

For Lease

Built out office opportunity in the Exchange District

93 Lombard Avenue, Winnipeg MB



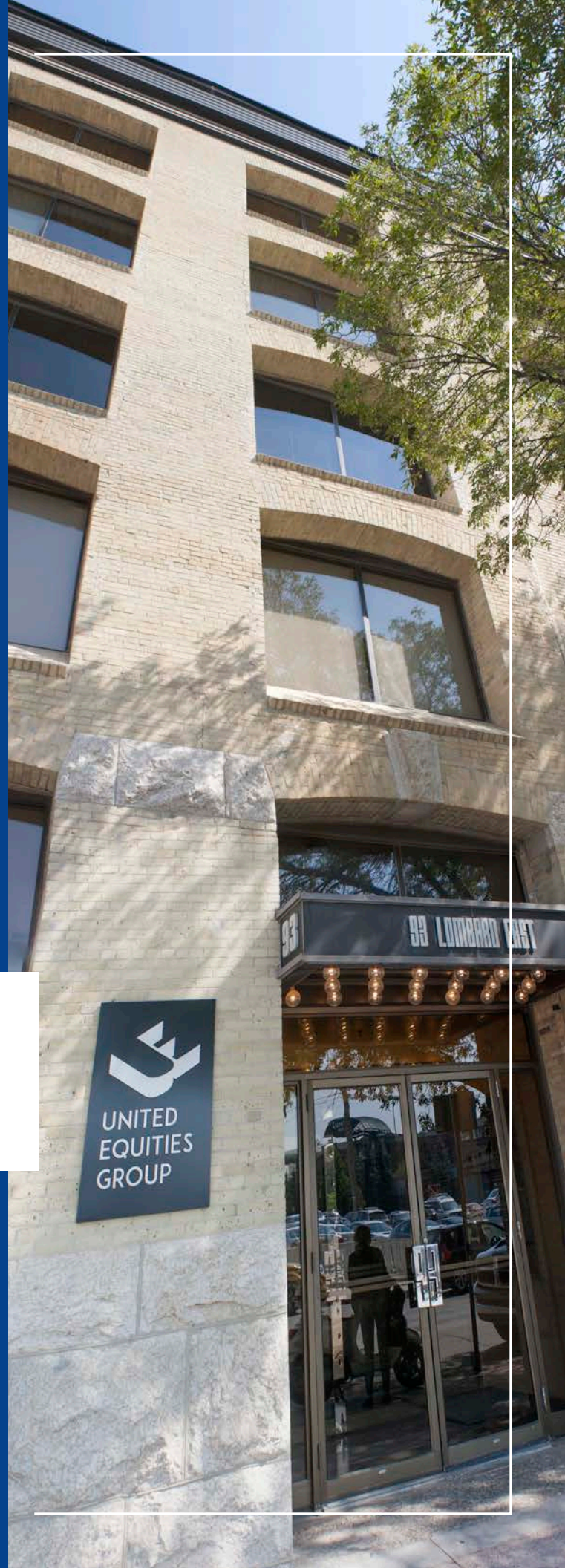
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Accelerating success.



Property Overview

93 Lombard has maintained its character brick and beam architecture while offering the amenities of a modern building. The condition of the building shows the Landlord's continued investment in the property. The Exchange District features North America's largest and best preserved collection of heritage buildings which include beautiful stone and brick buildings and cobblestone paths.

Civic Address 93 Lombard Avenue, Winnipeg MB

Available

| | |
|-----------|-------------------------------------|
| Suite 102 | 1,918 SF |
| Suite 108 | Main: 3,153 SF Lower: 767 SF |
| Suite 112 | Main: 4,811 Lower: up to 3,890 SF |
| Suite 200 | 2,299 SF |
| Suite 201 | 6,986 SF |
| Suite 300 | 1,550 SF |
| Suite 303 | 2,393 SF |
| Suite 309 | 1,814 SF |

* Suites 102/108 would have a **contiguous total of 5,838 SF.**

*Suites 200/201 would have a **contiguous total of 9,285 SF**

Gross Rent

\$23.95/SF (subject to a base year for property tax, operating costs, and management fee)

