



Starting at
\$12.50
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

FOR LEASE | 140 BANNATYNE AVENUE

Full 3rd, 4th, and 5th floor up to (±)7,799 SF

- Short walk to underground concourse at Portage and Main
- Convenient parking adjacent to building
- Energy efficient
- Upgraded HVAC, electrical systems
- Large windows, high ceilings
- Close to transit with an excellent transit score of 92



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**RE/MAX
PROFESSIONALS**

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Property Highlights



The Northern Electric Building, was constructed in 1928 for Montreal based Northern electric company, which later became Nortel. At the time of its construction it introduced a modern aesthetic, which was a departure from the more expressive Romanesque Revival and Italianate styles of

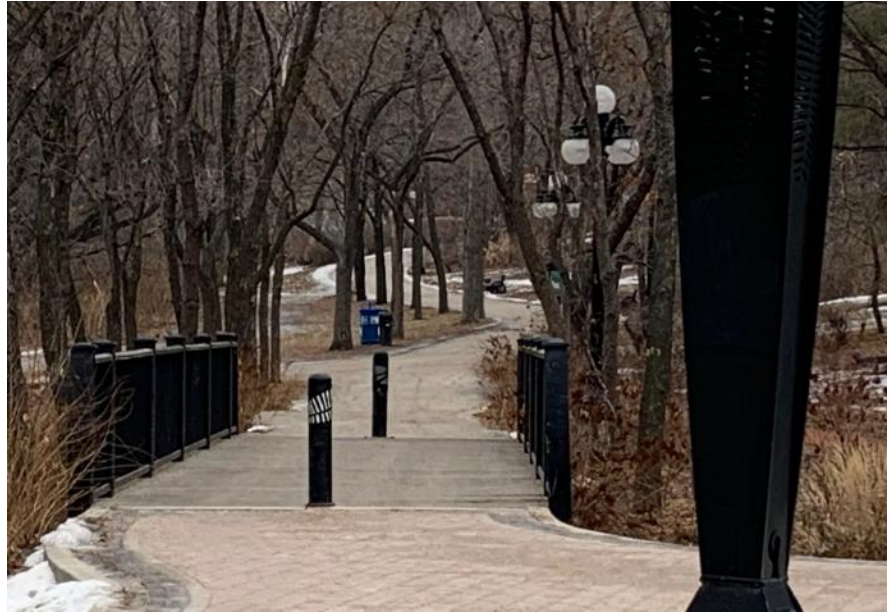
older surrounding warehouses. The building designed by J.O. Despatie of Montreal in association with Pratt and Ross of Winnipeg, also is of a transitional construction type that combines a fireproof steel framework with conventional wood post-and-beam interior.

Suite/Floor #	Square Footage (±)	Lease Rate	CAM & Tax (2024 est.)	Availability Date
100	7,411	\$12.50 psf	\$14.15 PSF	LEASED
200	4,364	\$12.50 psf	\$14.15 PSF	LEASED
300	7,799	\$12.50 psf	\$14.15 PSF	Immediately

