



# 123 BANNATYNE

## A V E N U E

TURNKEY BRICK-AND-BEAM OFFICE SPACE FOR LEASE



**RE/MAX**  
PROFESSIONALS

**RE/MAX**  
COMMERCIAL

Taylor Toni\*  
Commercial Real Estate Advisory  
(204) 479-1049  
taylor@dycktoni.com

Cliff Dyck\*  
Commercial Real Estate Advisory  
(204) 451-0577  
cliff@dycktoni.com



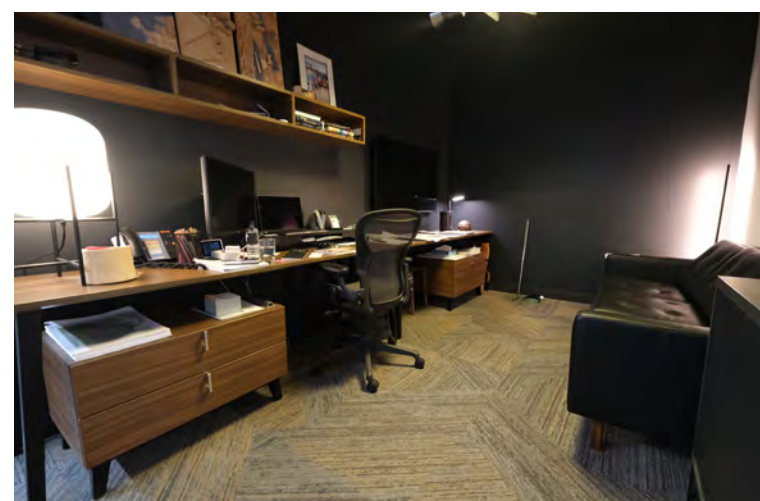
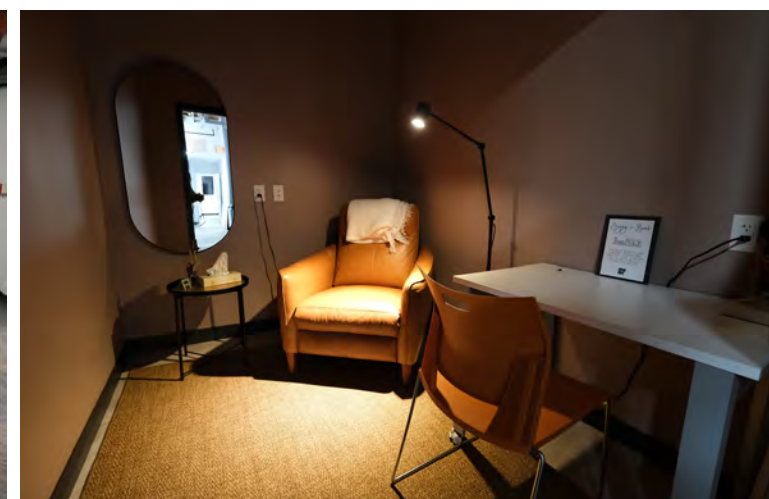


# PROPERTY

123 BANNATYNE AVENUE, WINNIPEG MANITOBA

TURNKEY BRICK-AND-BEAM OFFICE SPACE FOR LEASE

- Fully renovated brick-and-beam heritage building, nestled in the highly desirable East Exchange District
- Three fully move-in ready units available
- Second floor unit recently underwent \$150,000.00 in renovations which includes a meeting room, board room, 21-25 work stations, 4 offices, kitchen, nursing room etc.
- Basement offers communal gym, shower, bike storage etc.
- Three short blocks to Portage & Main and the underground concourse
- Surrounded by parking in all directions
- Meticulously maintained and upgraded building, with brand new main floor lobby and upgraded elevator cabs
- Operating costs includes in-suite janitorial, utilities and management fees







## THE BUILDING

## AVAILABILITY

### UNIT 100 - AVAILABLE IMMEDIATELY



➔ SIZE: **3,541 SF** ➔ NET RENT: **\$15.00 PSF** ➔ ADDITIONAL RENT: **\$12.50 PSF**  
(est. 2023; utilities and in-suite janitorial included)

### UNIT 200 - AVAILABLE JANUARY 1, 2025



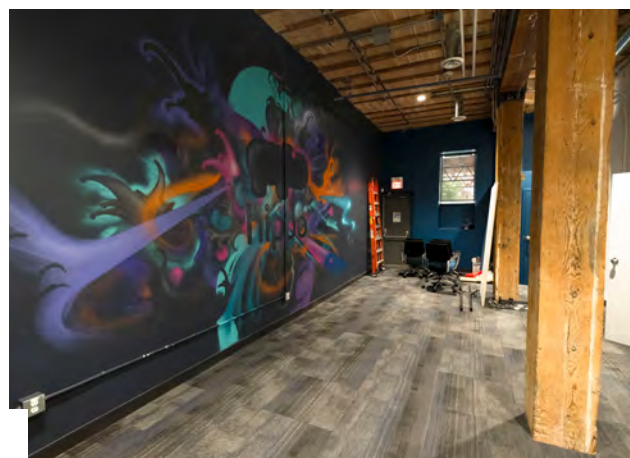
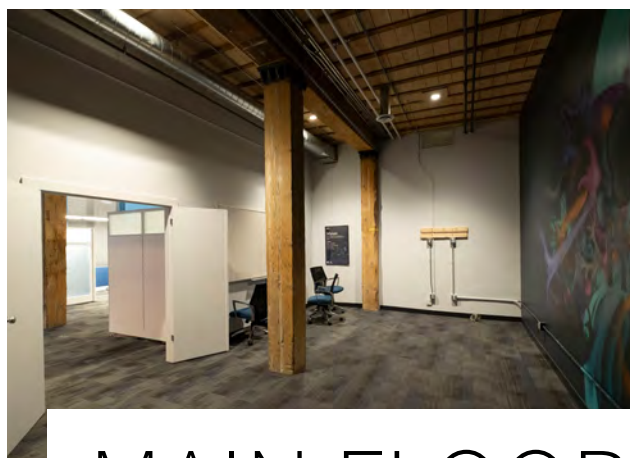
➔ SIZE: **4,239 SF** ➔ NET RENT: **\$15.00 PSF** ➔ ADDITIONAL RENT: **\$12.50 PSF**  
(est. 2023; utilities and in-suite janitorial included)