Connectivity

Fibre - Bell, Les Net, Shaw, MTS, Telus

Parking

Landlords controlled parking in the buildings vicinity

Key Highlights



Excellent transit access



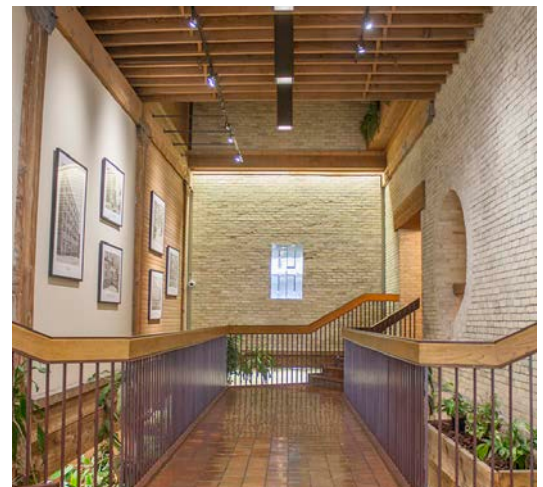
Numerous restaurants nearby



Surface parking available

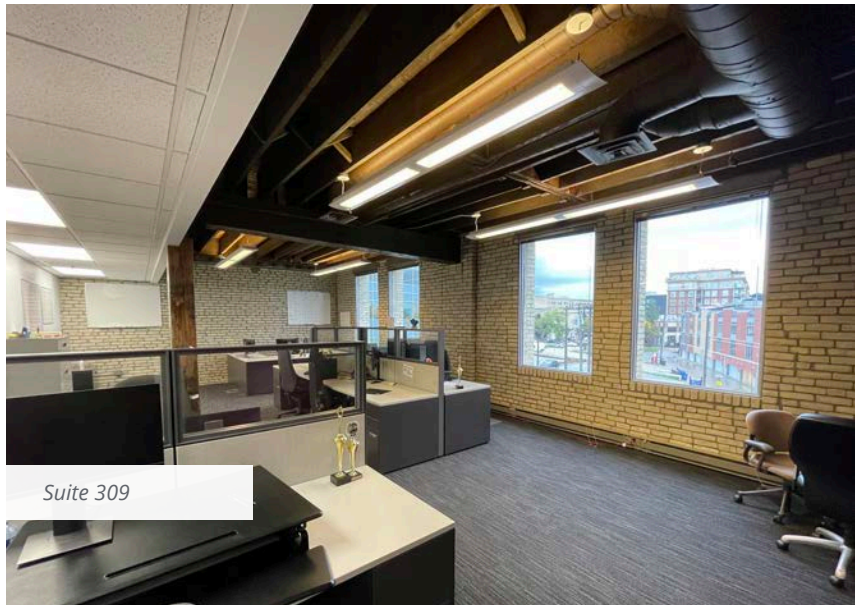


Adjacent to green space

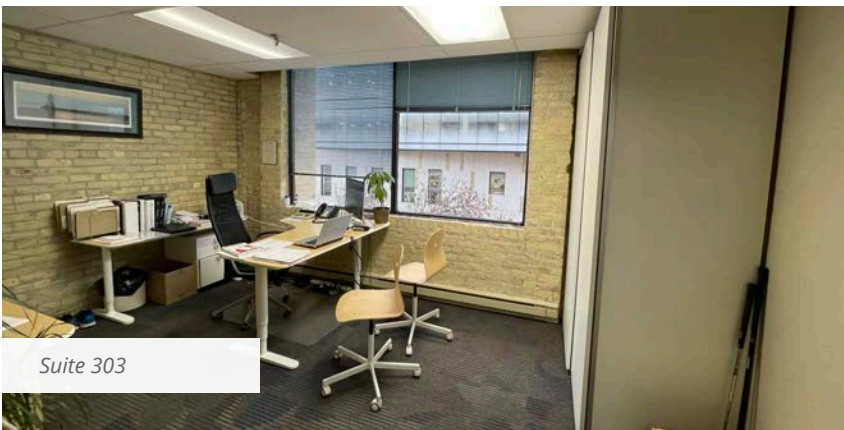




