DYCK TONI TEAM





333 St Mary Avenue

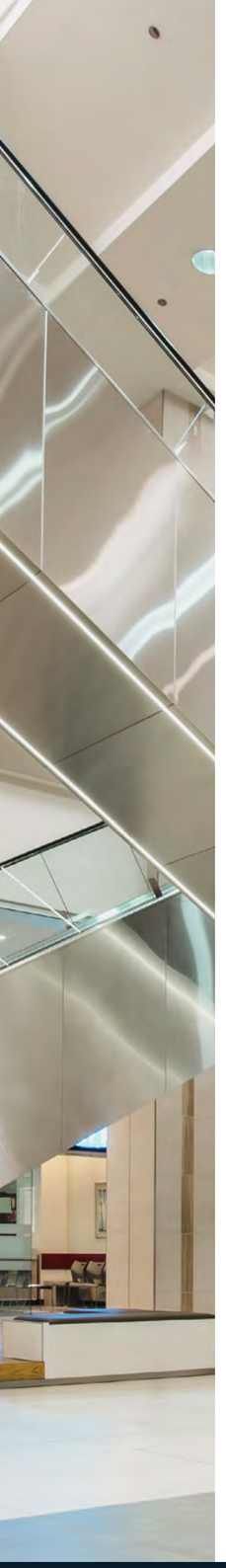
Cityplace

Downtown Retail Space **For Lease**

RE/MAX PERFORMANCE RE/MAX COMMERCIAL

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Cityplace

333 St Mary Avenue, Winnipeg Manitoba

The “Centre Ice” of Downtown Retail & Service

Cityplace represents the definitive “Centre Ice” of downtown Winnipeg, strategically positioned at the absolute heart of the Sports, Hospitality, and Entertainment District (SHED). Cityplace is directly adjacent to Canada Life Centre, home of the Winnipeg Jets and the city’s premier venue for major concerts and sporting events.

- **Exceptional Exposure:** 15,000+ event-goers nightly provide access to a diverse and high-volume customer base.
- **Built-In Customer Traffic:** 113,000 SF of retail and service space is complemented by a fully leased 340,000 SF office tower, generating consistent daytime foot traffic.
- **High-Visibility Leasing Opportunities:** Available retail and service units include frontage along the Graham Avenue Walking Street transit corridor.
- **Food Court Opportunities:** Second-floor food court space and seasonal rooftop terrace serves office workers, downtown visitors, and event attendees.
- **Prime Downtown Connectivity:** Connected to Winnipeg’s climate-controlled skywalk system and strategically positioned near the $650 million Portage Place redevelopment.
- **Parking & Security:** ~116 parking stall surface lot, 24/7 security, and upgraded surveillance systems provide a convenient and secure environment.
- **Property Enhancements:** Plans are in place for future investment in the property, including exterior façade improvements and a revitalization of the food court.
- **Proactive Management:** Active ownership and management focused on strengthening the tenant mix and enhancing the customer experience.