### UNIT 400 - AVAILABLE IMMEDIATELY

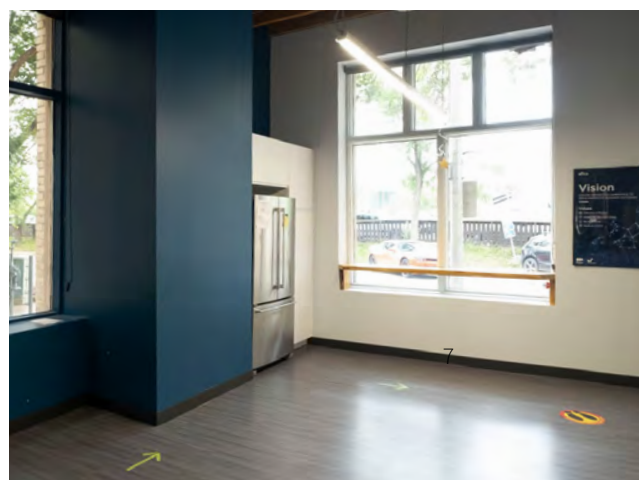
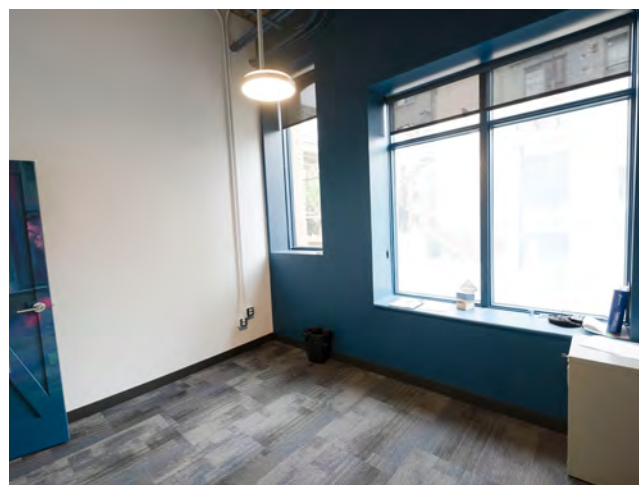
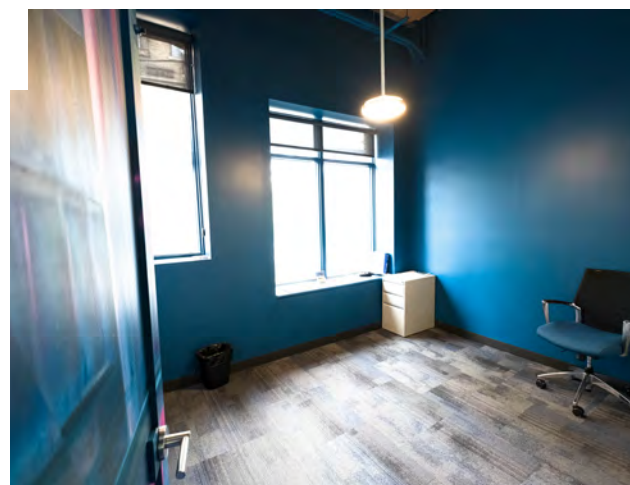


➔ SIZE: **4,378 SF** ➔ NET RENT: **\$15.00 PSF** ➔ ADDITIONAL RENT: **\$12.50 PSF**  
(est. 2023; utilities and in-suite janitorial included)



