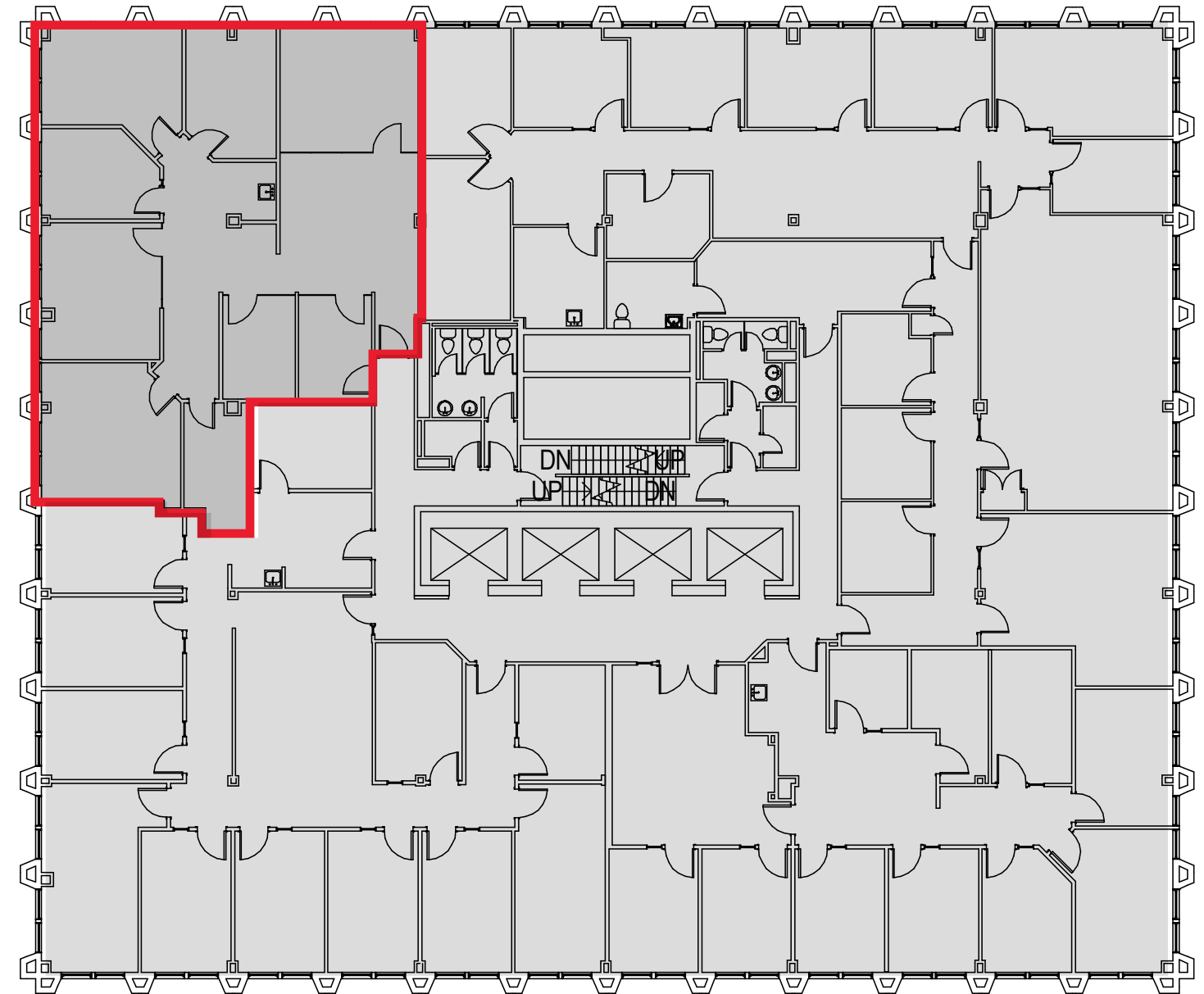
15TH FLOOR



UNIT 1550
1,822 SF

UNIT 1502
10,028 SF

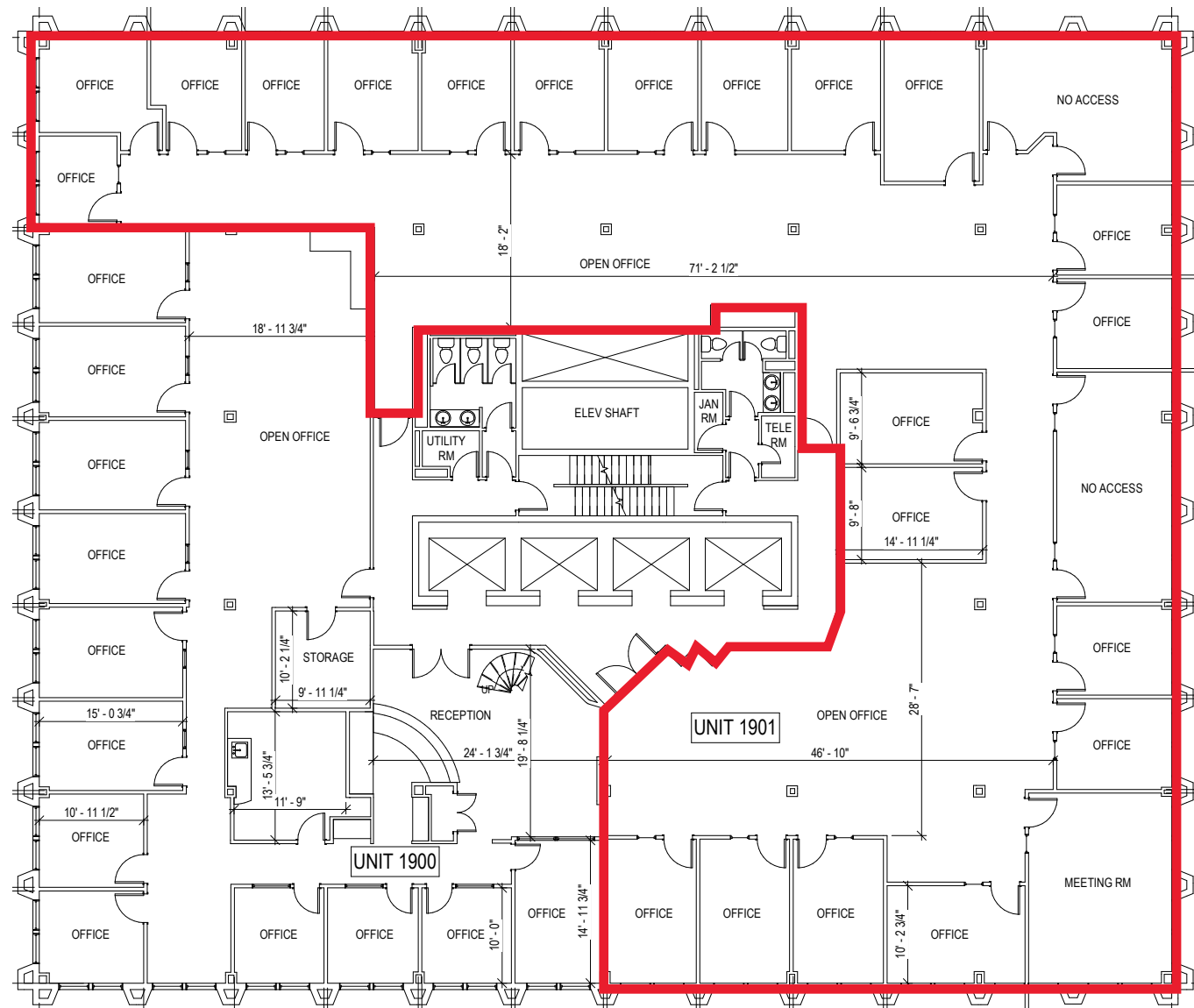
16TH FLOOR



UNIT 1620 - 2,097 SF

155

19TH FLOOR



UNIT 1901 - 7,632 SF



3RD FLOOR



3RD FLOOR



14TH FLOOR



14TH FLOOR



Sargent Ave

Ellice Ave

Cumberland Ave

Notre Dame Ave

Portage Place

Portage Ave

Graham Ave

Winnipeg Art Gallery

Memorial Blvd

Carlton St

Ellice Ave

St. Mary Ave

York Ave

Donald St

Canada Life Centre

Millennium Library

True North Square

RBC Convention Centre

Broadway

Princess St

King St

Smith St

Donald St

Smith St

St. Mary Ave

York Ave

Portage & Main

360 Main

Portage Ave E

Bank of Montreal

RBC Royal Bank

Fairmont Hotel

Shoppers Drug Mart

Tim Hortons

Graham Ave

Humphry Inn

Modern Electric Lunch

Earls Kitchen + Bar

Delta Hotel

East India Company

La Roca

The Keg Steakhouse

Johnny G's

The Fort Garry Hotel

Forks Market

The Forks

Canadian Museum for Human Rights

Inn at the Forks

Clementine

Deer + Almond

Blufish Japanese

Wee Johnny's Irish Pub

Hy's Steakhouse

Tim Hortons

CIBC

Carnaval Brazilian BBQ

James Ave Pumphouse

Cibo Waterfront Cafe

Bank of Montreal

RBC Royal Bank

Fairmont Hotel

Alt Hotel

Merchant Kitchen

Browns Socialhouse

Radisson Hotel

Tim Hortons

Moxie's Bar & Grill

Shoppers Drug Mart

Clay Oven

Humphry Inn

Modern Electric Lunch

Earls Kitchen + Bar

Delta Hotel

East India Company

La Roca

The Keg Steakhouse

Johnny G's

The Fort Garry Hotel

Forks Market

The Forks

Canadian Museum for Human Rights

Inn at the Forks

Conveniently located
in close proximity to
Downtown Winnipeg's
most desirable
amenities



CANADA LIFE CENTRE



HUMAN RIGHTS MUSEUM & THE FORKS



RBC CONVENTION CENTRE



TRUE NORTH SQUARE

155

CARLTON STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:



Brett Intrater
Executive Vice President

Brett Intrater Personal Real
Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

Ryan Munt

Executive Vice President

Ryan Munt Personal Real
Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

Cushman & Wakefield | Stevenson
55 Donald Street, Suite 200
Winnipeg, MB R3L 1X5
cwstevenson.ca

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