PREMIER DOWNTOWN OFFICE OPPORTUNITY

280 BROADWAY



Chris Macsymic
Executive Vice President & Principal
Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwwinnipeg.com

Ryan Munt
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwwinnipeg.com

CUSHMAN & WAKEFIELD
Winnipeg



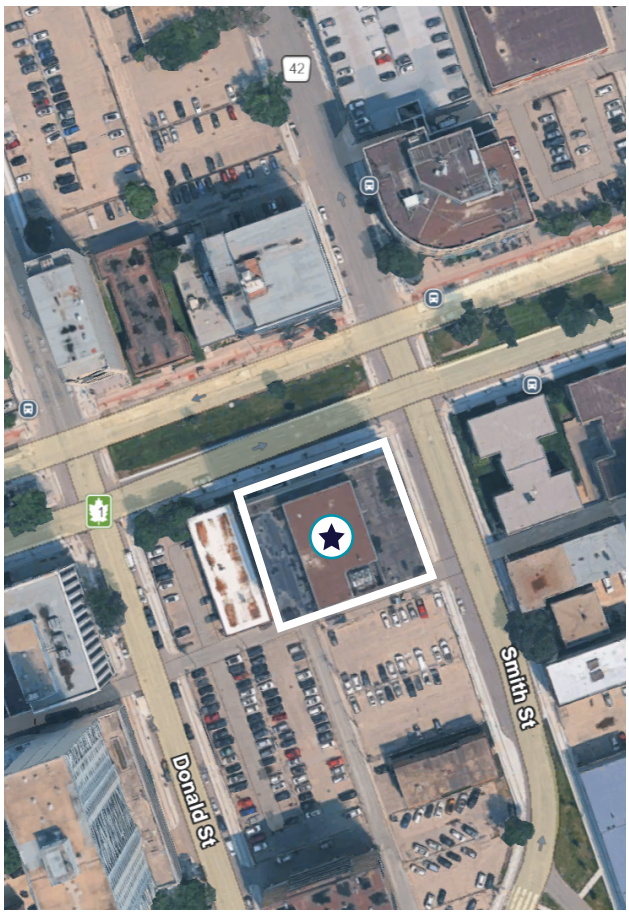
PROPERTY HIGHLIGHTS

TOTAL SF AVAILABLE: (+/-) 81,726 SF

- Located in the heart of Downtown at the corner of Broadway and Smith
- Free Rent: Negotiable
- Easy access from south and north entrances
- Over $5 million in building upgrades since 2010, which includes conversion to heat pump system and roof replacement
- Large floor plate attractive to a variety of tenants
- Exterior building signage opportunities
- 3 phase, 2,000 amp electrical

FLOOR	(+/-) SF	LEASE RATE	CAM & TAX (2026 EST)
1	12,502	Contact Agent	$10.66
3	14,078	Contact Agent	$10.66
4	14,129	Contact Agent	$10.66
5	13,940	Contact Agent	$10.66
6	14,281	Contact Agent	$10.66
7	12,796	Contact Agent	$10.66

