



# 112 Market Avenue

WINNIPEG, MB

# 112

**MARKET AVENUE**

*Join Winnipeg's Vibrant East Exchange District*

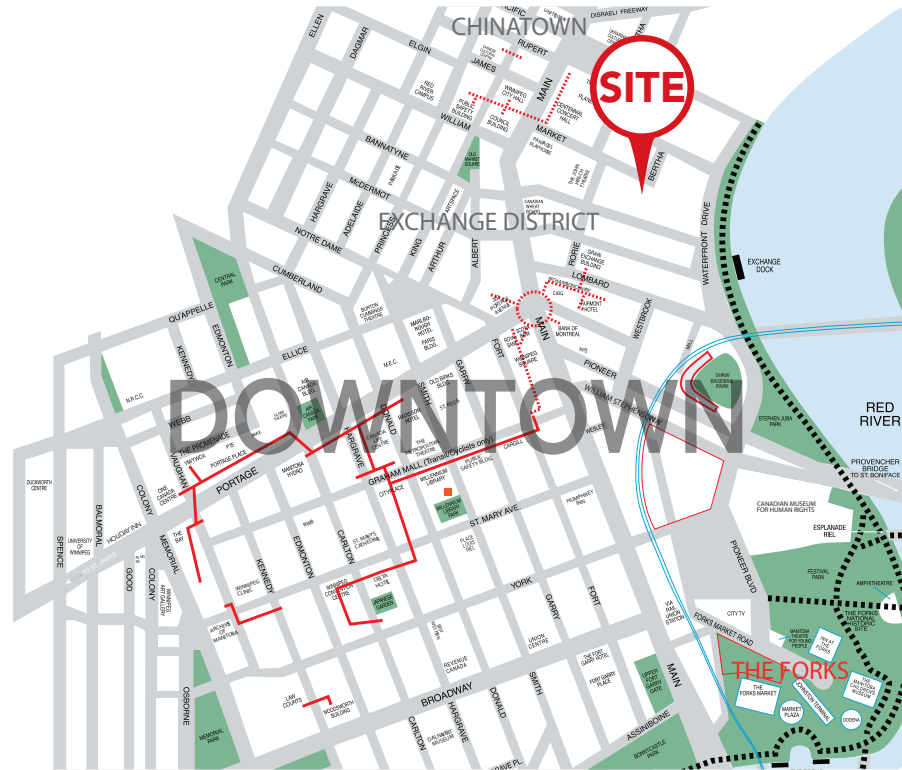


We are pleased to offer over 23,000 sq. ft. of developed downtown office space for lease. This beautiful 5-storey heritage building formerly known as The Great West Saddlery Company was built in 1898 and is located on the southwest corner of Market and Bertha Street in Winnipeg's Exchange District. The space is located steps from Portage and Main, Old Market Square, the theatre district and Exchange District shops and services. The building is a municipally-designated historic site on the exterior, but its interior's have been extensively renovated into functional office space. The building provides elevator accessible, reception corridors, private offices, conference rooms and common areas with kitchenettes.



# Location

Situated in the heart of downtown Winnipeg's East Exchange District, 112 Market Avenue is only a short walk to many downtown landmarks including; Portage & Main, Shaw Park, The Canadian Museum for Human Rights, The Forks, Canada Life Centre, the Centennial Concert Hall, and the Manitoba Museum. The location also affords the 112 Market close proximity to the city's financial, legal and technology hub.







## Building Heritage

This five-storey brick structure was designed and constructed in 1898 by James McDiarmid, at the southwest corner of Market Avenue and Bertha Street, at an estimated cost of \$40,000, for businessman Elisha F. Hutchings. The basement was devoted to his firm's major product, horse collars. Company offices were on the ground floor, along with shipping and receiving areas. The second floor was used for storage, mostly of saddles. A sample room and more storage space was on the third floor, and the top floor was used for manufacturing boots and shoes, saddles, cases, and other leather products. Additions were made to the building in 1903, 1909, and 1929. The Great West Saddlery Company continued to occupy the building until 1962. It is a municipally-designated historic site.

