For Lease

Built out office opportunity in the Exchange District

93 Lombard Avenue, Winnipeg MB





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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.

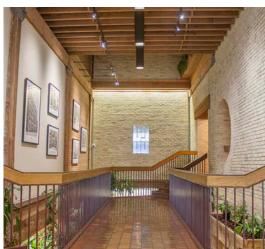
Civic Address	93 Lombard Avenue,	Winnipeg MB
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Available	Suite 102 Suite 110 Suite 200 Suite 303 Suite 309	1,918 SF Main: 2,200 Lower: up to 3,890 SF 2,299 SF 2,393 SF 1,814 SF	
Gross Rent	\$23.95/SF (subject to a base year for property tax, operating 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



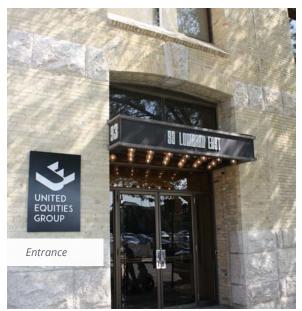
Numerous restaurants nearby



Surface parking available



Adjacent to green space

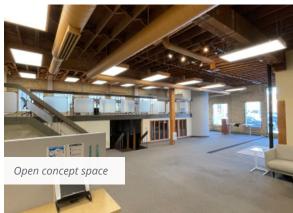


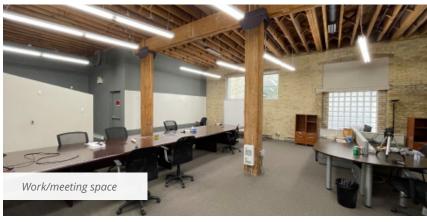






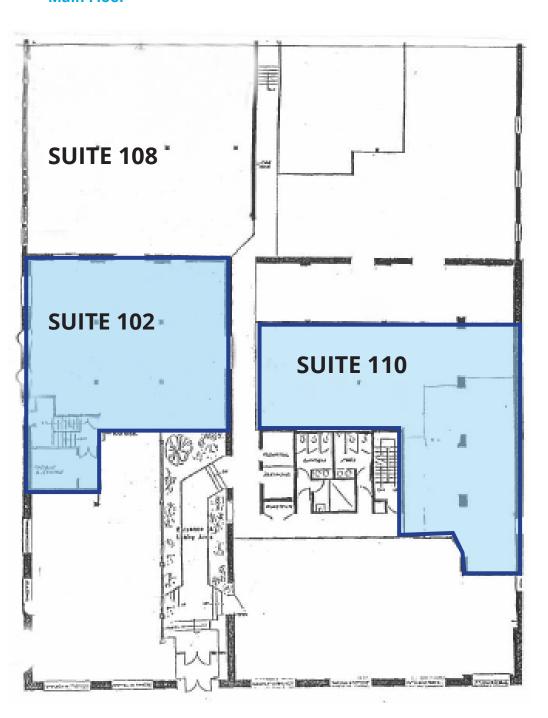








Main Floor



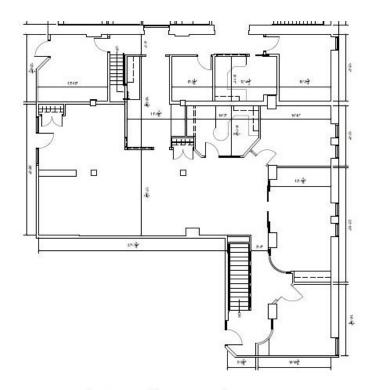
Availabilities

Suite 102 1,918 SF

Suite 110

Main: 2,200 SF | Lower: up to 3,890 SF

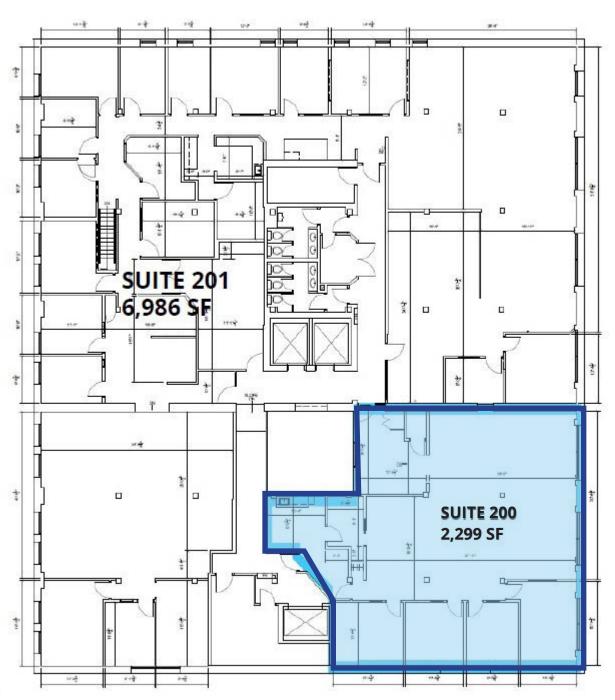
Main Floor Suite 110 - 2,200 SF



Lower Level Unit 112 - 3,890 SF

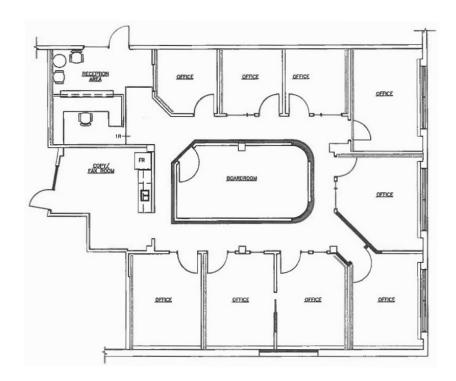


Suite 200 - 2,299 SF

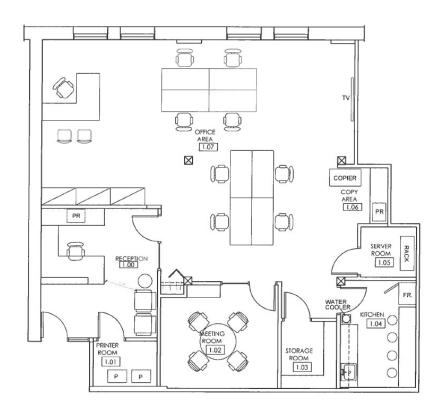


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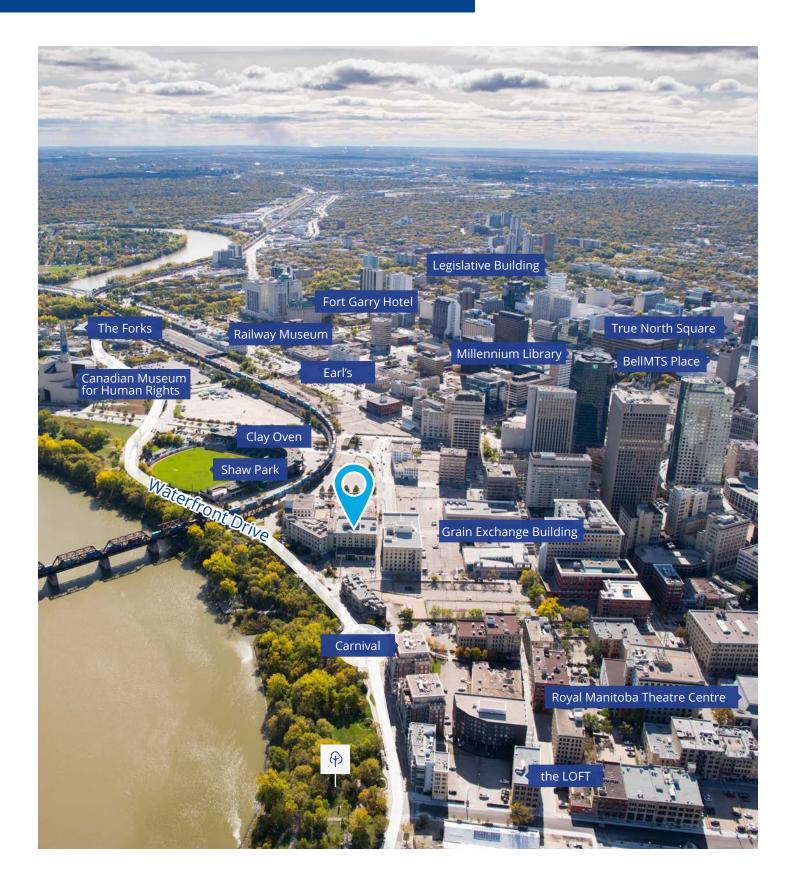
Suite 303 - 2,393 SF



Suite 309 - 1,814 SF



Surrounding Amenities





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