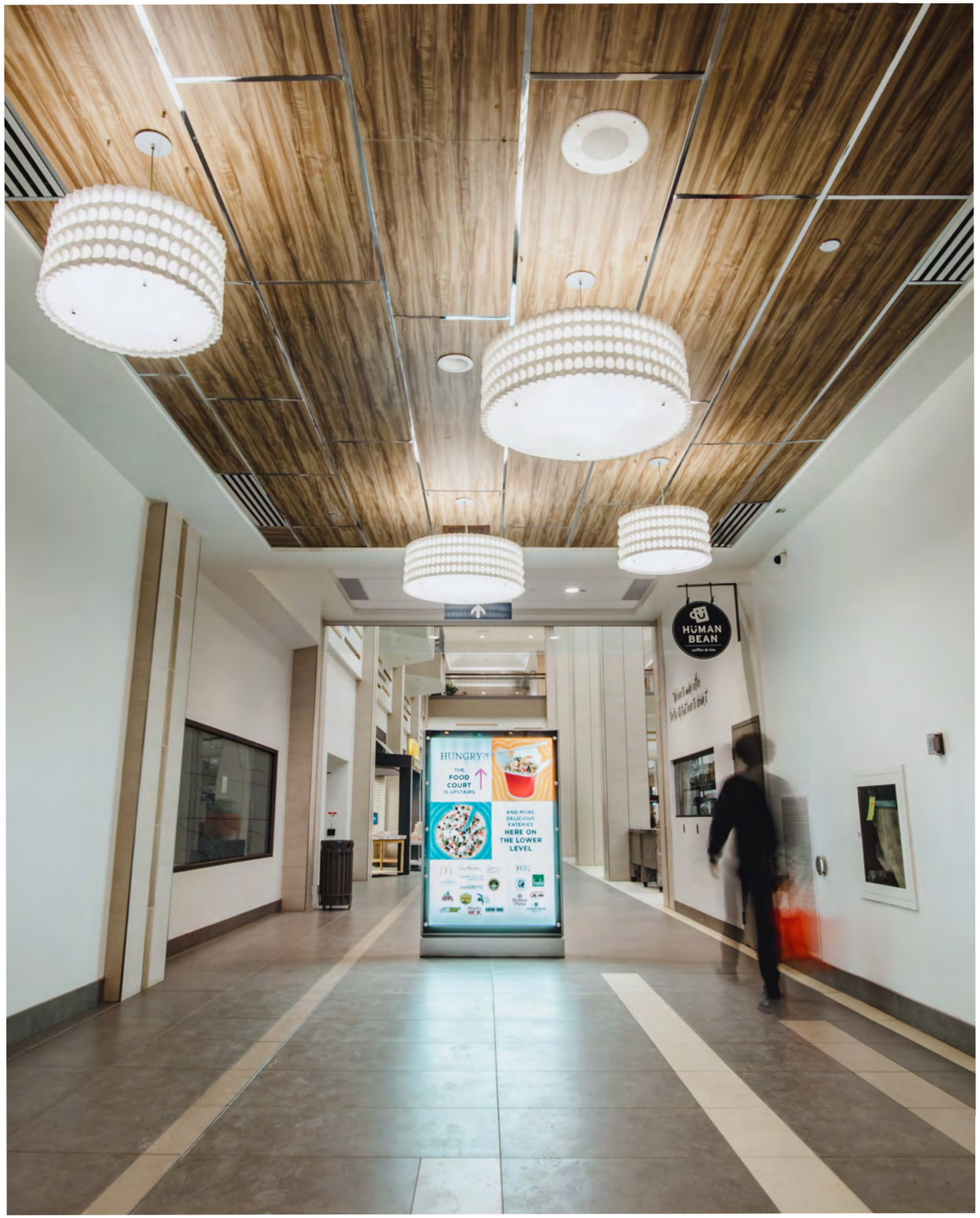






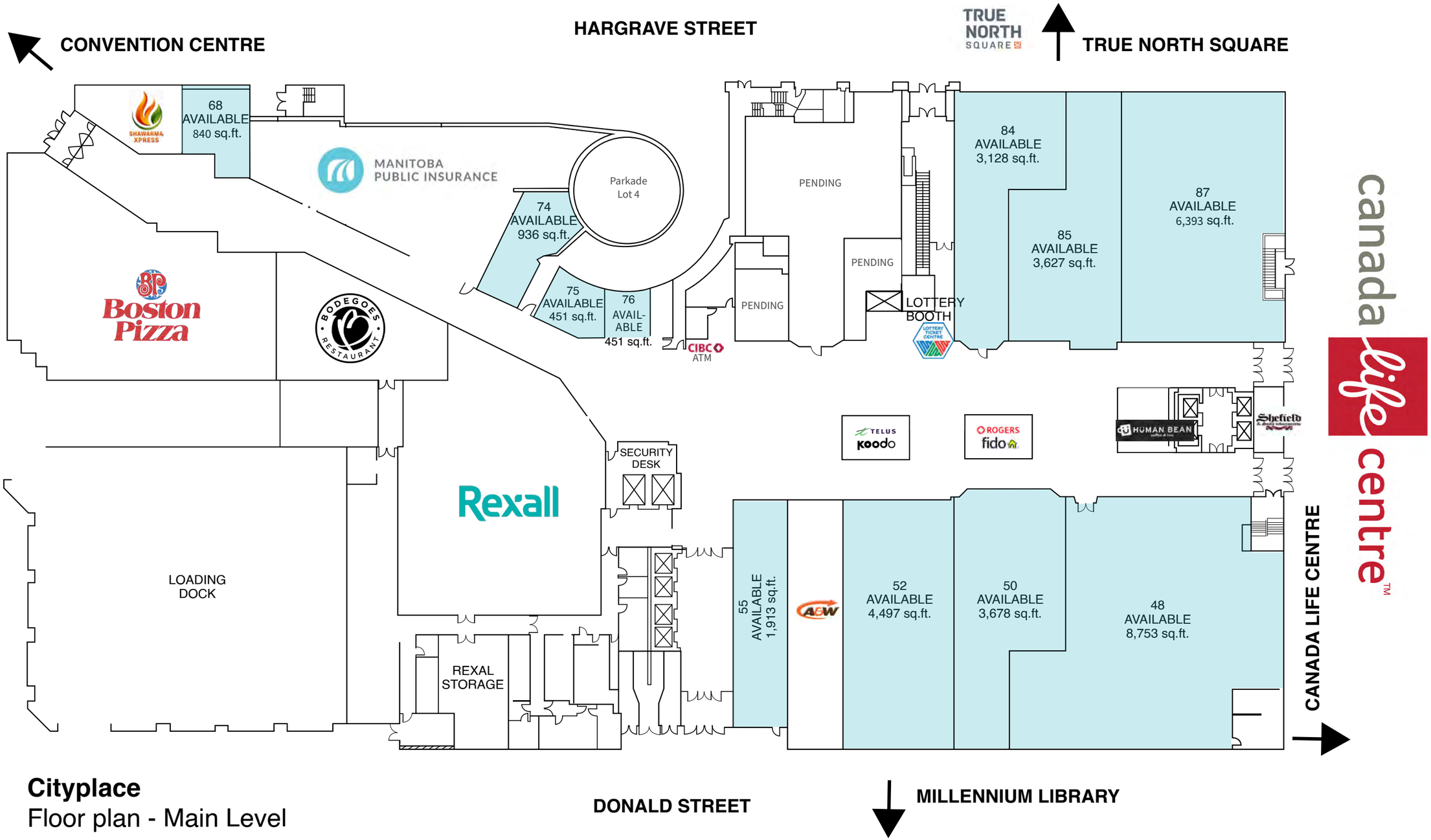
Availability

Civic Address	333 St Mary Avenue, Winnipeg Manitoba		
Units Available	**Main Level**		
	Retail	Area (sq. ft.)	Availability
	Unit 48	8,753	Immediately
	Unit 50	3,678	Immediately
	Unit 52	4,497	Immediately
	Unit 55	1,913	Immediately
	~~Unit 67~~	~~935~~	~~LEASED~~
	Unit 68	840	Immediately
	Unit 74	936	Immediately
	Unit 75	451	Immediately
	Unit 76	451	January 1, 2027
	Unit 84	3,128	Immediately
	Unit 85	3,627	Immediately
	Unit 87	6,393	Immediately
	Second Level		
	Retail		
	Unit 105	802	Immediately
	Skywalk Unit	400	Immediately (On Skywalk to True North Square)
	Food Court		
	Unit 102A	453	Immediately
	Unit 102B	490	PENDING
	Unit 102I	350	Immediately
Net Rental Rate	Retail: $32.00 per square foot per annum Food Court: $120.00 per square foot per annum		
Additional Rent (2026) (Includes 5% Management Fee)	Retail: $26.93 per square foot per annum Food Court: $90.77 per square foot per annum		
Utilities	Utilities are separately billed to the Tenant based on estimated usage, with annual reconciliation to actual consumption. Tenant pays only for its proportionate utility costs.		
Transit	Located in the heart of Downtown Winnipeg, Cityplace is highly accessible by public transit, with numerous Winnipeg Transit routes operating along Portage Avenue, Main Street, Donald Street, and surrounding downtown corridors. Transit riders benefit from frequent service connections throughout Winnipeg's Primary Transit Network, with multiple stops located within a short walking distance of the building.		
Connectivity	Located in the middle of the climate-controlled downtown Winnipeg skywalk system. Situated adjacent to Canada Life Centre on the south side of the most prominent street in Winnipeg, Portage Avenue.		
Food Court Seating	520 seats and direct access to a seasonal rooftop terrace.		
Parking	Lot 3 (Surface) - St Mary Avenue & Donald Street: 116 stalls (general public use - monthly, daily & hourly)		