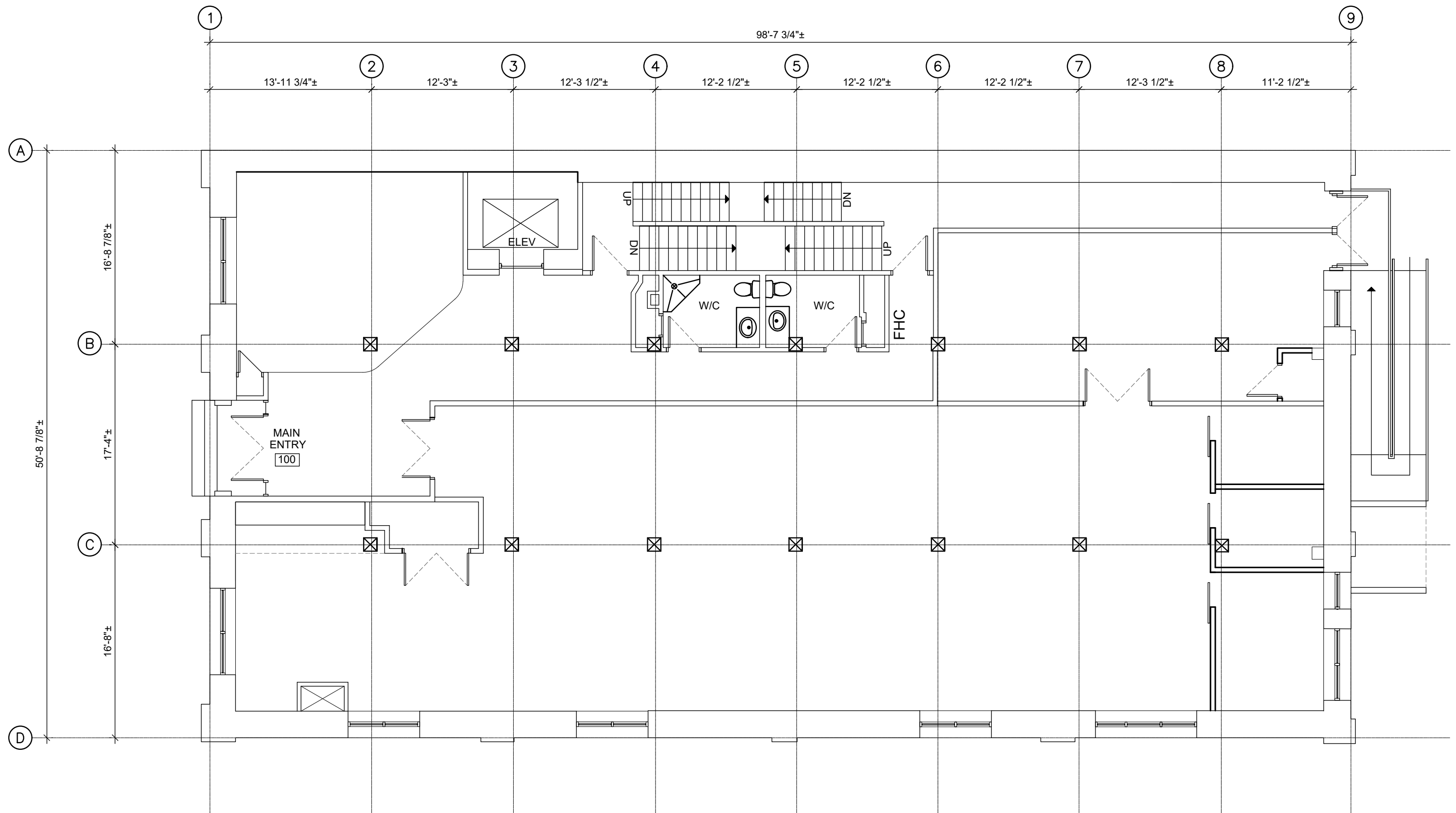


## MAIN FLOOR