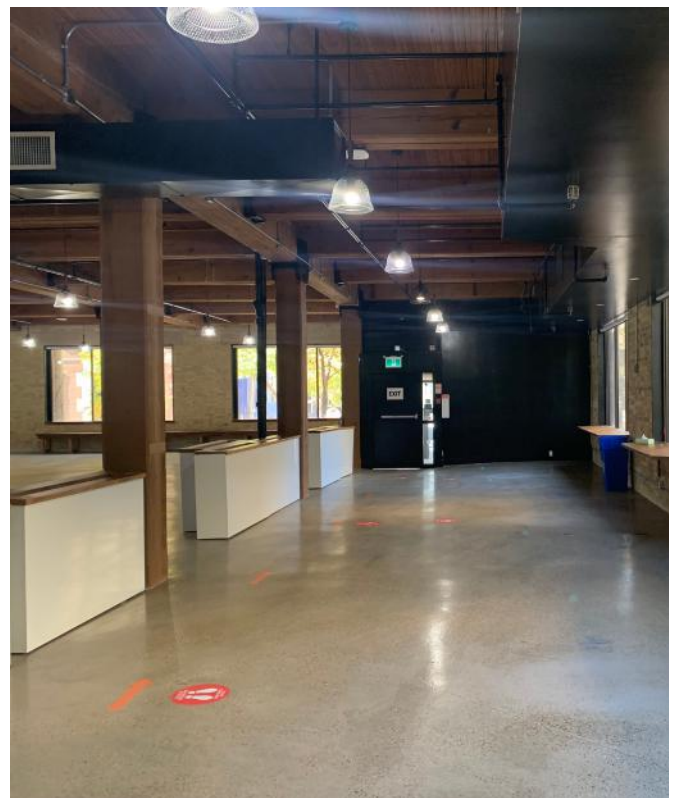
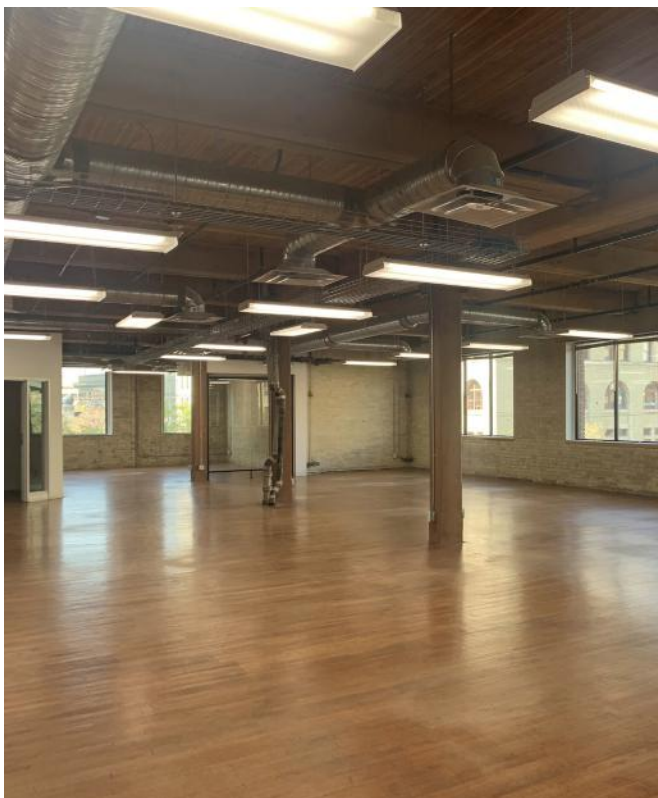