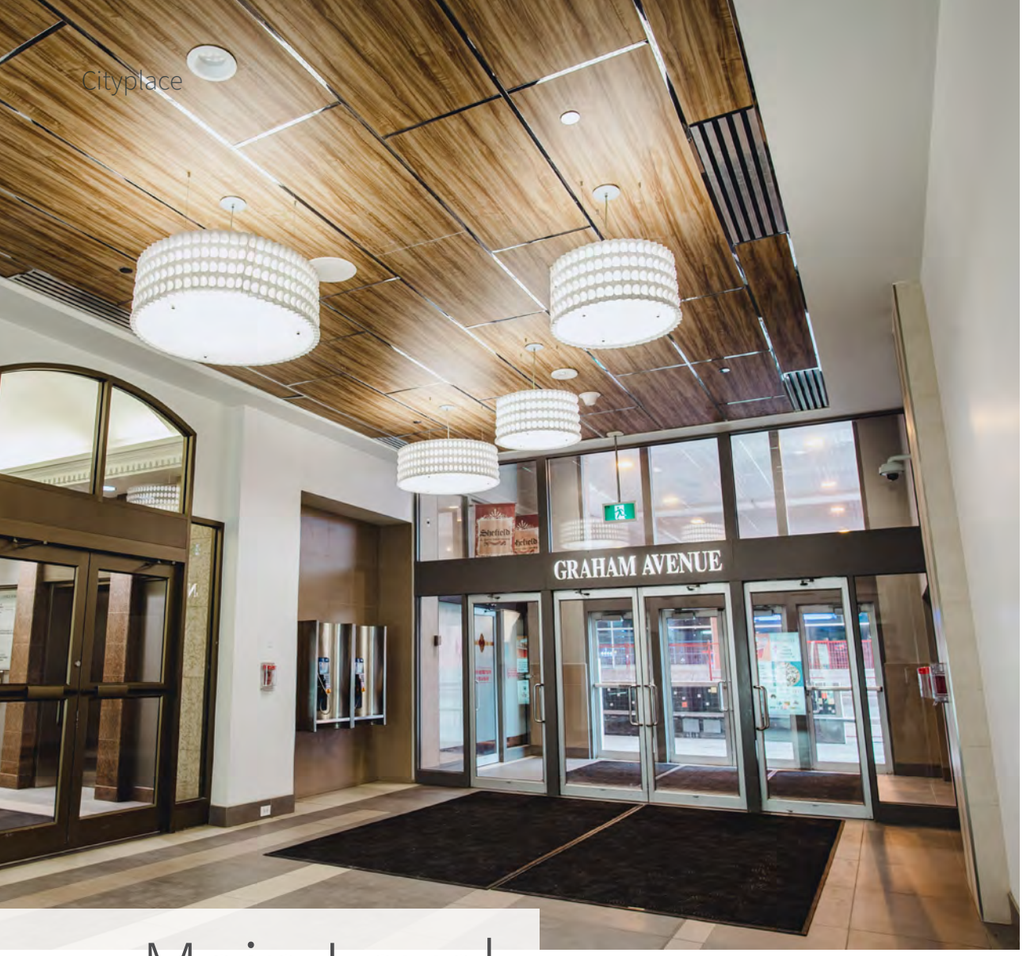
Floor Plan

Main Level



Cityplace
Floor plan - Main Level

Main Level

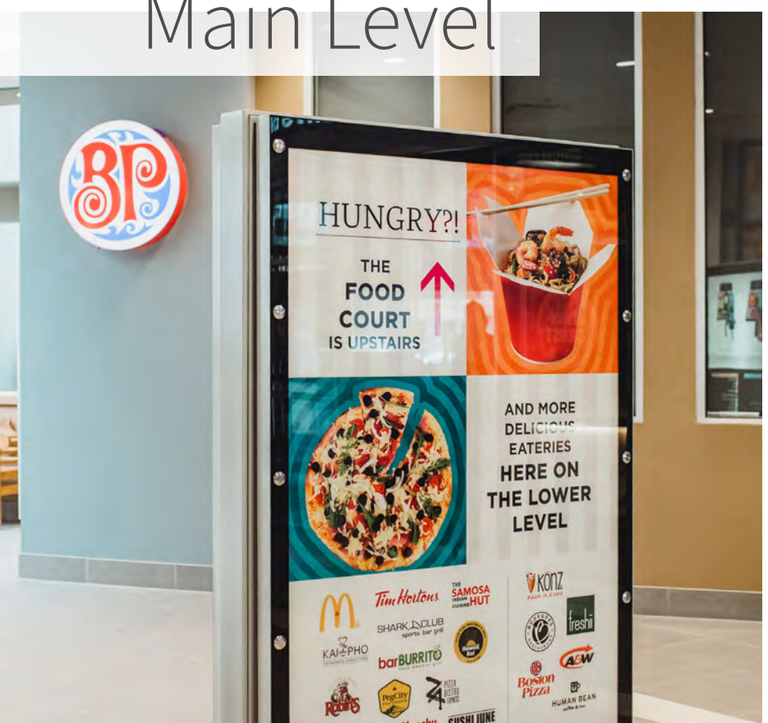

GRAHAM AVENUE


WASHROOM


LIBERTY
TAX
SERVICE
LIBERTY TAX SERVICE


BODEGOES
RESTAURANT