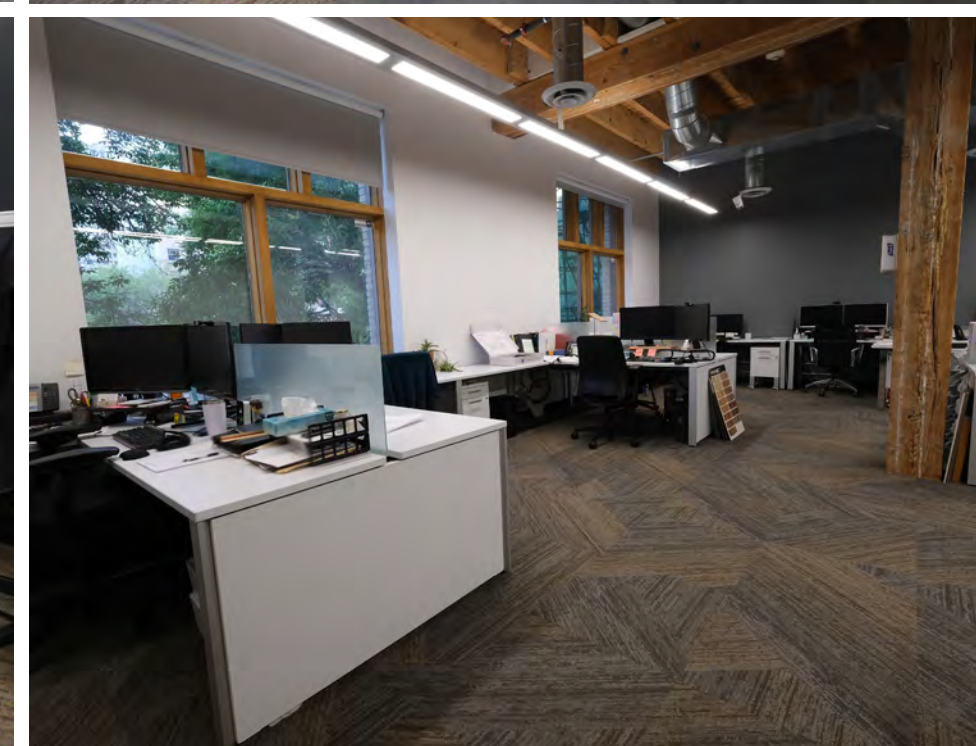
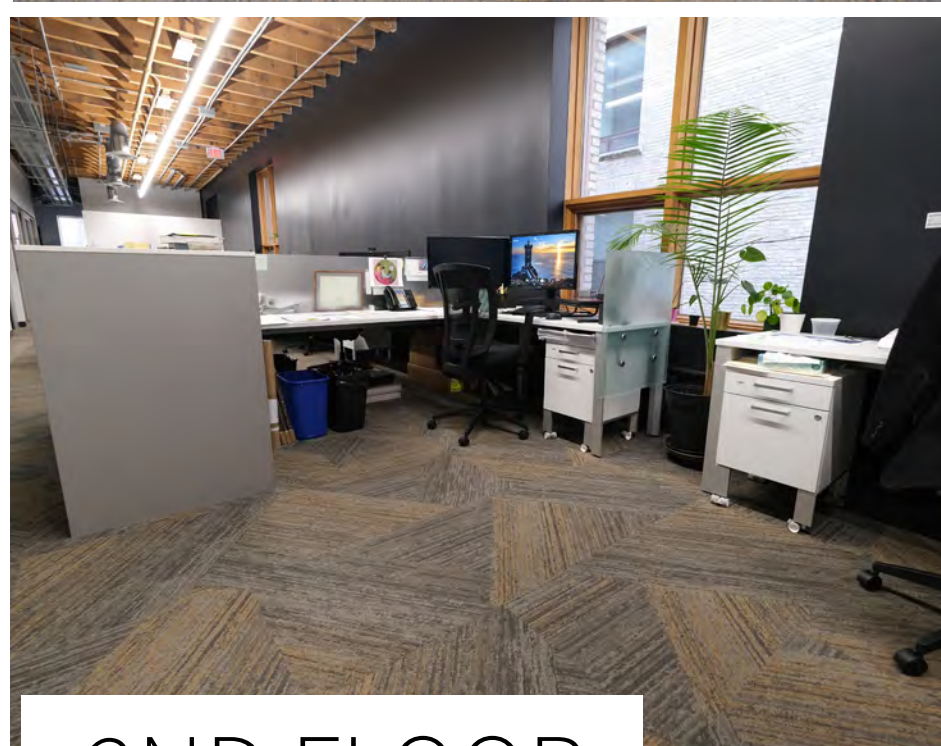