**PLUS A 5% MANAGEMENT & CLEANING FEE BASED ON GROSS RENT*



PROPERTY **IMAGES**

MAIN FLOOR







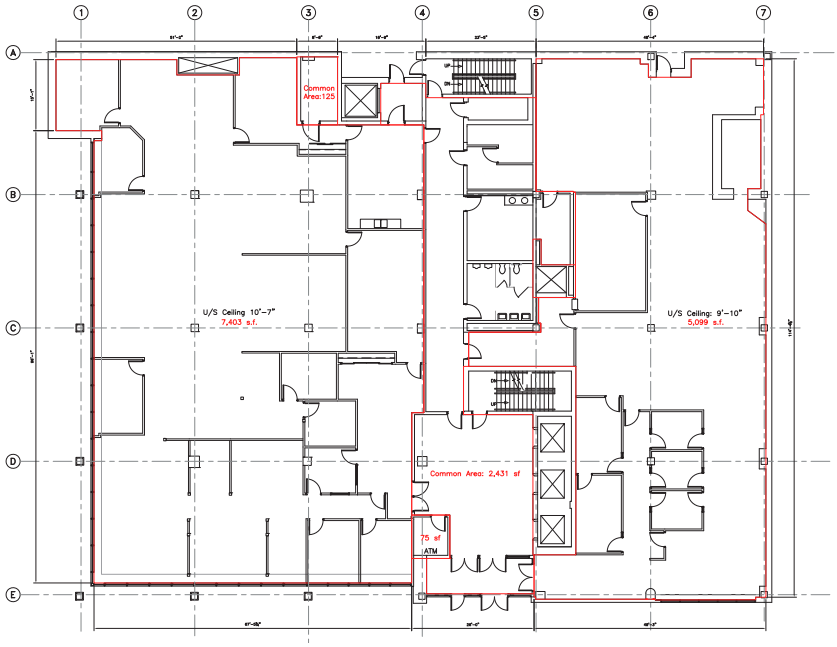
PROPERTY **IMAGES**

THIRD FLOOR

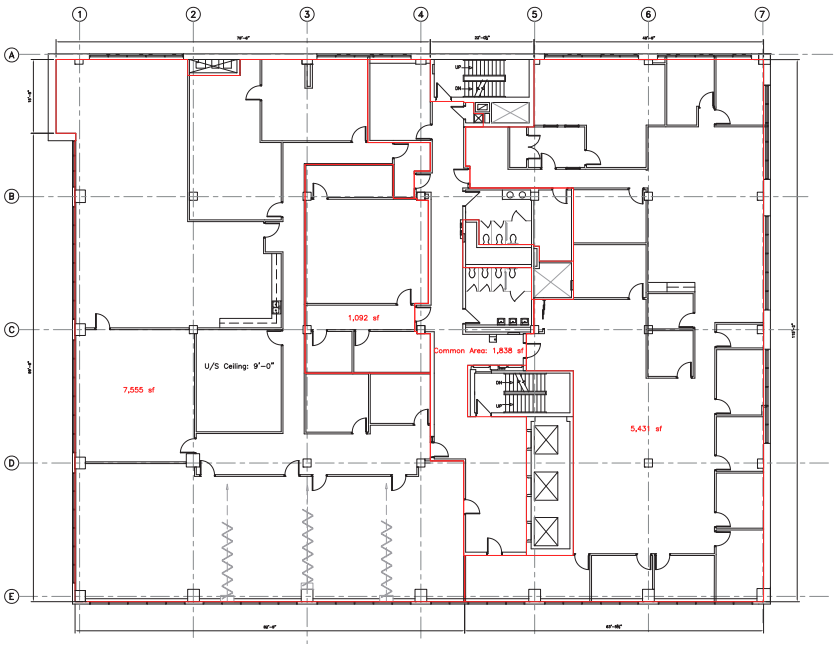




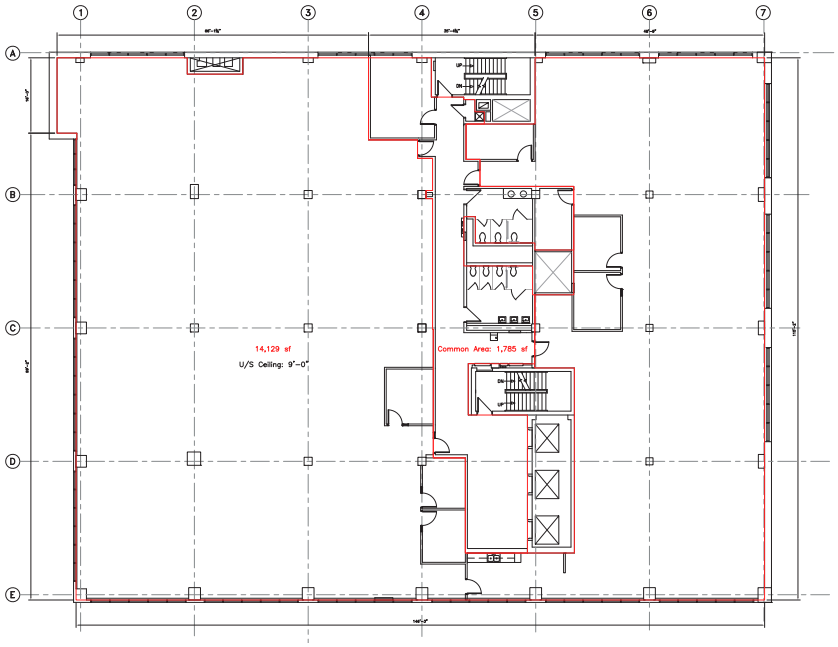
MAIN
FLOOR PLAN



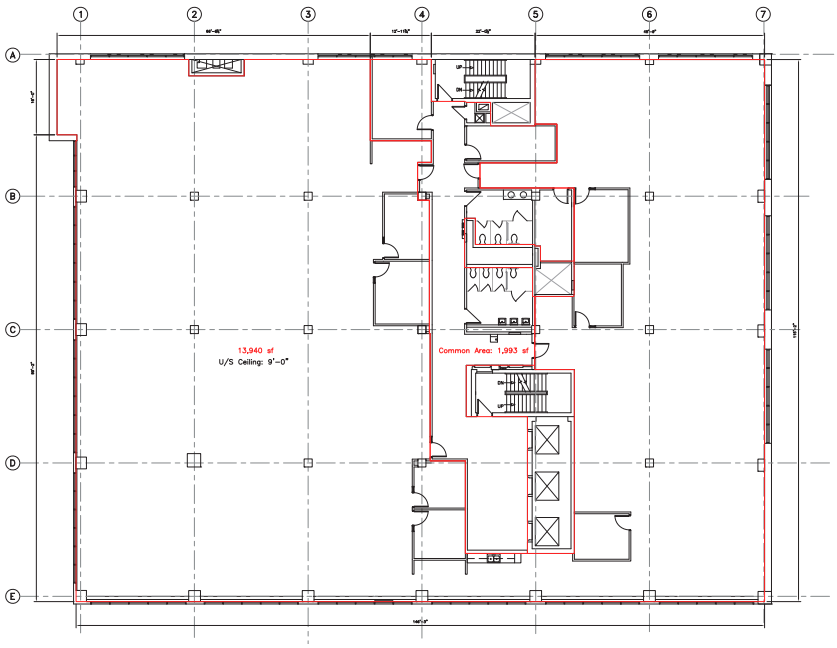
THIRD
FLOOR PLAN



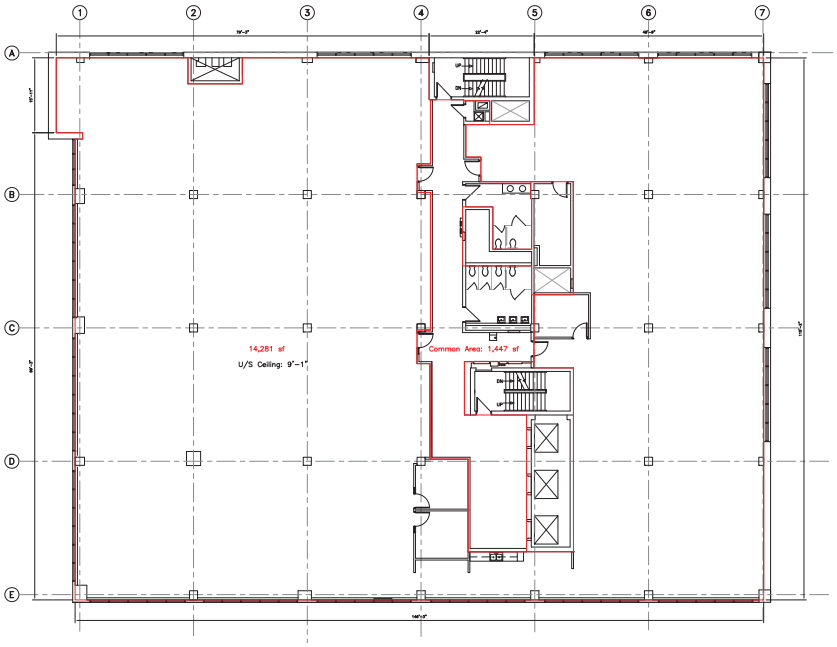
FOURTH
FLOOR PLAN



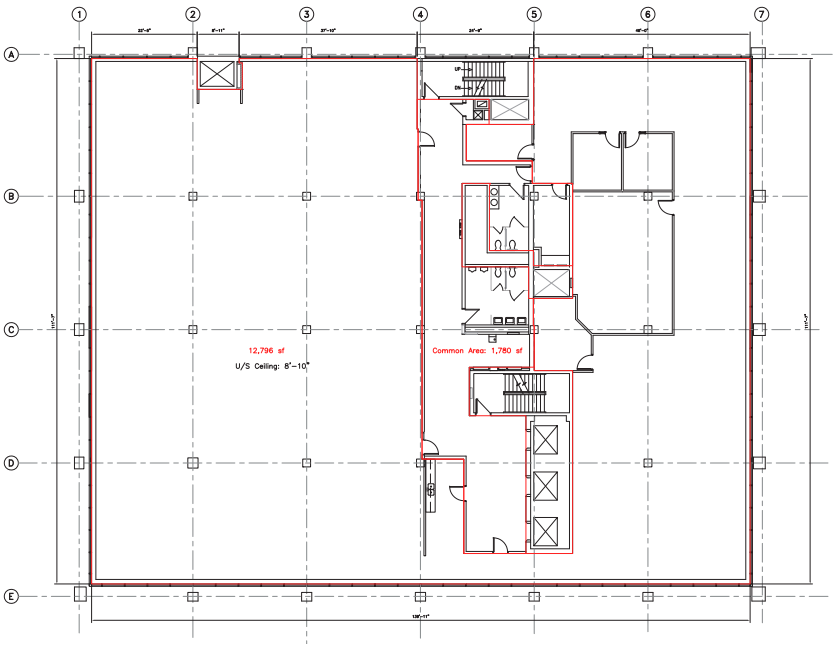
FIFTH
FLOOR PLAN



SIXTH
FLOOR PLAN



SEVENTH
FLOOR PLAN



AREA OVERVIEW



POPULATION	HOUSEHOLD INCOME	TOTAL HOUSEHOLDS	AVG. AGE
15,607 *Within 1 KM*	$47,284 *Within 1 KM*	9,613 *Within 1 KM*	39 *Within 1 KM*
109,515 *Within 3 KM*	$58,674 *Within 3 KM*	53,356 *Within 3 KM*	40 *Within 3 KM*
230,437 *Within 5 KM*	$68,052 *Within 5 KM*	103,047 *Within 5 KM*	40 *Within 5 KM*



CONTACT

Chris Macsymic
Executive Vice President & Principal
Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwwinnipeg.com

Ryan Munt
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwwinnipeg.com

CUSHMAN & WAKEFIELD
Winnipeg

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential.
This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.