EXIT TO HARGRAVE ST.
ACCESS TO 2ND
FLOOR RETAIL

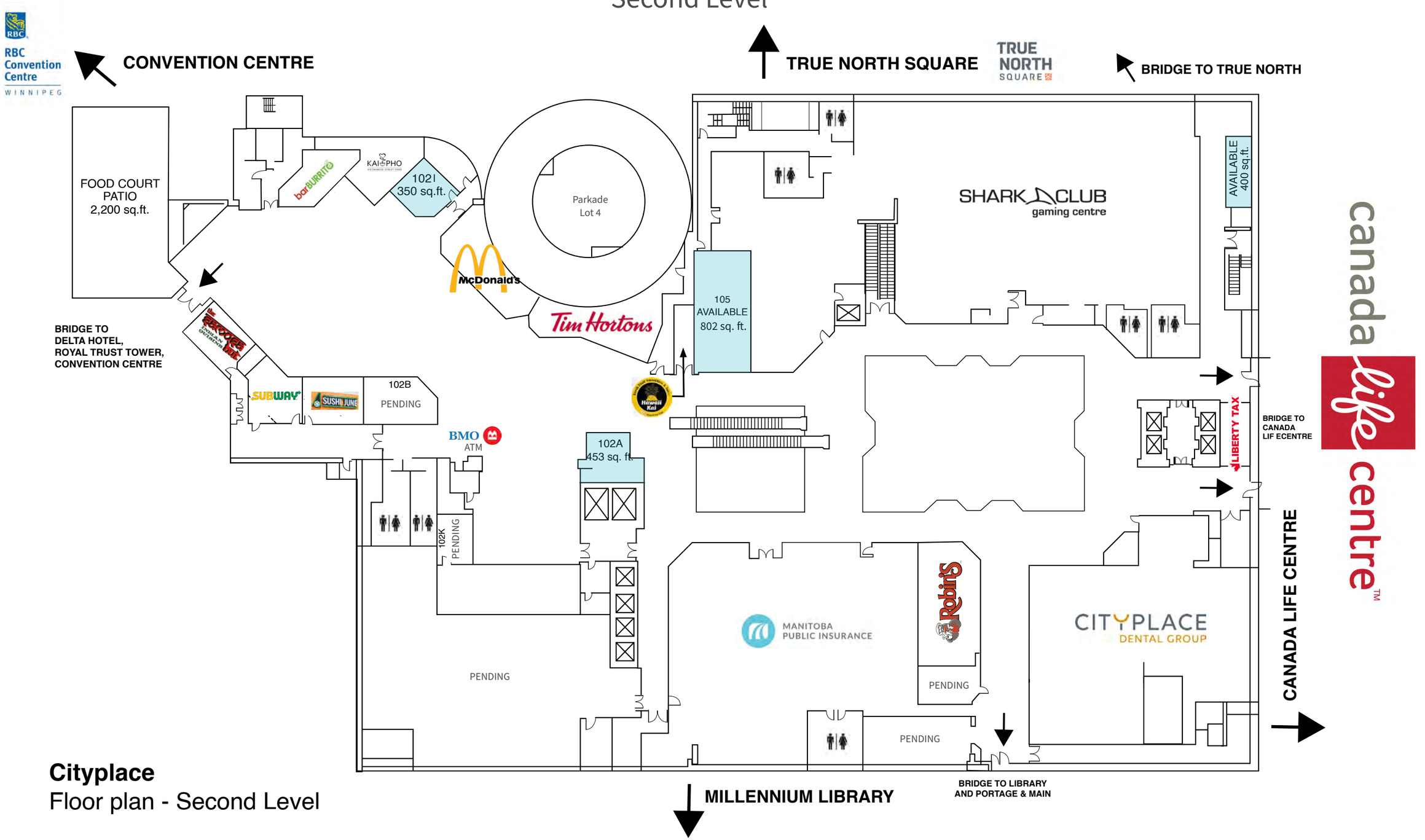

BP
HUNGRY?!
THE
FOOD
COURT
IS UPSTAIRS
AND MORE
DELICIOUS
EATERIES
HERE ON
THE LOWER
LEVEL
Tim Hortons
THE SAMOSA HUT
SHARK N CLUB
KONZ
barBURRITO
A&W
Boston Pizza
HUMAN BEAN