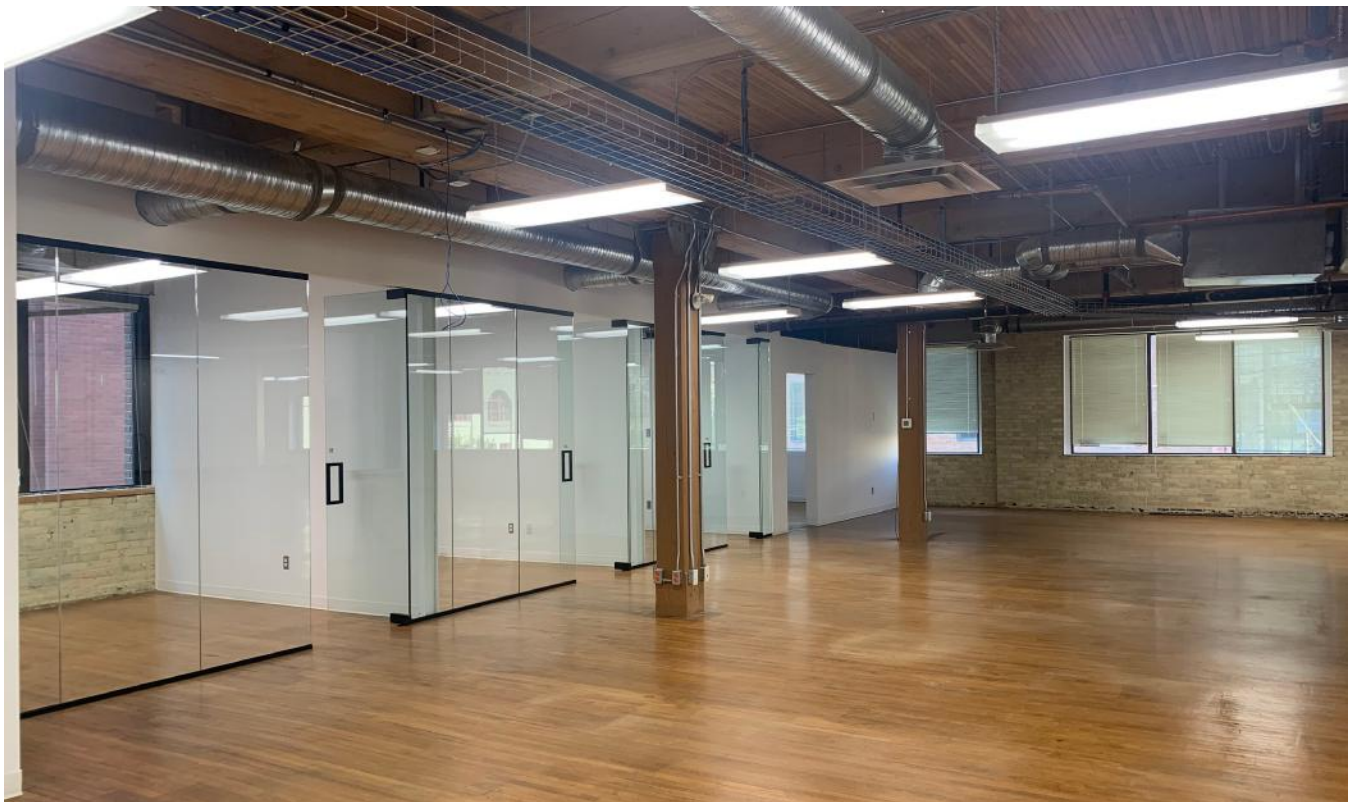
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The Neighbourhood