# Leasing Details

## BUILDING AREA

46,750 sq. ft. (+/-) Main to 5th Floor

7,841 sq. ft. (+/-) Lower Level

54,564 sq. ft. (+/-) Total

## AVAILABLE SPACE

| UNIT        | AREA                | AVAILABILITY |
|-------------|---------------------|--------------|
| Lower Level | 5,113 sq. ft. (+/-) | Immediately  |
| Unit 310    | 1,906 sq. ft. (+/-) | Immediately  |
| Unit 370    | 904 sq. ft. (+/-)   | Immediately  |
| Unit 440    | 1,883 sq. ft. (+/-) | Immediately  |
| Unit 450    | 920 sq. ft. (+/-)   | Immediately  |
| Unit 460    | 988 sq. ft. (+/-)   | Immediately  |
| Unit 470    | 1,234 sq. ft. (+/-) | Immediately  |
| Unit 510    | 2,734 sq. ft. (+/-) | Immediately  |
| Unit 540    | 2,108 sq. ft. (+/-) | Immediately  |

*\*Some Units can be combined*

## RENTAL RATE

\$14.00 per sq. ft. net (Floors 1-5)

\$15.00 per sq. st. gross (Lower Level)

## ADDITIONAL RENT

\$5.45 per sq. ft. per annum (est. 2025)

*(Inclusive of CAM, taxes, utilities and mgmt. fee)*

# Highlights

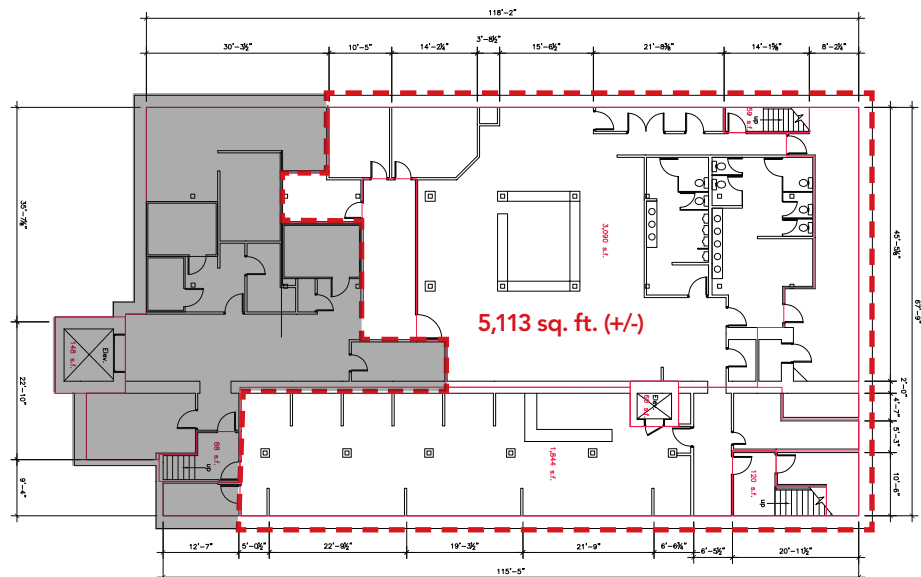
- » 5-storey Heritage Building constructed in 1898
- » Elevator access
- » Functional renovated floorplates
- » Fully redeveloped offices space
- » Large windows provide natural light throughout the space
- » Tenant improvement allowance available for qualified tenants
- » Flexible lease term and various unit sizes available