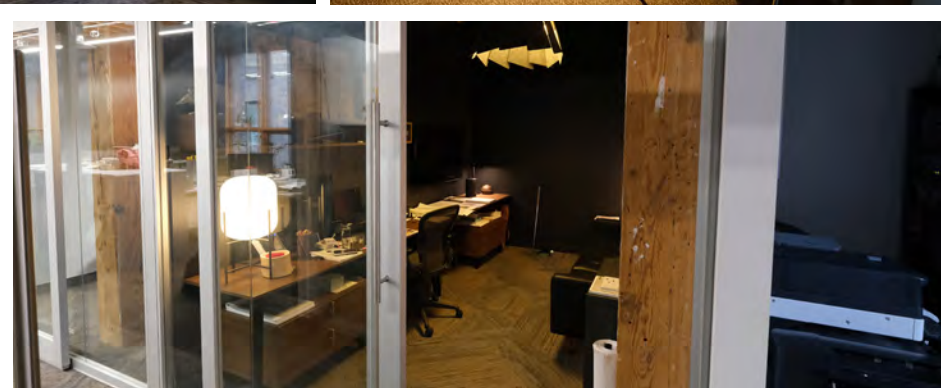
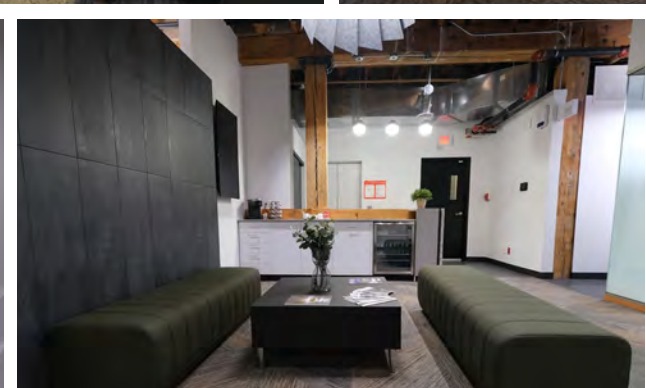
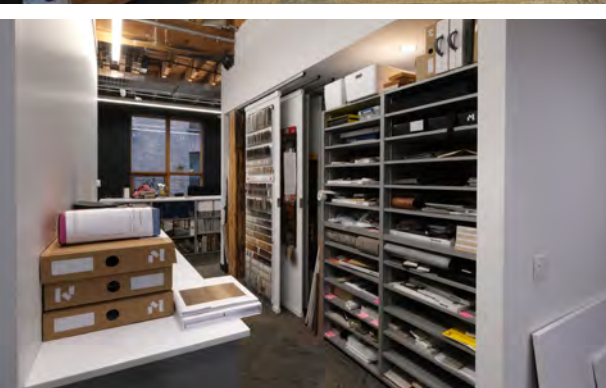
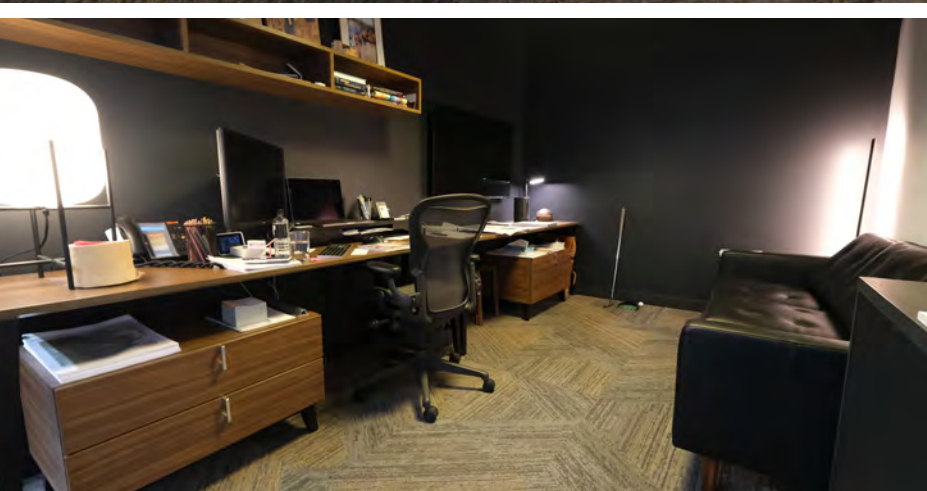
# MAIN FLOOR