140 Bannatyne offers a prominent location at the bustling intersection of Bannatyne Avenue and Rorie Street, in the centre of the vibrant East Exchange District. The East Exchange District is the ideal work, live, play space that has become a magnet for software development companies, architectural firms, and financial services. The Neighbourhood has also become a sought-after enclave for new condo and rental developments, such as Waterfront Drive. Occupants of 140 Bannatyne will enjoy a wide variety of nearby restaurants and coffee houses, and access to convenient parking directly beside the building.







The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



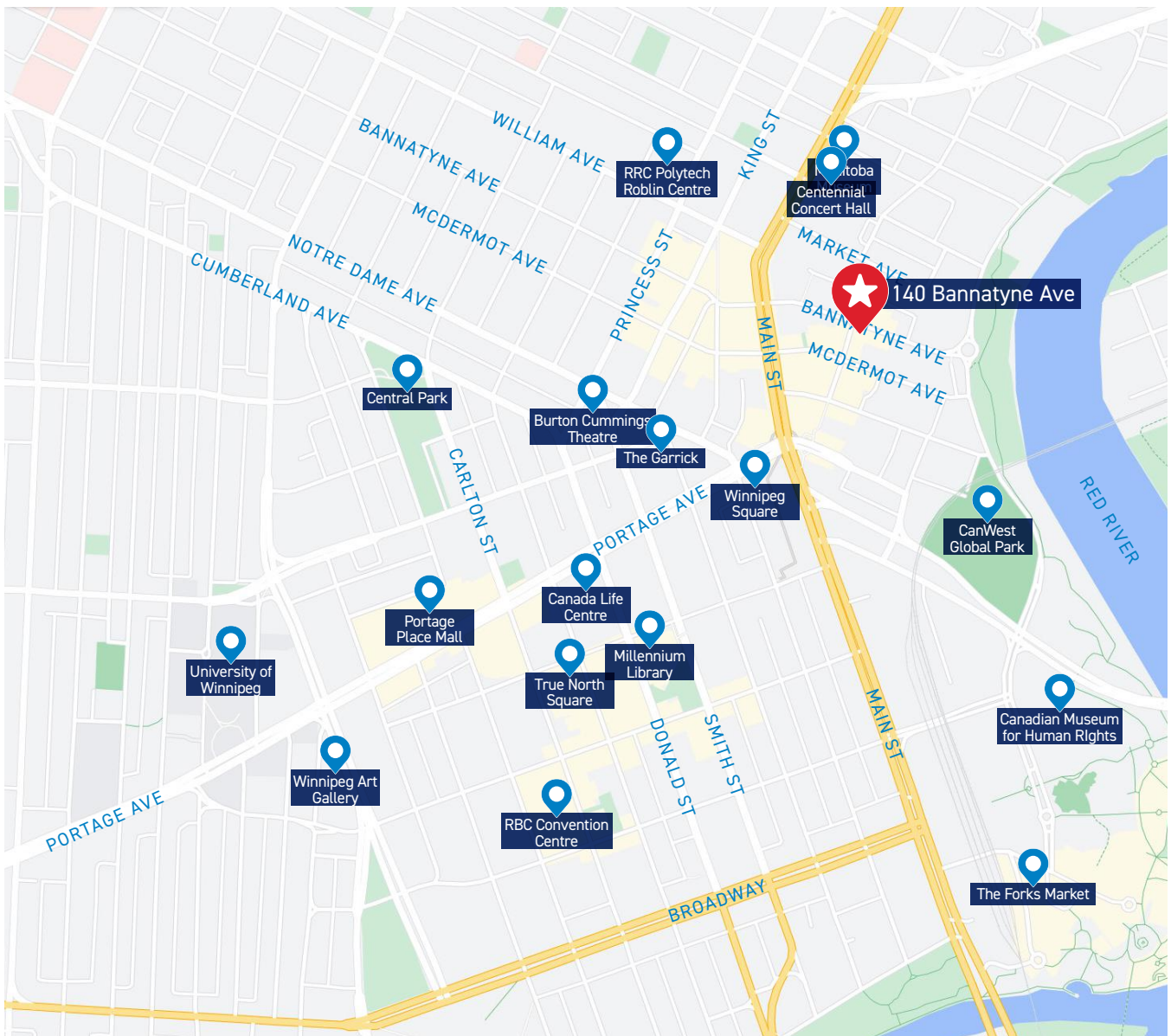
Convenient bike
infrastructure



Excellent transit
stops

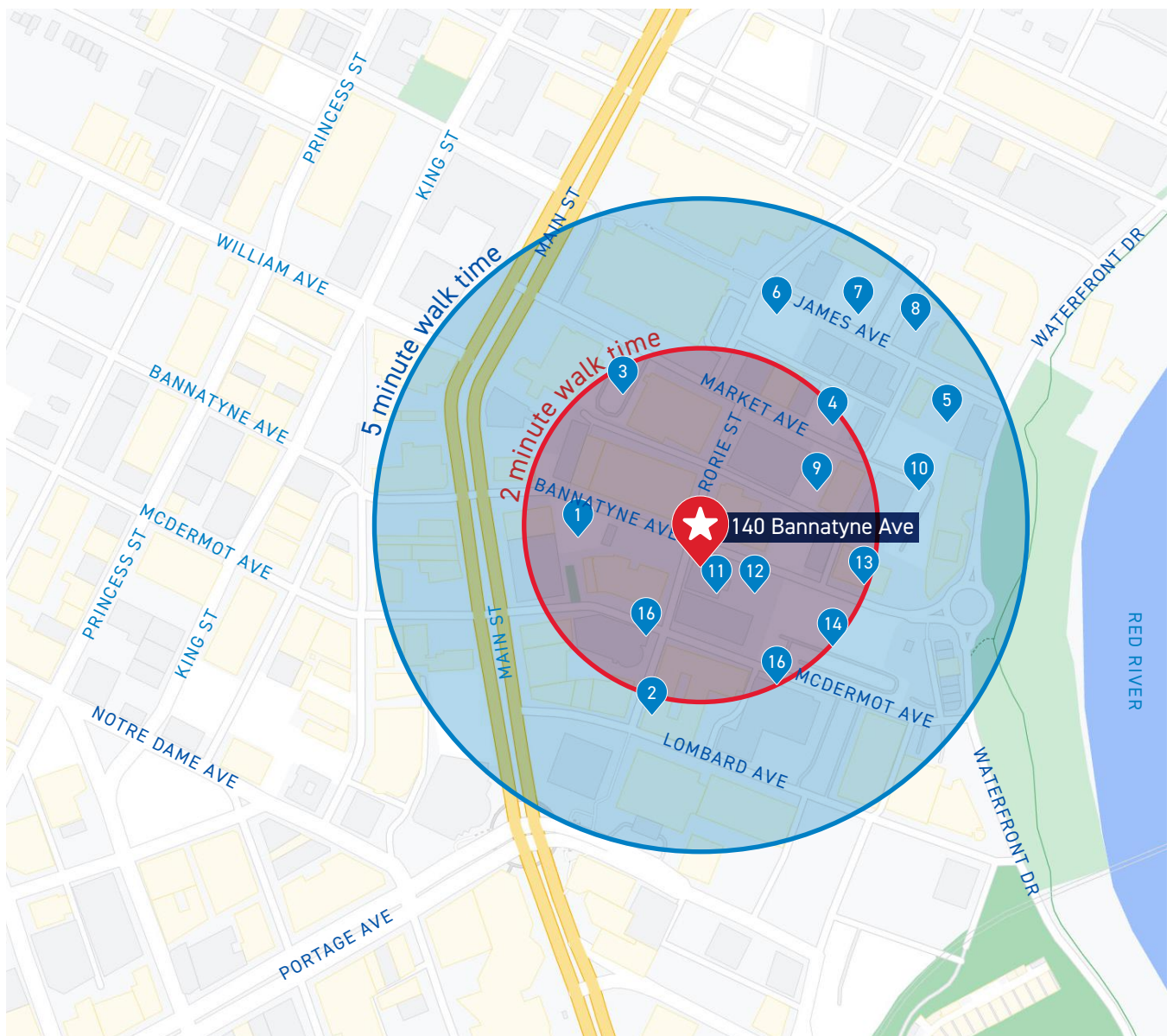


Culture &
Entertainment
nearby

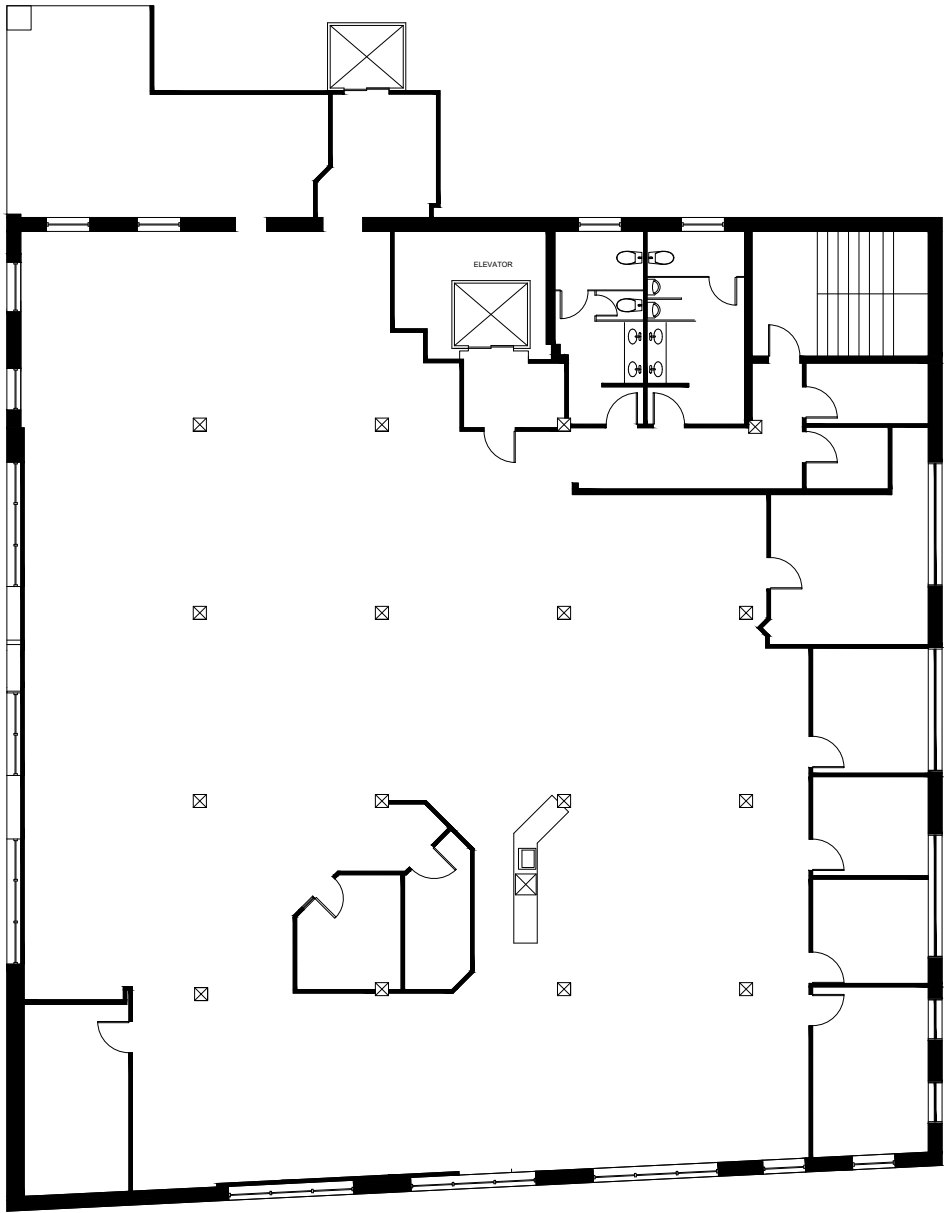


Walk Time & Parking Map

- | | | |
|-------------------------------------|---|--|
| 1 180 Bannatyne Ave Parking | 7 Lot #251, 141-147 Amy & James Ave Parking | 13 Lot #25, 124 Bannatyne Ave |
| 2 166-170 McDermot Ave Garage | 8 120 James Ave Parking | 14 Indigo Parking |
| 3 Lot #256, 178-179 Market Ave | 9 Lot #91, 115 Market Ave | 15 W026, Parking Indigo Winnipeg, Rorie Street Parkade |
| 4 Lot #246, 116 Market Ave | 10 Lot #164, 90 Market Ave | 16 W027 Parking Indigo Winnipeg, Grain Exchange Garage |
| 5 Lot #207, 104 James Ave | 11 Indigo Parking | |
| 6 Lot #258, West of Amy & James Ave | 12 W018, Parking Indigo Winnipeg, 210 Bannatyne | |



SUITE 300



3rd FLOOR 140 BANNATYNE AVE
AREA 7799 SQ.FT

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