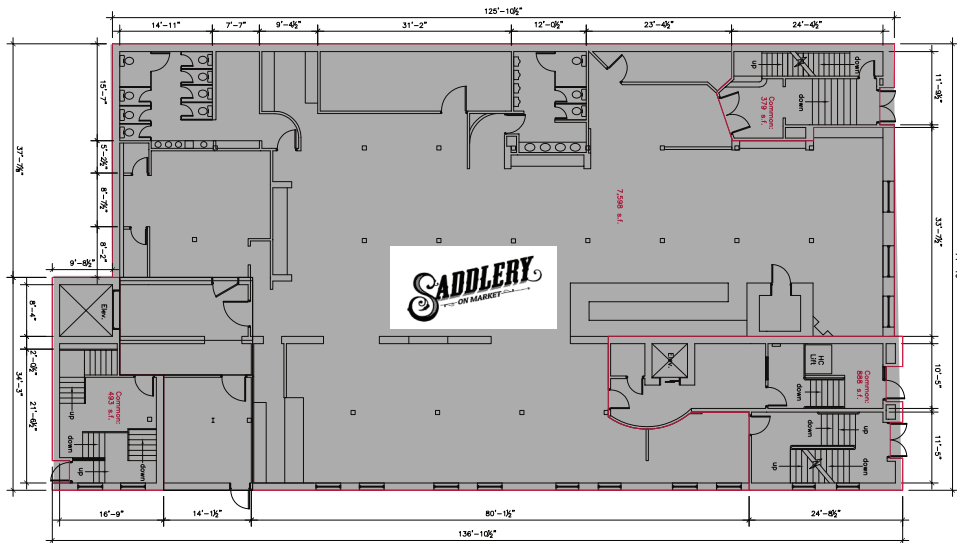
# Floor Plans

## LOWER LEVEL

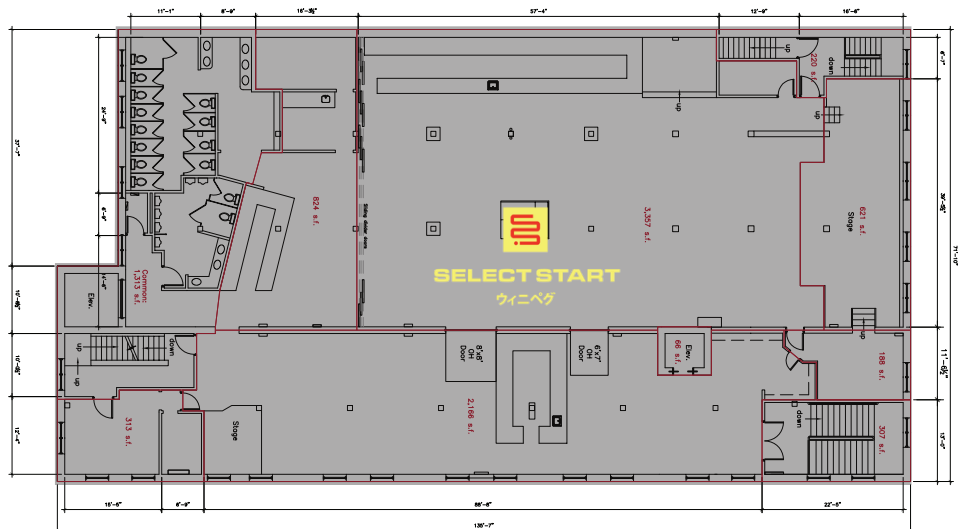
Newly renovated bar with modern finishes and upgraded washrooms