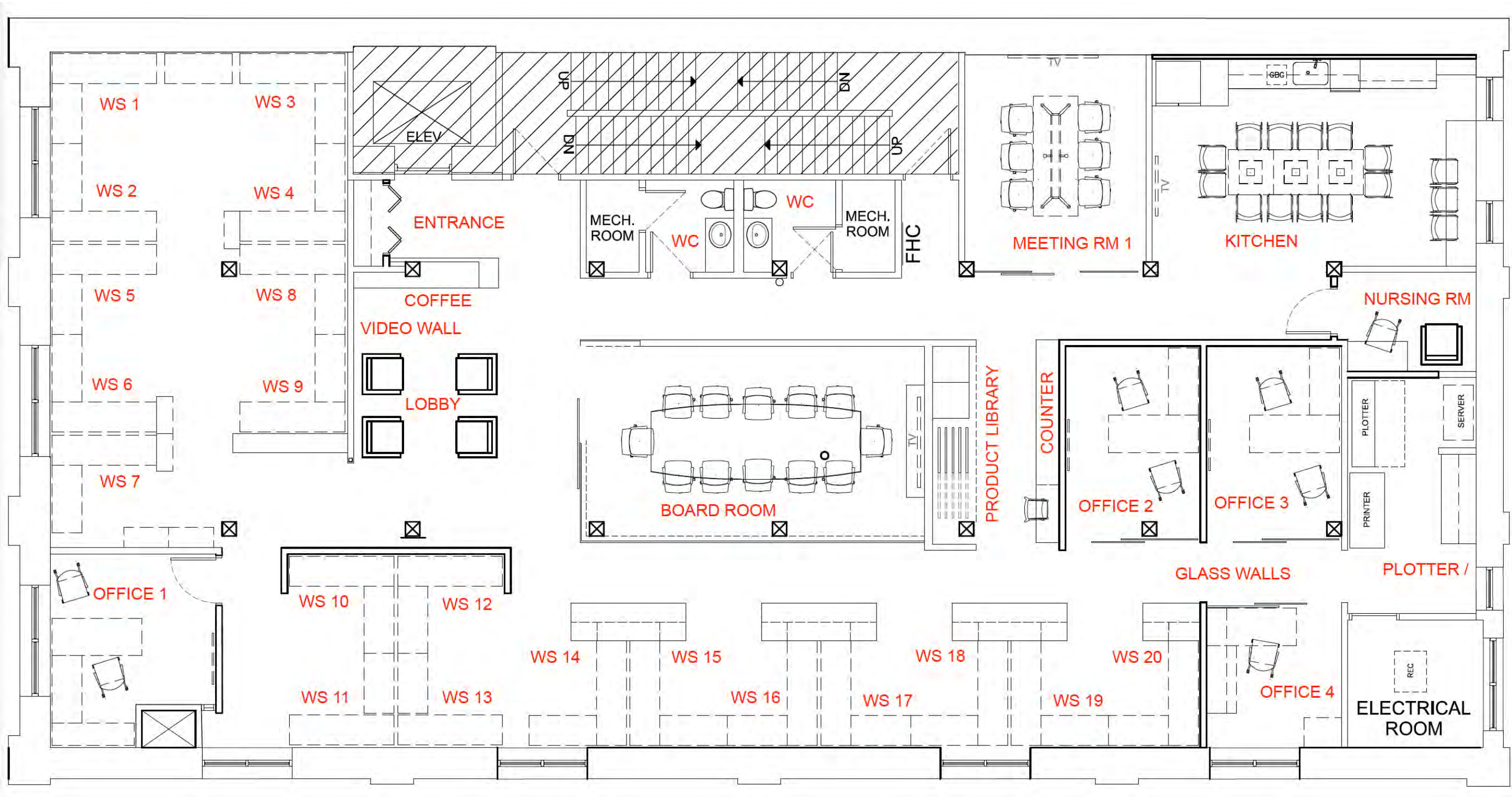


## 2ND FLOOR

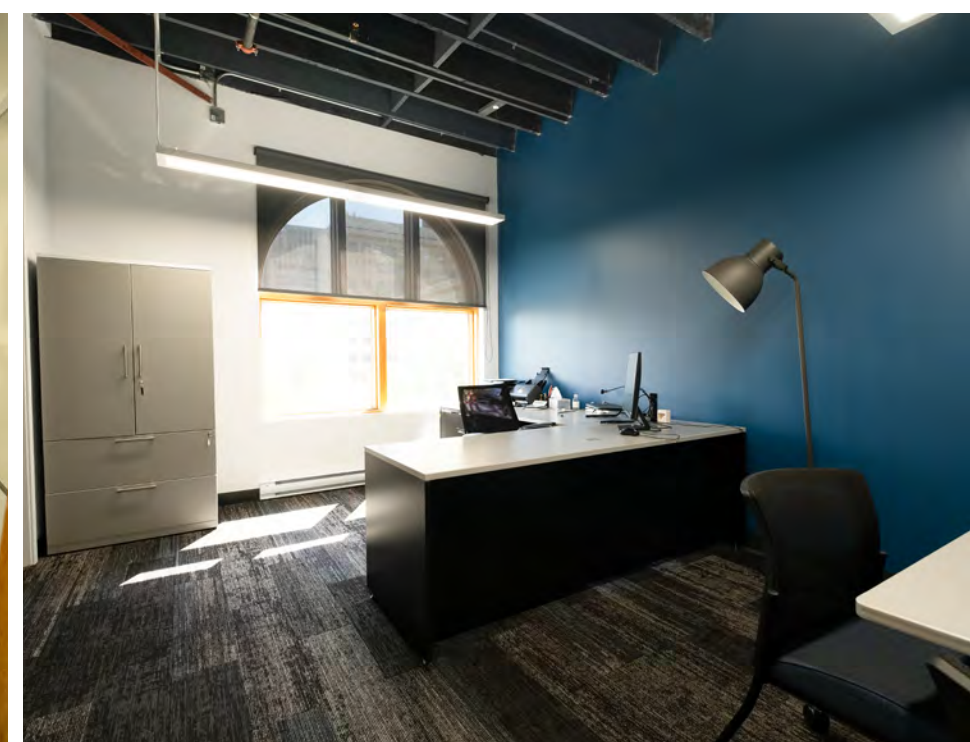




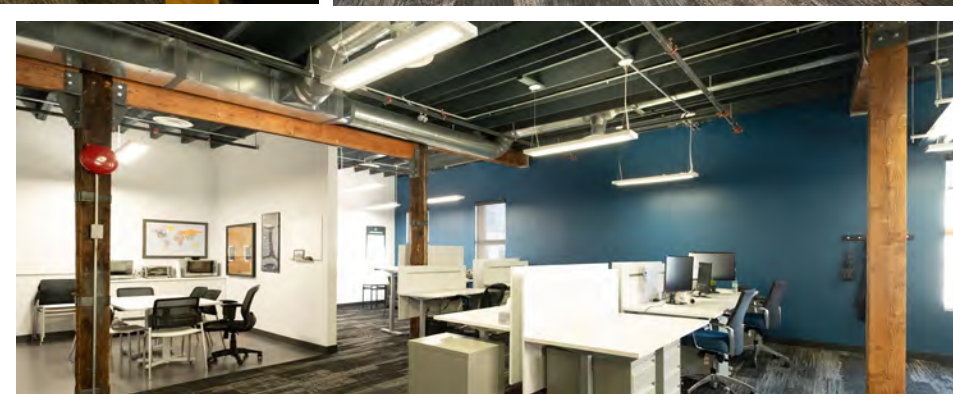
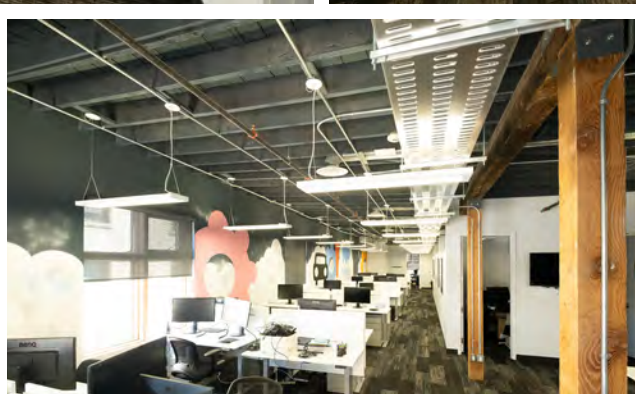