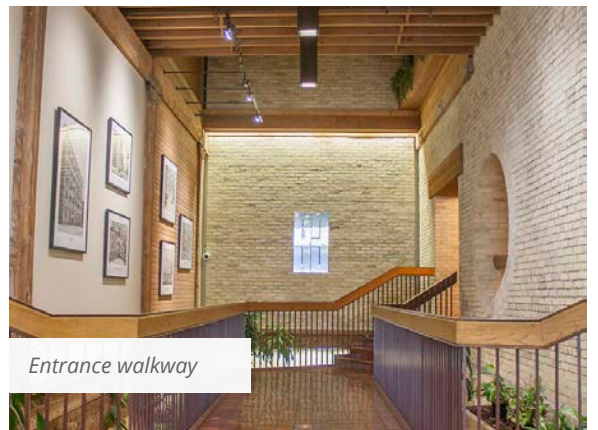
Entrance



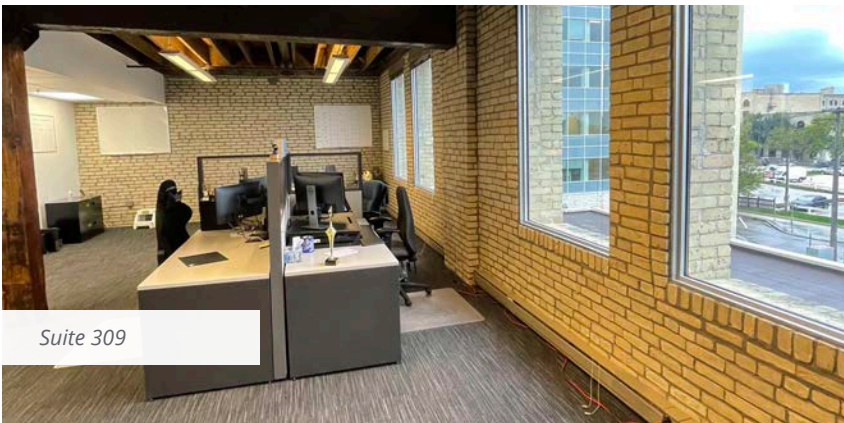
Suite 309



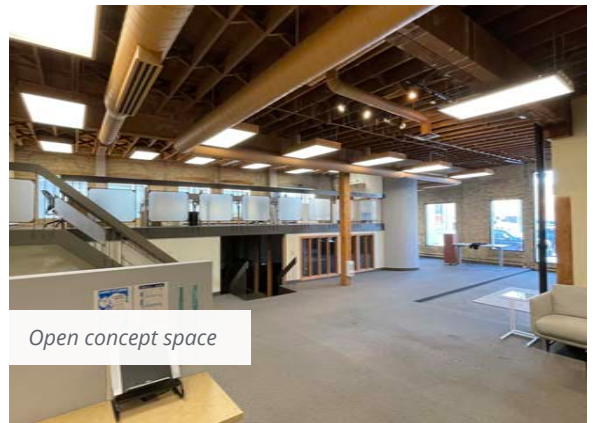
Suite 303



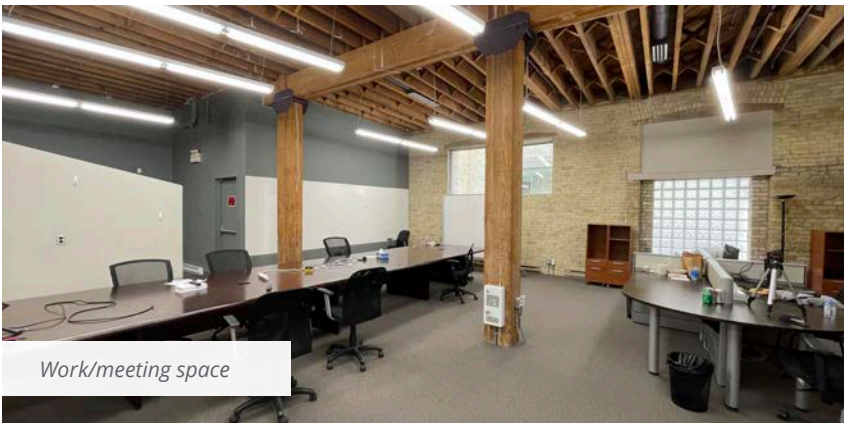
Entrance walkway