Rexall
orders here!
Rexall Drugstore


HUMAN BEAN
coffee & tea

Floor Plan

Second Level



Cityplace
Floor plan - Second Level







Second Level





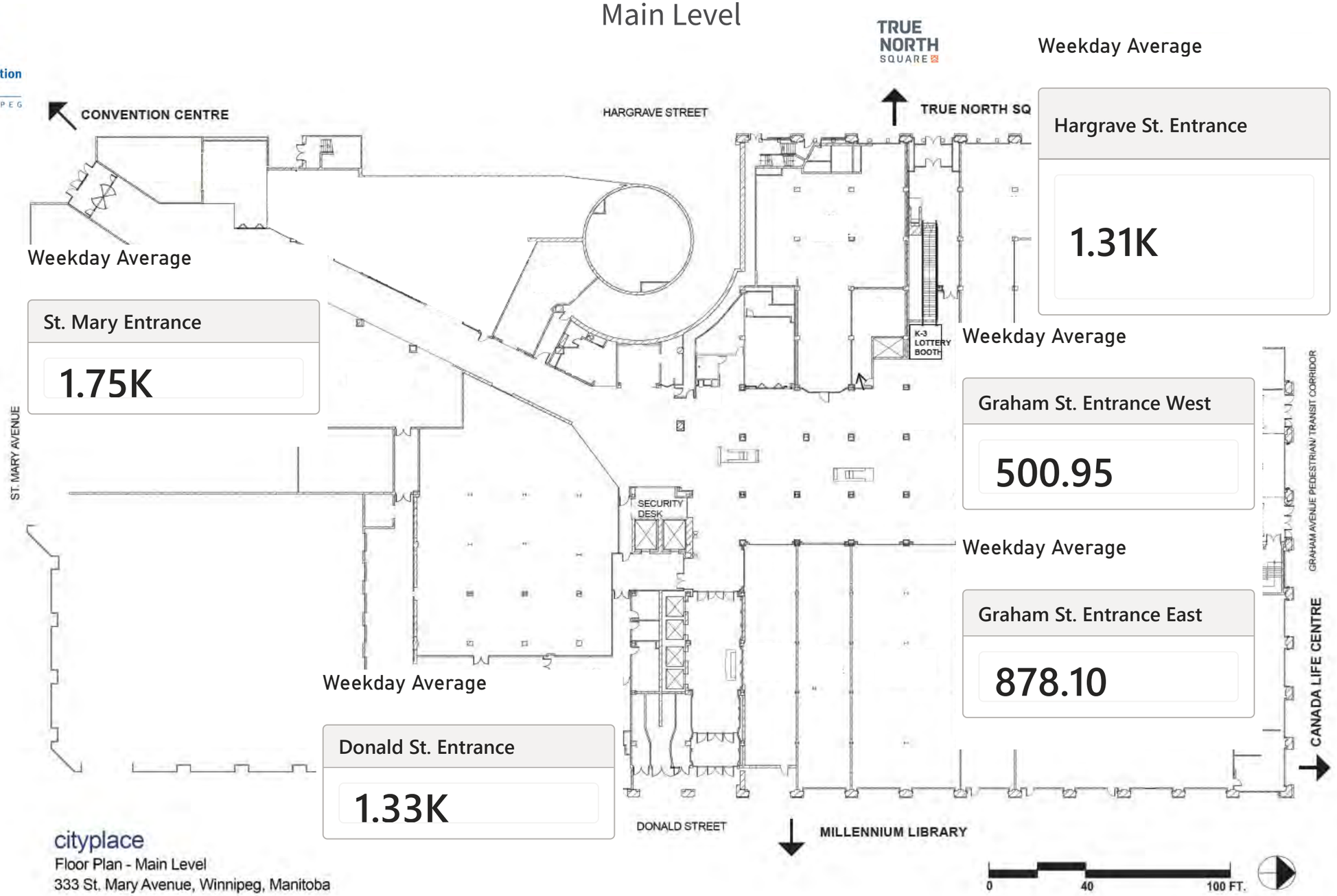






Foot Traffic Count

Main Level



Weekday Average

St. Mary Entrance

1.75K

Weekday Average

Hargrave St. Entrance

1.31K

Weekday Average

Graham St. Entrance West

500.95

Weekday Average

Graham St. Entrance East

878.10

Weekday Average

Donald St. Entrance

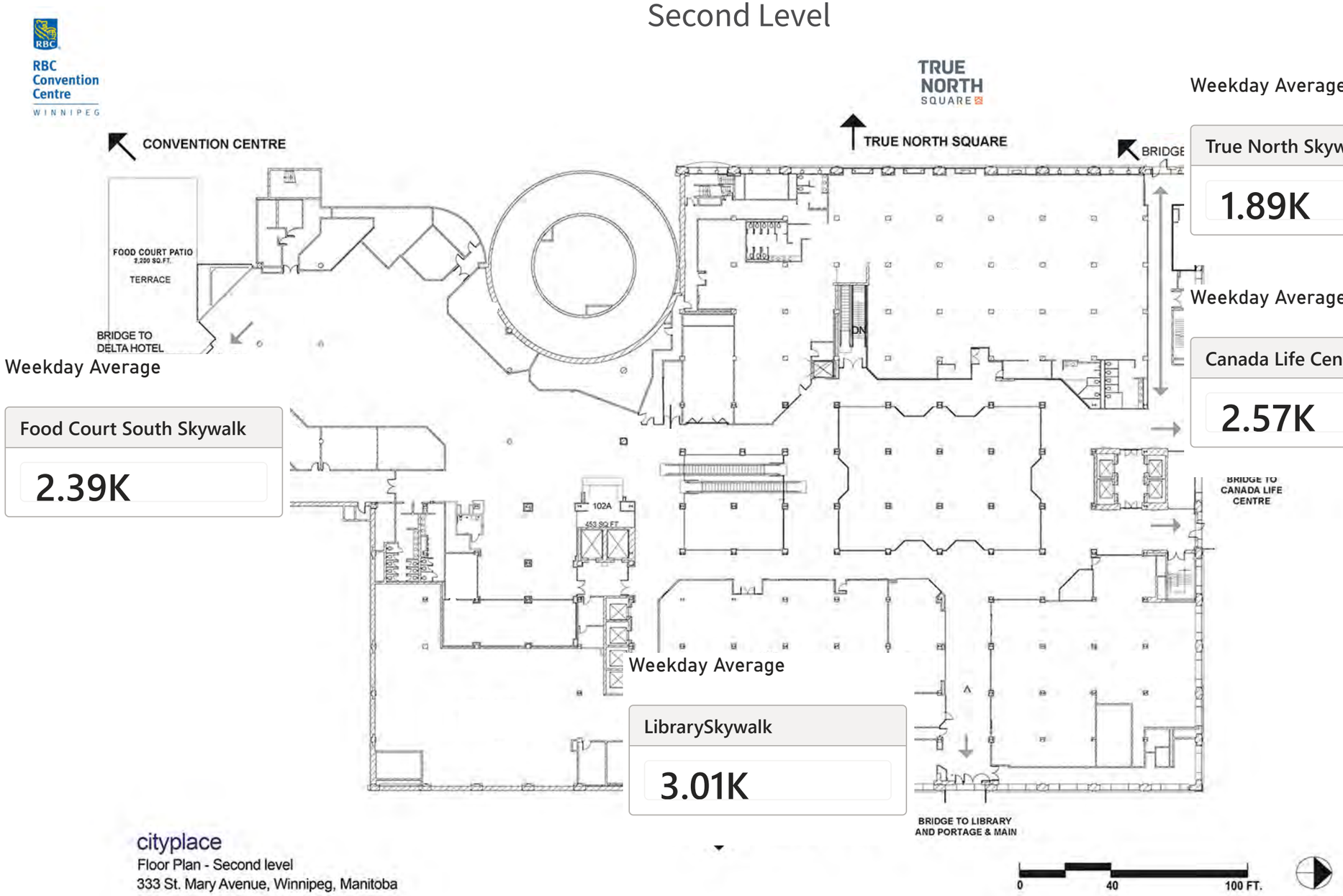
1.33K

cityplace
Floor Plan - Main Level
333 St. Mary Avenue, Winnipeg, Manitoba

canada life centre™

Foot Traffic Count

Second Level



Weekday Average

Food Court South Skywalk

2.39K

Weekday Average

True North Skywalk

1.89K

Weekday Average

Canada Life Centre Skywalk

2.57K

Weekday Average

LibrarySkywalk

3.01K

cityplace
Floor Plan - Second level
333 St. Mary Avenue, Winnipeg, Manitoba

canada life centre™

Skywalk Connectivity

Connecting you to Winnipeg's downtown

Cityplace is directly connected to Winnipeg's climate-controlled Skywalk system, providing year-round indoor access to one of Canada's most extensive downtown pedestrian networks. Comprised of 14 skyways and 7 tunnels connecting 38 buildings, the Skywalk links tenants and visitors to major office towers, hotels, residential buildings, restaurants, retail amenities, financial institutions, entertainment venues, and key downtown destinations, including Canada Life Centre. This unparalleled connectivity allows employees, clients, and guests to move throughout much of downtown Winnipeg comfortably and efficiently without stepping outside.