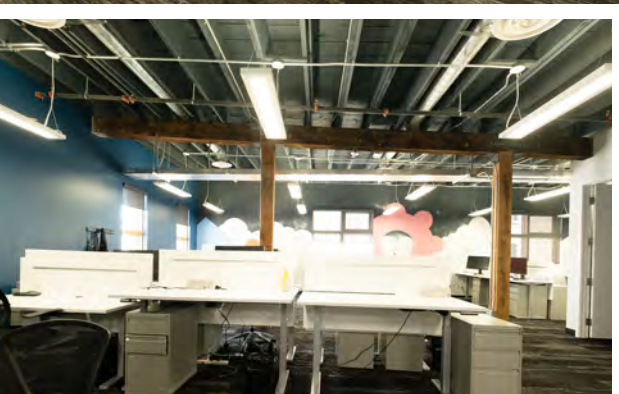
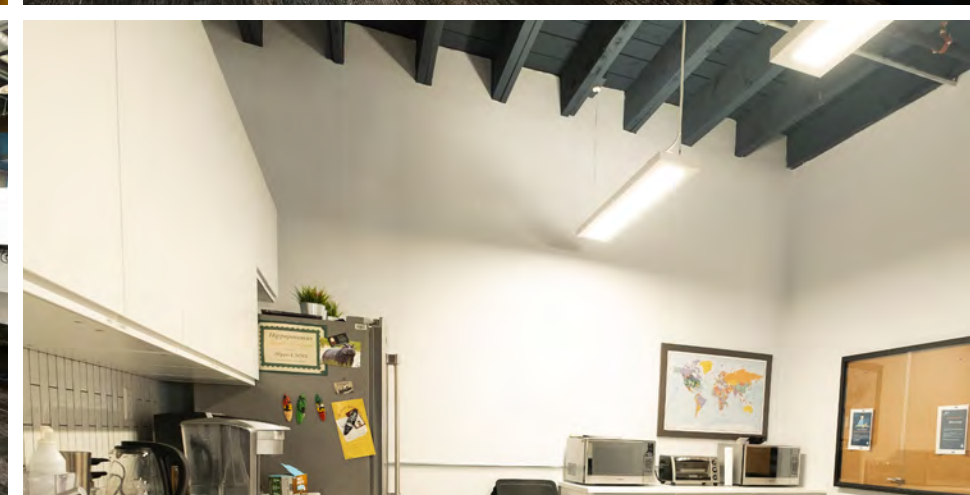
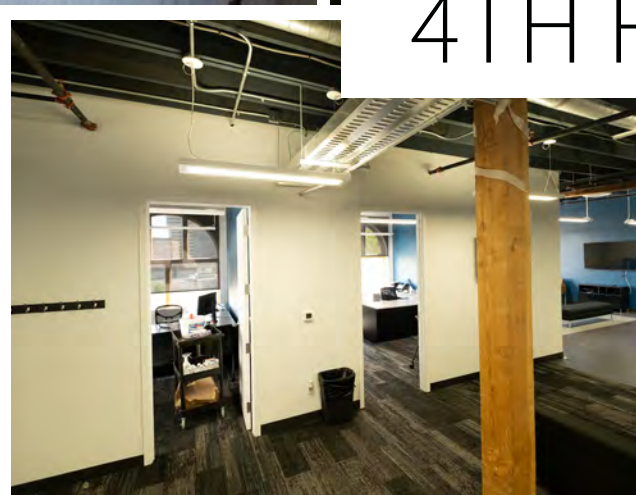
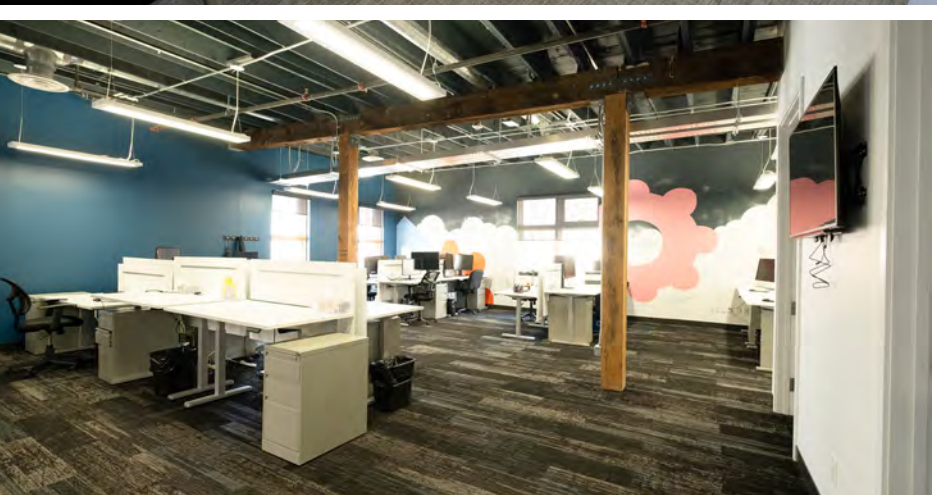
2ND FLOOR