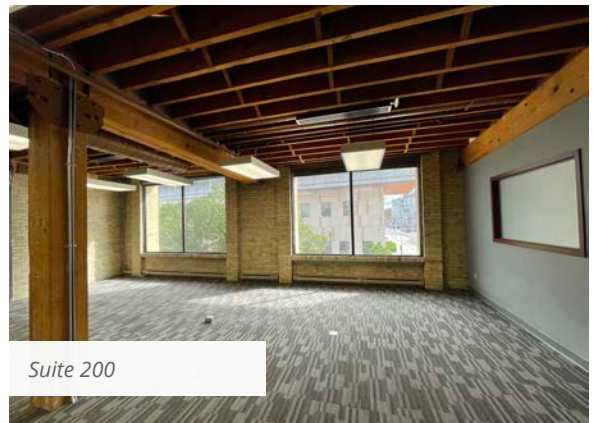
Suite 309



Open concept space



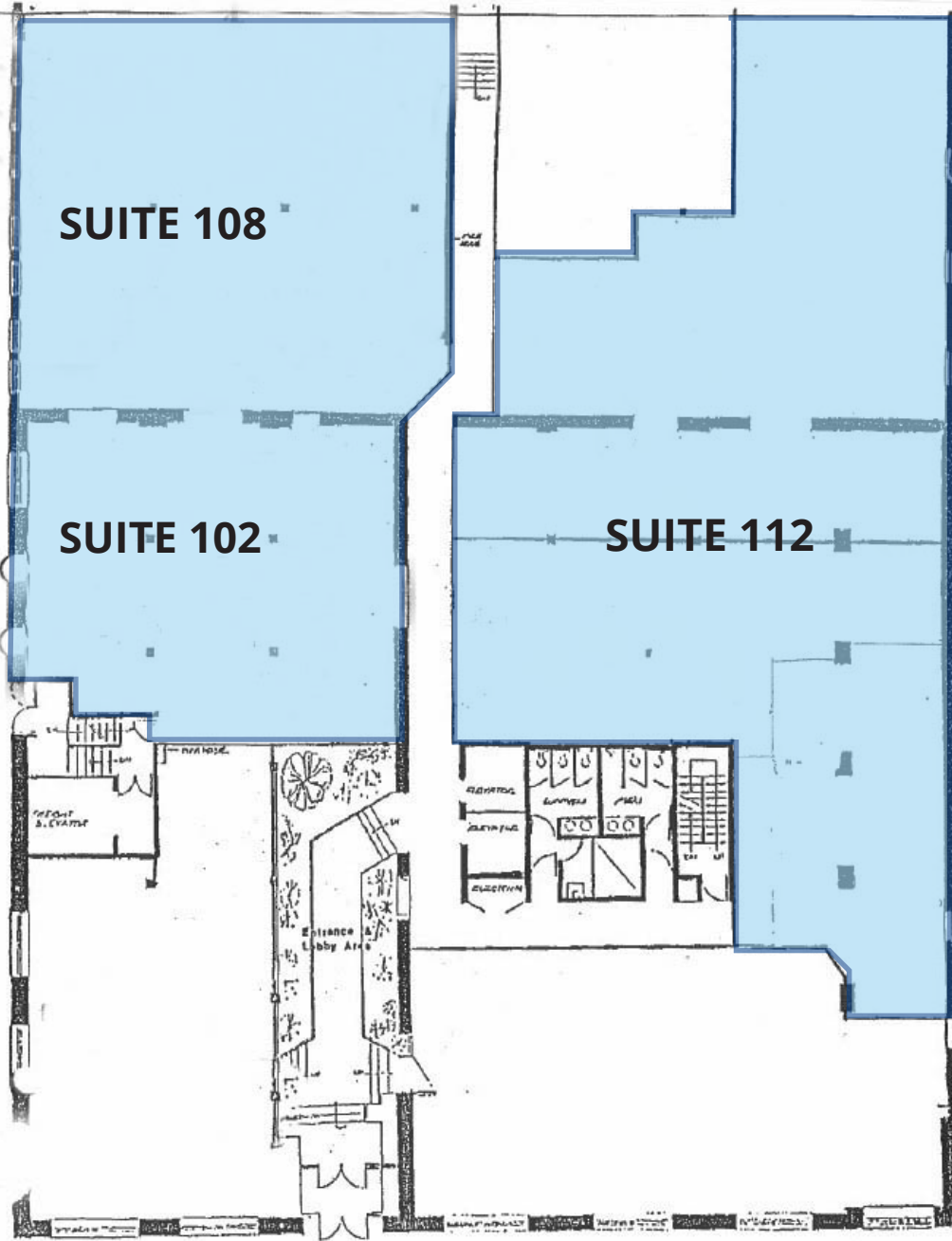
Work/meeting space



Suite 200

Floor Plans

Main Floor



Availabilities