## MAIN FLOOR

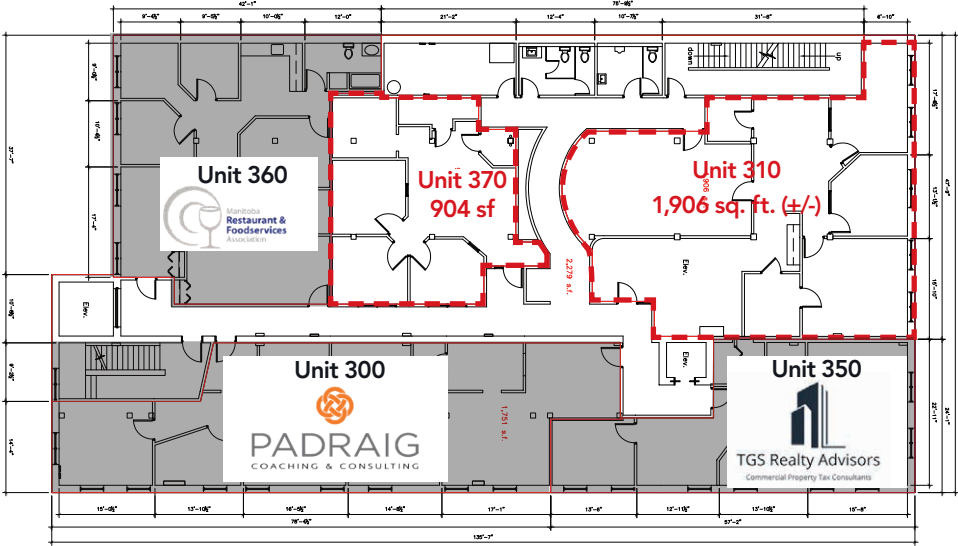


## SECOND FLOOR



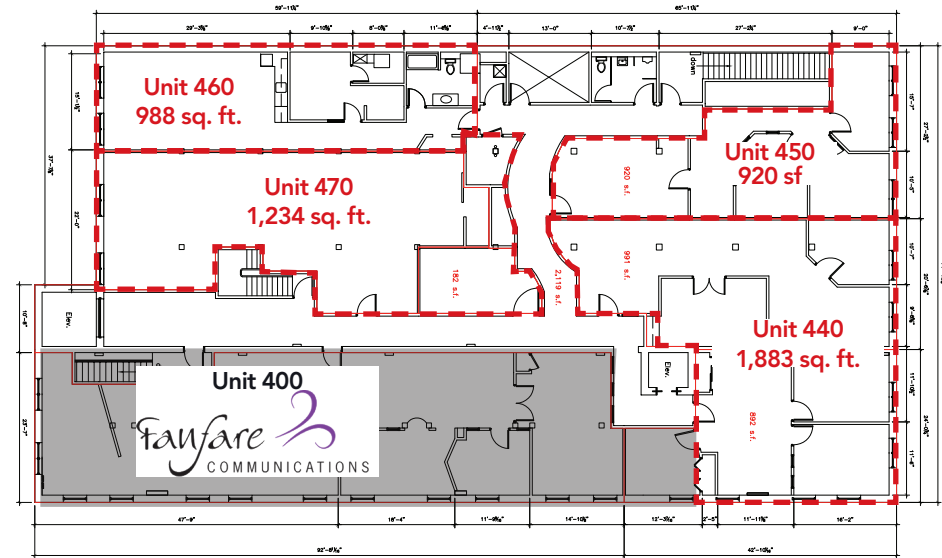
# Floor Plans

## THIRD FLOOR

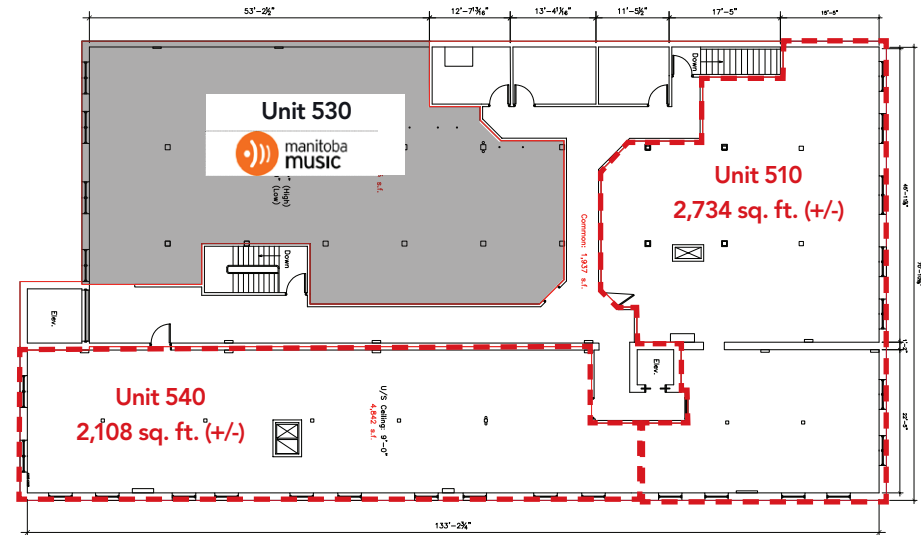


Units 360 & 370 can be combined to 2,380 sq. ft. (+/-)