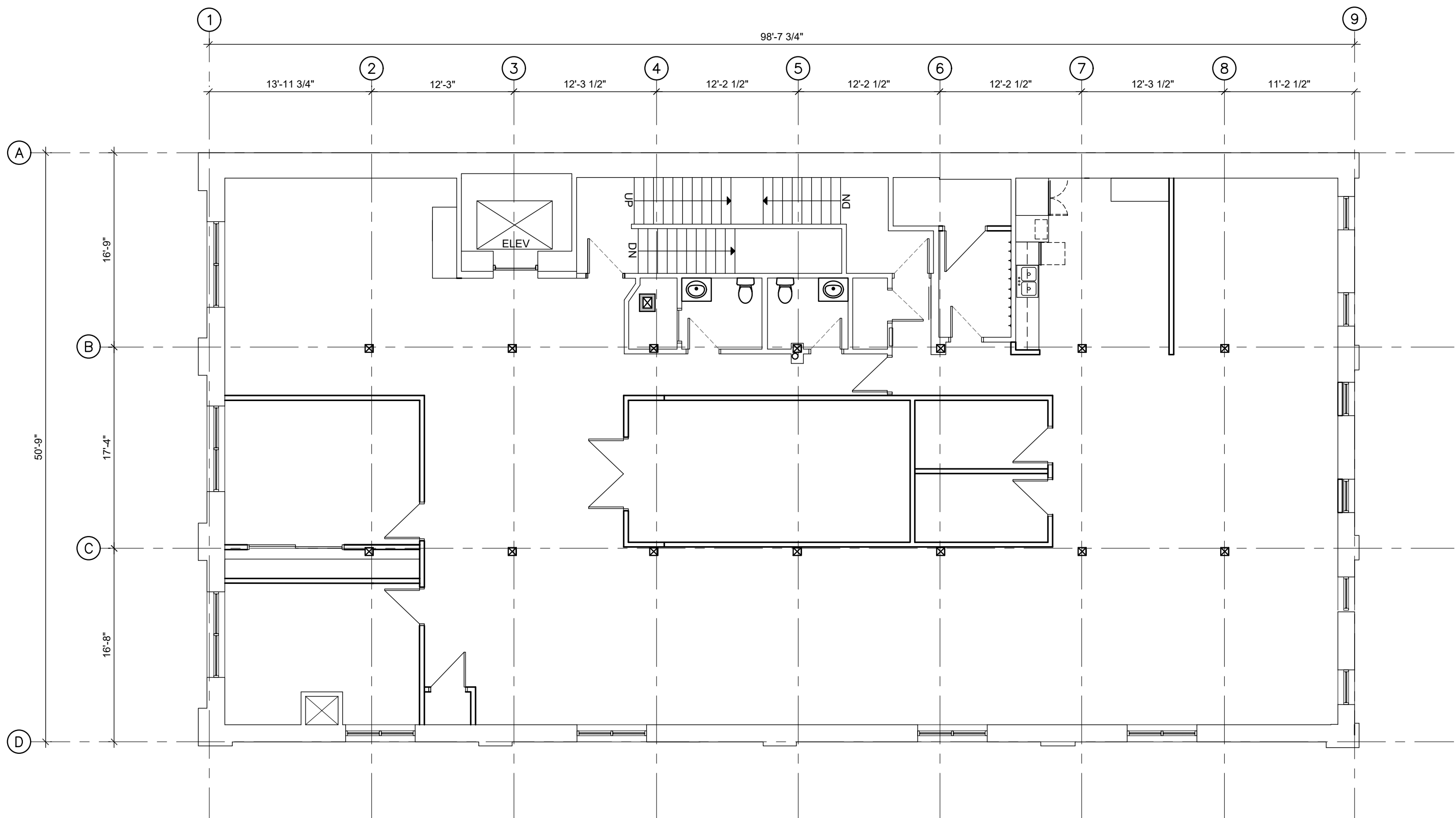


## 4TH FLOOR





# 4TH FLOOR







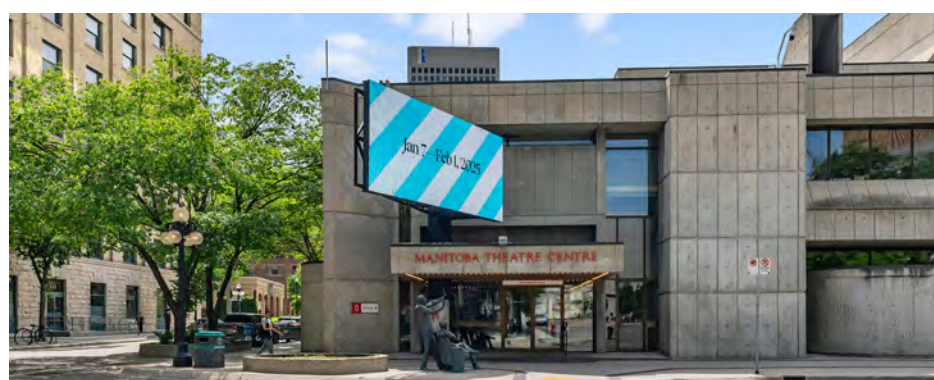
LOWER LEVEL







## EXCHANGE DISTRICT





# THE NEIGHBOURHOOD



Businesses and Organizations in the Exchange District by Industry



- 38% Retail, Food & Drink, Arts & Entertainment
- 29% Professional, Scientific & Technical
- 20% Finance, Insurance, Informational and Education
- 13% Healthcare, Religious & Administrative



## GROWTH

The Exchange District BIZ's 20-year strategy aims to transform the area with 28 key projects, adding **11,000** residential units and boosting the population by **15,000**. Expected economic benefits include a **\$103.5 million** property tax uplift.



### BIKING

The Exchange District is a top bike-friendly destination in Winnipeg, with ample parking, safe routes, and numerous Bike Friendly Businesses.



### TRANSPORTATION

The Exchange District is well-connected, with major bus routes like 11, 12, 15, 16, 18, 21, 22, and 24 serving the area.



### PARKING

The Exchange District offers ample parking, including heated parkades and over 32,000 spots downtown, with various payment options.



### CONNECTIVITY

Anywhere in this 20-block district is within a 10-minute walk.





**Taylor Toni\***  
Commercial Real Estate Advisory  
(204) 479-1049  
taylor@dycktoni.com

**Cliff Dyck\***  
Commercial Real Estate Advisory  
(204) 451-0577  
cliff@dycktoni.com



**RE/MAX**  
PROFESSIONALS  
Each office independently owned & operated

**RE/MAX**  
COMMERCIAL