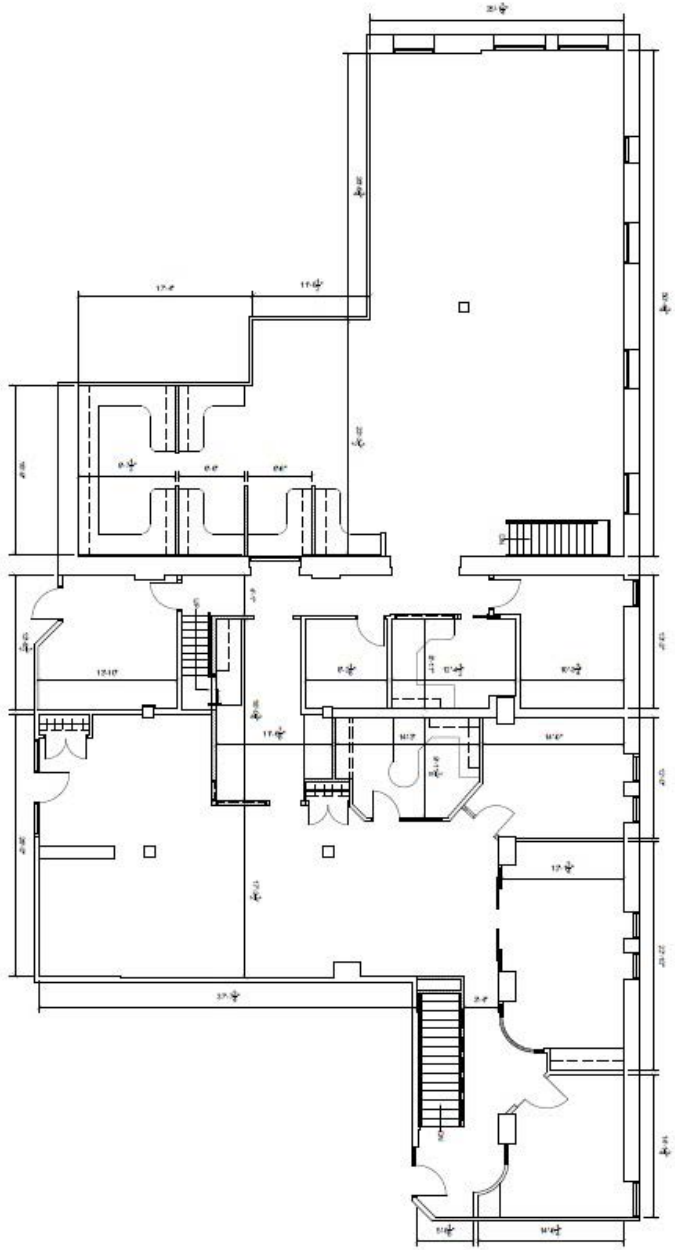
Suite 102
1,918 SF

Suite 108
Main: 3,153 SF | Lower: 767 SF

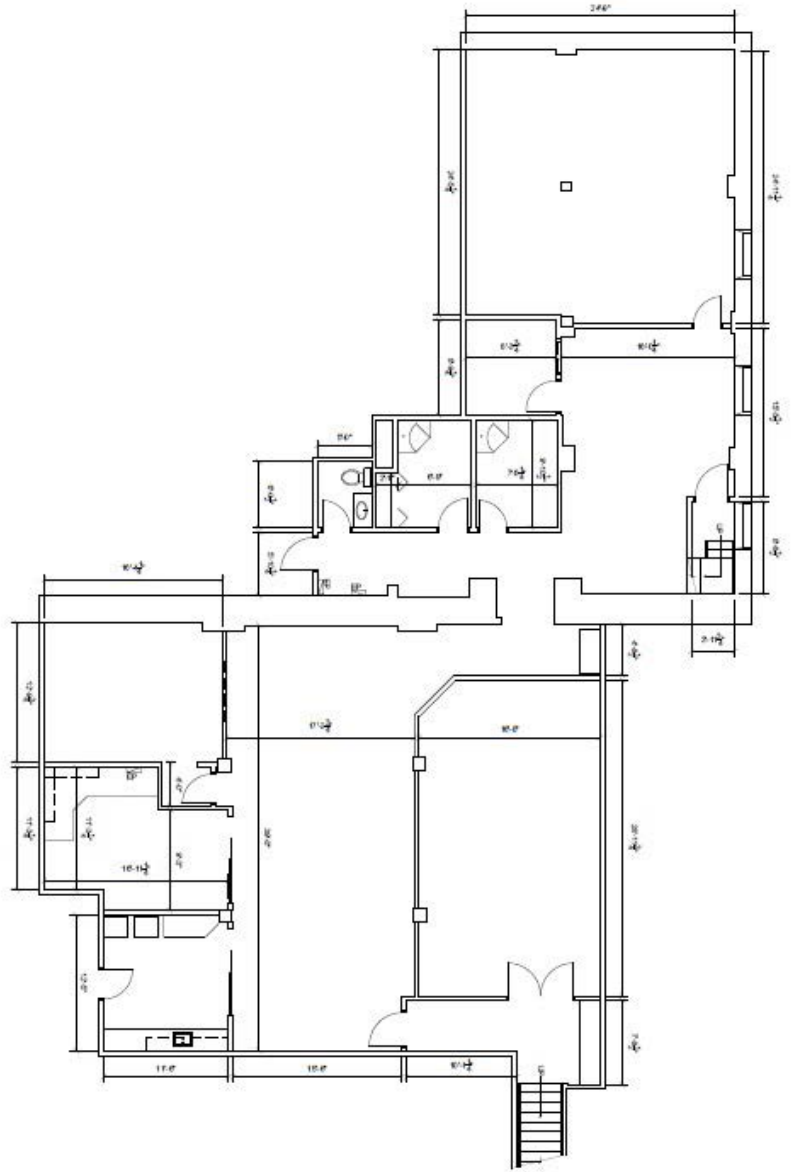
Suite 112
Main: 4,811 SF | Lower: up to 3,890 SF