Transit & Parking

Parking

Tenants and visitors benefit from approximately 116 surface lot parking stalls directly adjacent to Cityplace, on the southwest corner of St Mary Avenue & Donald Street. In addition to surface parking, Cityplace is surrounded by numerous public and private parking facilities throughout the downtown core, providing thousands of additional stalls within a short walk of the property. Nearby options include parkades at True North Square, RBC Convention Centre, Millennium Library, Portage Place, Winnipeg Square, and various surface lots throughout the SHED District.

Transit Accessibility

Located in the heart of Downtown Winnipeg, Cityplace is highly accessible by public transit, with numerous Winnipeg Transit routes operating along Portage Avenue, Main Street, Donald Street, and surrounding downtown corridors. Transit riders benefit from frequent service connections throughout Winnipeg's Primary Transit Network, with multiple stops located within a short walking distance of the building.



Walkability & Graham Avenue

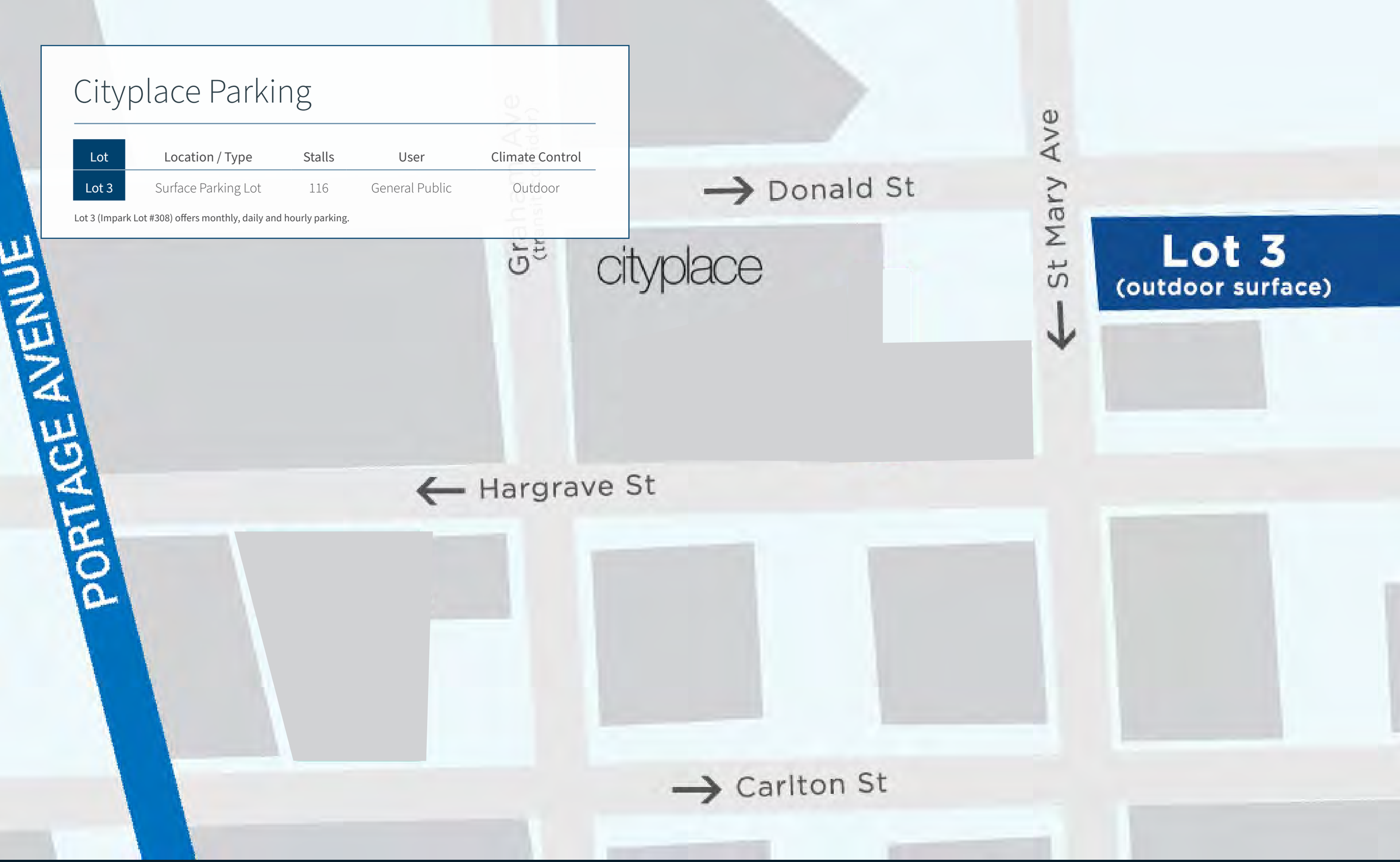
Situated just steps from Graham Avenue, Cityplace enjoys a highly walkable downtown location within Winnipeg's Sports, Hospitality and Entertainment District (SHED). The area features an abundance of restaurants, hotels, entertainment venues, retail amenities, and office towers, all within a comfortable pedestrian environment. Cityplace is also connected directly to Winnipeg's extensive indoor skywalk system, providing year-round climate-controlled access to major downtown destinations including Canada Life Centre, True North Square, Millennium Library, RBC Convention Centre Winnipeg, and surrounding office towers. Whether arriving by vehicle, transit, bicycle, or on foot, Cityplace offers convenient access for employees, clients, and visitors alike, making it one of downtown Winnipeg's most connected business addresses.