## FOURTH FLOOR



## FIFTH FLOOR



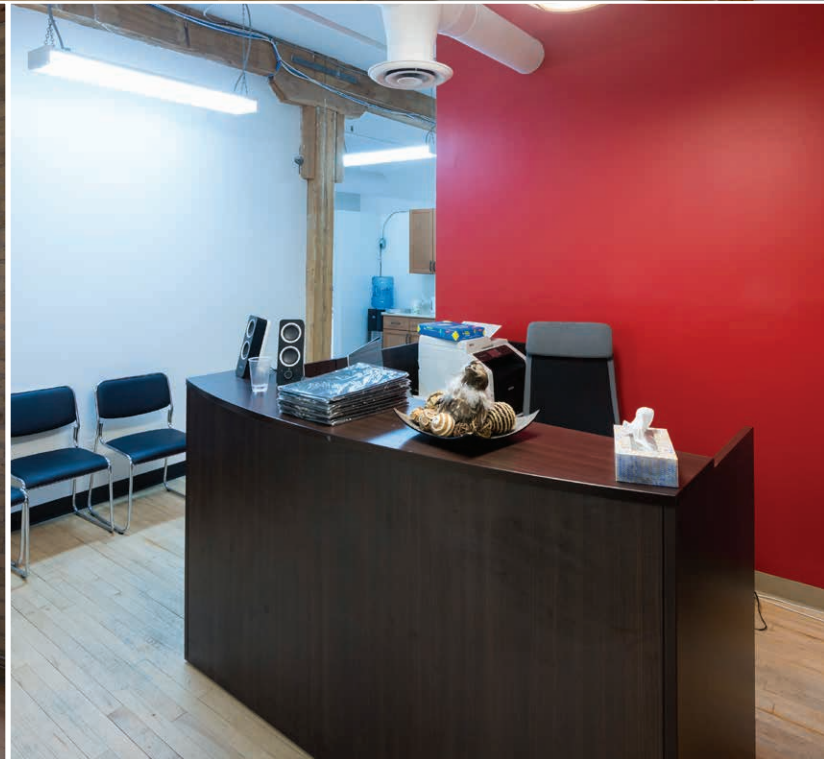
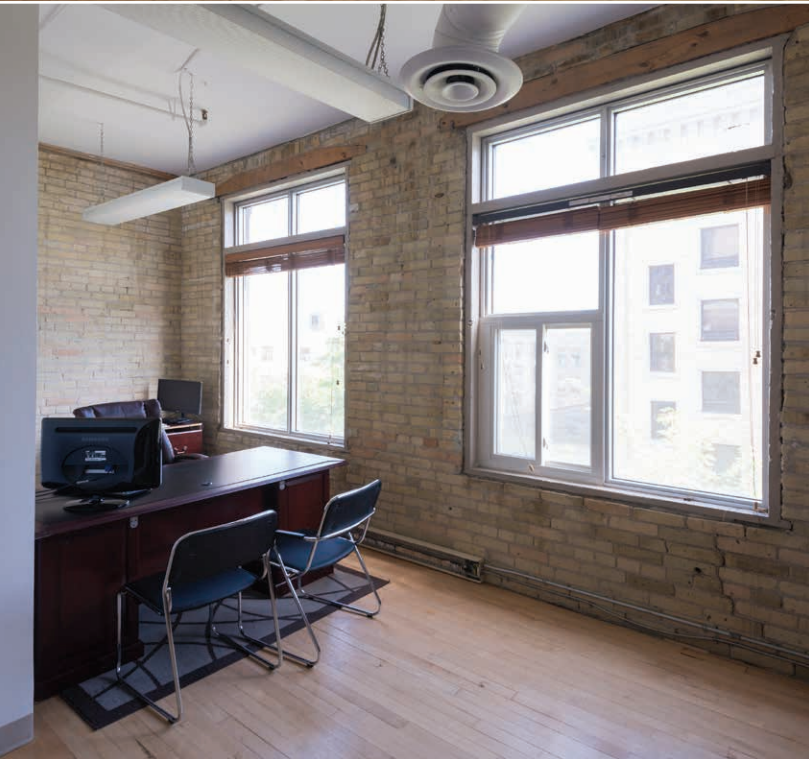
# MAIN FLOOR



## 3RD FLOOR



## 3RD FLOOR



## 4TH FLOOR



## 5TH FLOOR



## 2ND FLOOR



# LOWER LEVEL



## Contact

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