Floor Plans

Main Floor
Suite 112 - 4,811 SF



Lower Level
Unit 112 - 3,890 SF

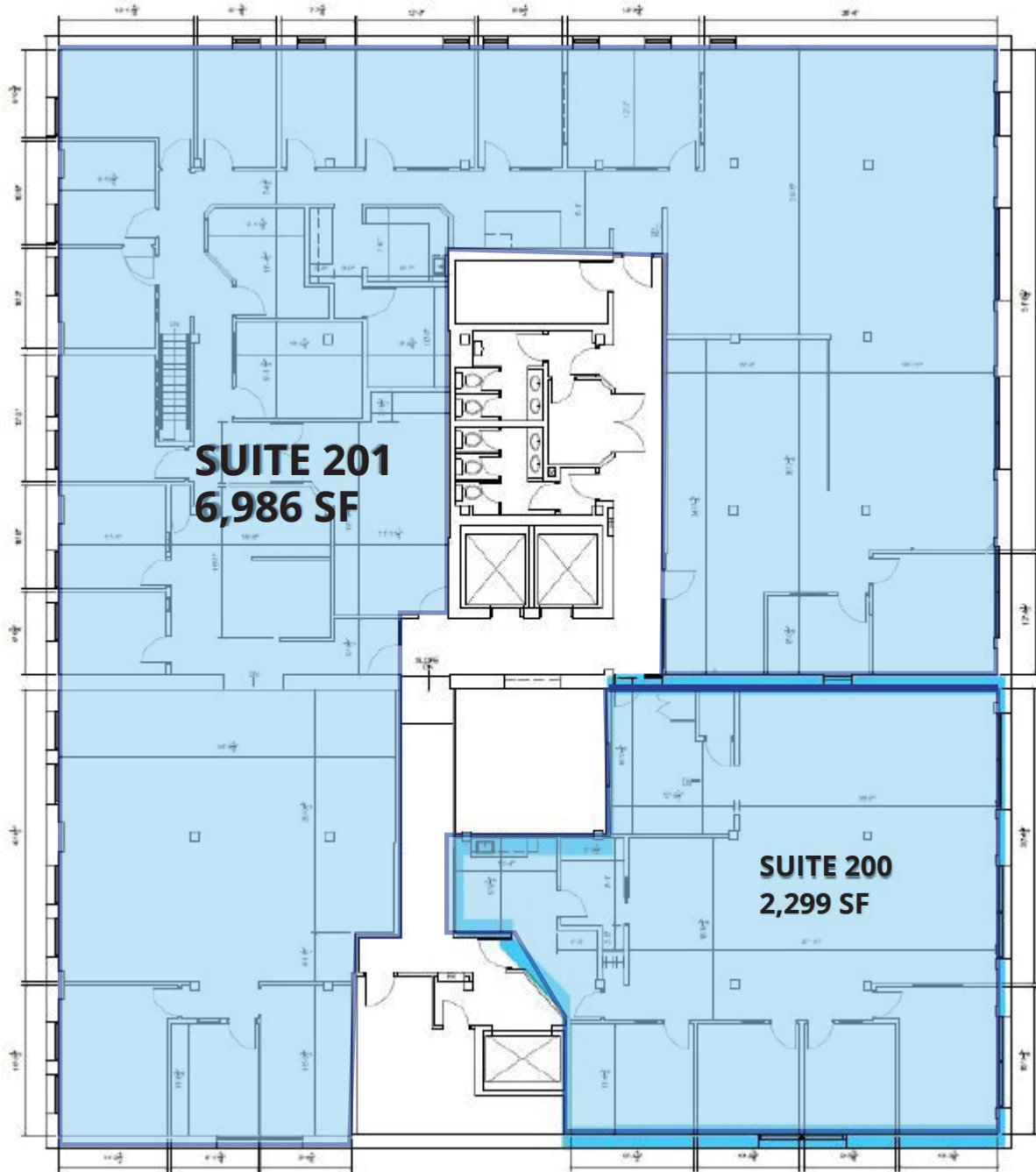


Floor Plans

Entire Second Floor - 9,285 SF

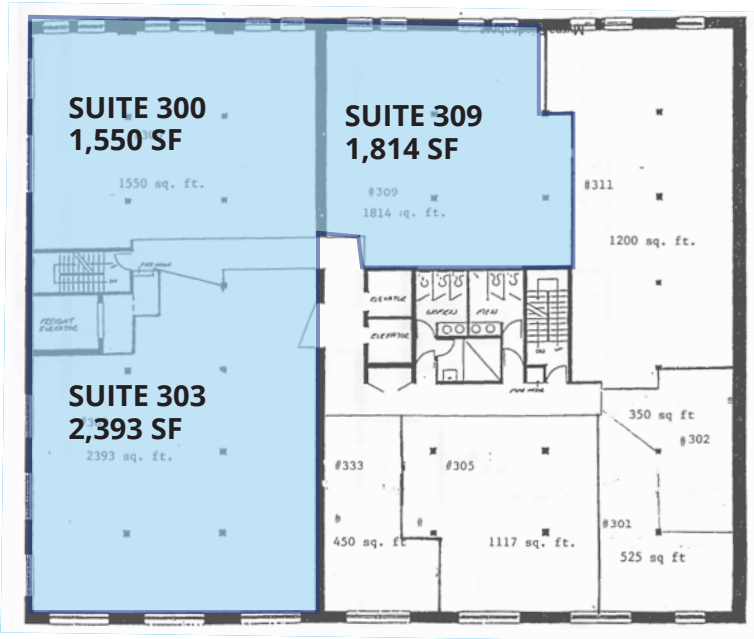
Suite 200 - 2,299 SF

Suite 201 - 6,986 SF

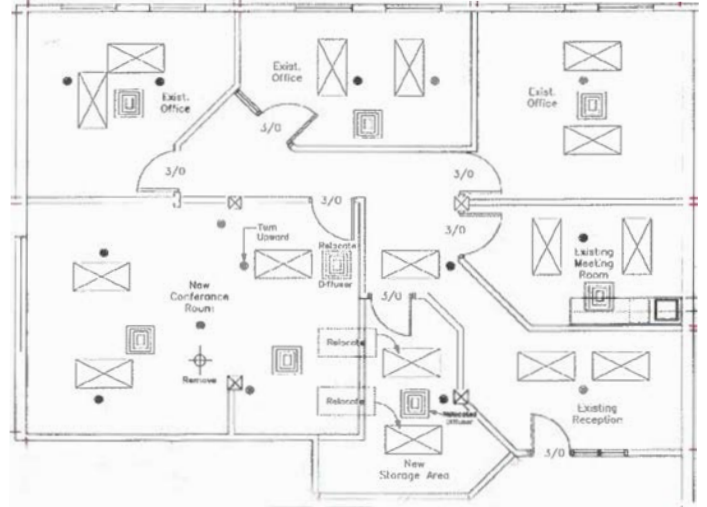