Cityplace Parking

Lot	Location / Type	Stalls	User	Climate Control
Lot 3	Surface Parking Lot	116	General Public	Outdoor

Lot 3 (Impark Lot #308) offers monthly, daily and hourly parking.



The **SHED** District

Cityplace is strategically located in the heart of Winnipeg's Sports, Hospitality and Entertainment District (SHED), the city's premier downtown destination for business, entertainment, dining, hospitality, and urban living. Anchored by Canada Life Centre, True North Square, and the RBC Convention Centre Winnipeg, the SHED has evolved into one of Western Canada's most dynamic mixed-use districts, attracting millions of visitors annually for sporting events, concerts, conventions, business meetings, and entertainment experiences.

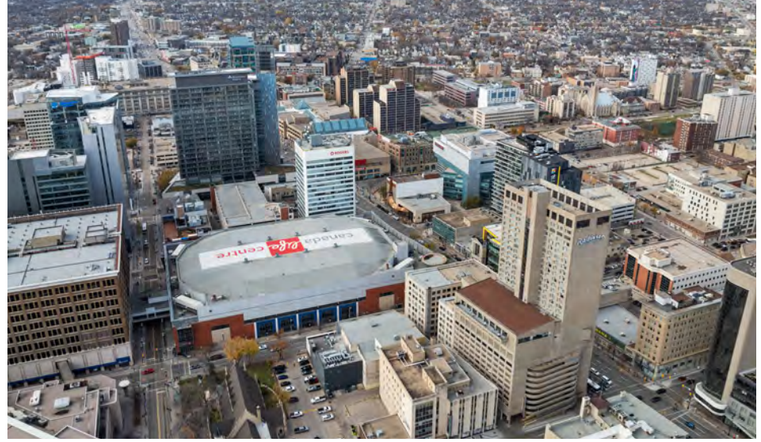
The district offers an unparalleled concentration of hotels, restaurants, nightlife, retail amenities, office towers, and residential developments, creating a vibrant environment that is active throughout the day and evening. Major investments in public spaces, streetscaping, and mixed-use development have transformed the area into a highly walkable, pedestrian-oriented urban neighbourhood that continues to drive downtown Winnipeg's growth and revitalization.

Through direct integration with Winnipeg's Skywalk system, Cityplace provides seamless indoor access to many of the district's key destinations, allowing employees, customers, and visitors to conveniently connect to the best of downtown year-round.

= SHED District

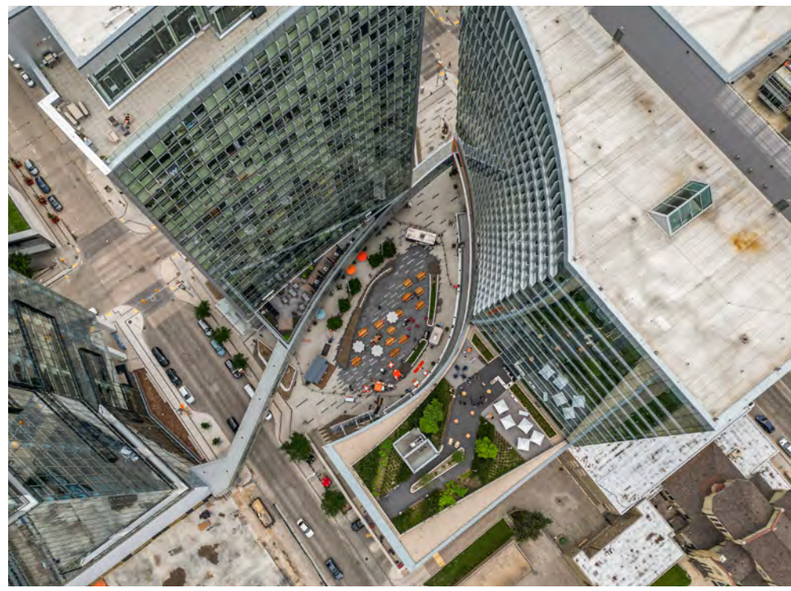



ROGERS
Radisson


Centre




ROGERS
Canada Life Centre



SHED


St. Mary Ave
cityplace
Boston Pizza









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