Floor Plans

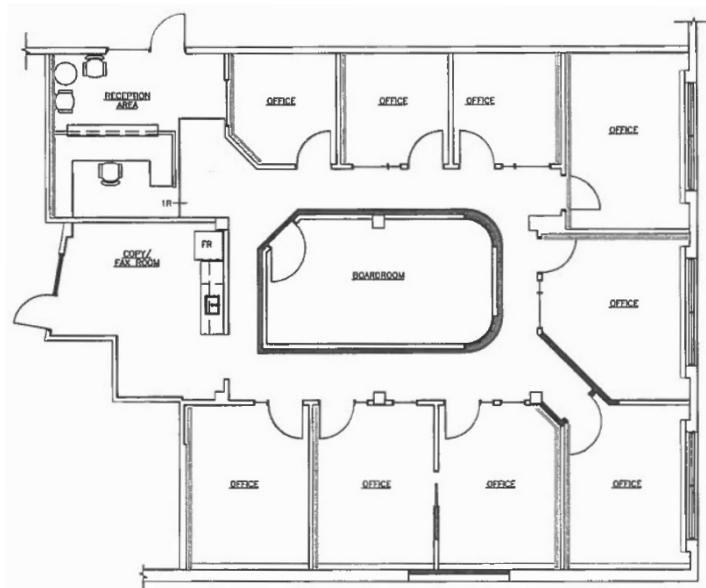
Third Floor Plan



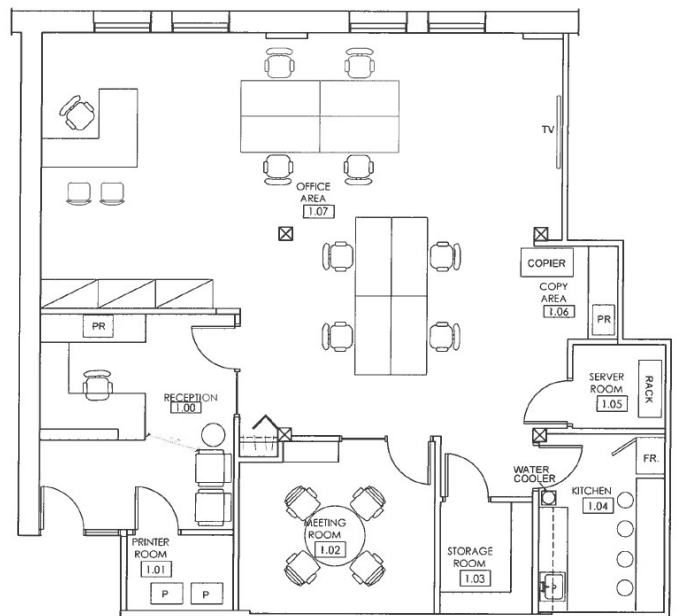
Suite 300 - 1,550 SF



Suite 303 - 2,393 SF



Suite 309 - 1,814 SF



Surrounding Amenities





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