

**AVISON  
YOUNG**



**OFFICE(S) FOR LEASE**

**1355** | **MOUNTAIN AVENUE**  
*WINNIPEG FREE PRESS BUILDING*  
WINNIPEG, MANITOBA

Partnership. Performance.

**Opportunity**

To lease 2,394 sf – 21,000 sf of high quality office space in the Free Press Building. Located in Inkster Industrial Park.



**Wes Schollenberg**  
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# Details

Avison Young is please to present the opportunity to lease a high exposure office property on Mountain Avenue. This offering is comprised of office space from 2,395 sf up to 21,000 sf. A great location with many amenities close by, this space will be desirable to suburban office tenants with a high parking demand.

## Location Highlights

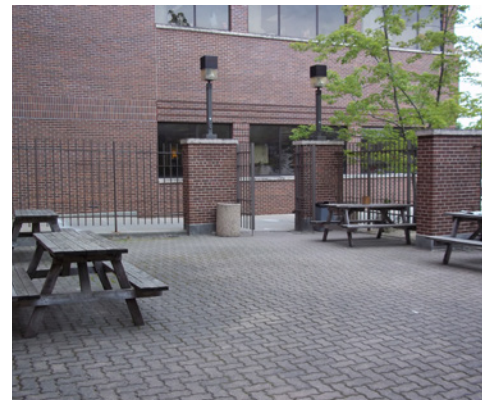
Inkster Industrial Park has long been one of the premier industrial areas in The City of Winnipeg. Development has been restricted through zoning regulations so that the neighborhood presents an attractive appearance with well designed buildings and generous open space.

## Property Profile

Over the years, as the city and province grew, so did the circulation of the Winnipeg Free Press. By the mid-1980s, the Free Press had outgrown its once-grand downtown quarters at 300 Carlton Street and began developing plans for construction of a \$150-million plant on Mountain Avenue, in the city's northwestern corner. Completed in 1991, the new building and its equipment represented the state-of-the-art in newspaper technology. The three computerized presses are capable of world-class colour reproduction and can each print newspapers at a rate of 75,000 per hour. Now, recent restructuring has made surplus office space available.

## Building Highlights

- High value office accommodation in Winnipeg's Inkster Industrial Park
- Various size office suites available floor plate up to 21,000+/- sf can be accommodated
- Constructed in 1991 to exceedingly high standards
- Highly attractive building vista and main entrance lobby / atrium
- Raised floors throughout
- Public transportation "at the door"
- Outstanding executive office area with en suite facilities
- Cafeteria available – food service early morning to late evening
- Landscaped courtyard on west side
- 24/7 building security and outside surveillance – card access
- Lots of parking (\$35 per stall/mth)
- Cleaning service included
- Available immediately
- **Gross rent: \$17.95 psf (2016 Base Year)**



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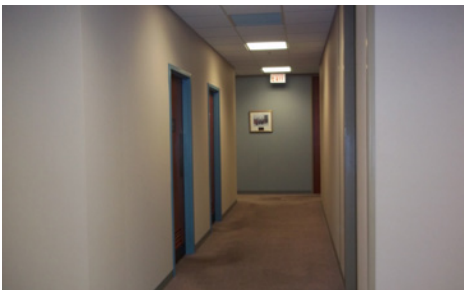
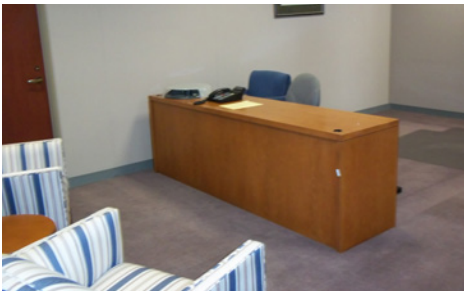
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Avison Young Commercial Real Estate (Manitoba) Inc.  
330 Portage Avenue, Suite 1000, Winnipeg, Manitoba R3C 0C4

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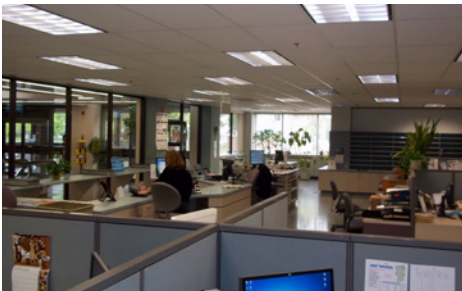
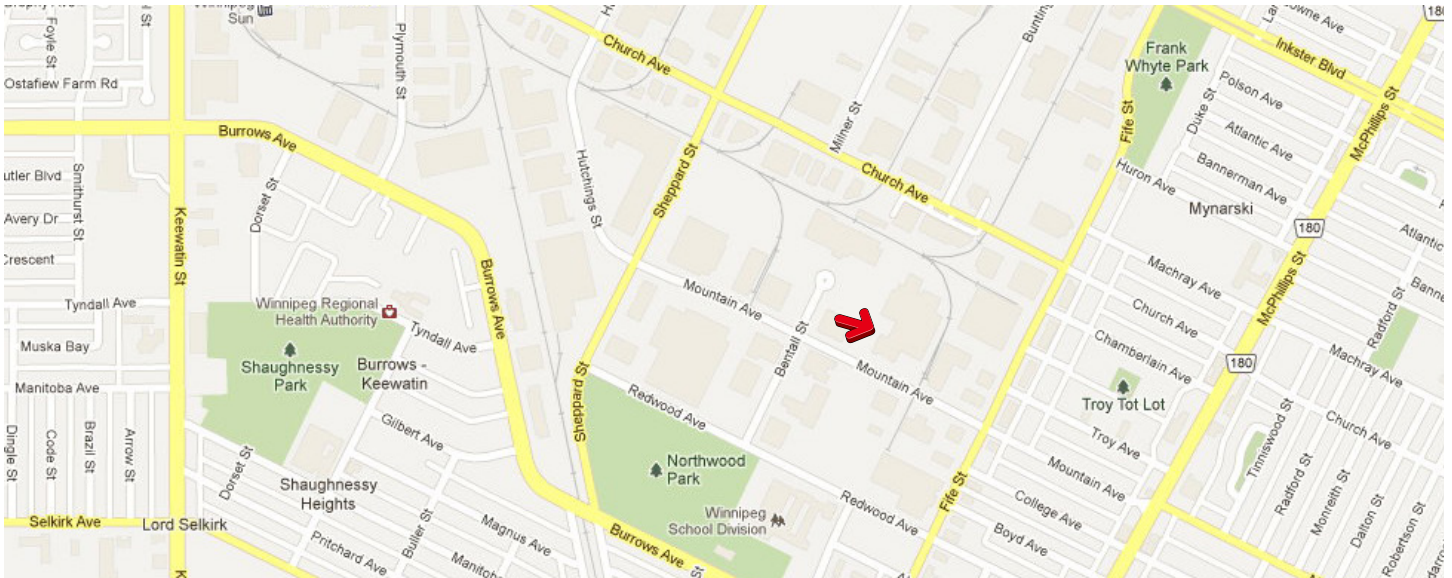
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# Location



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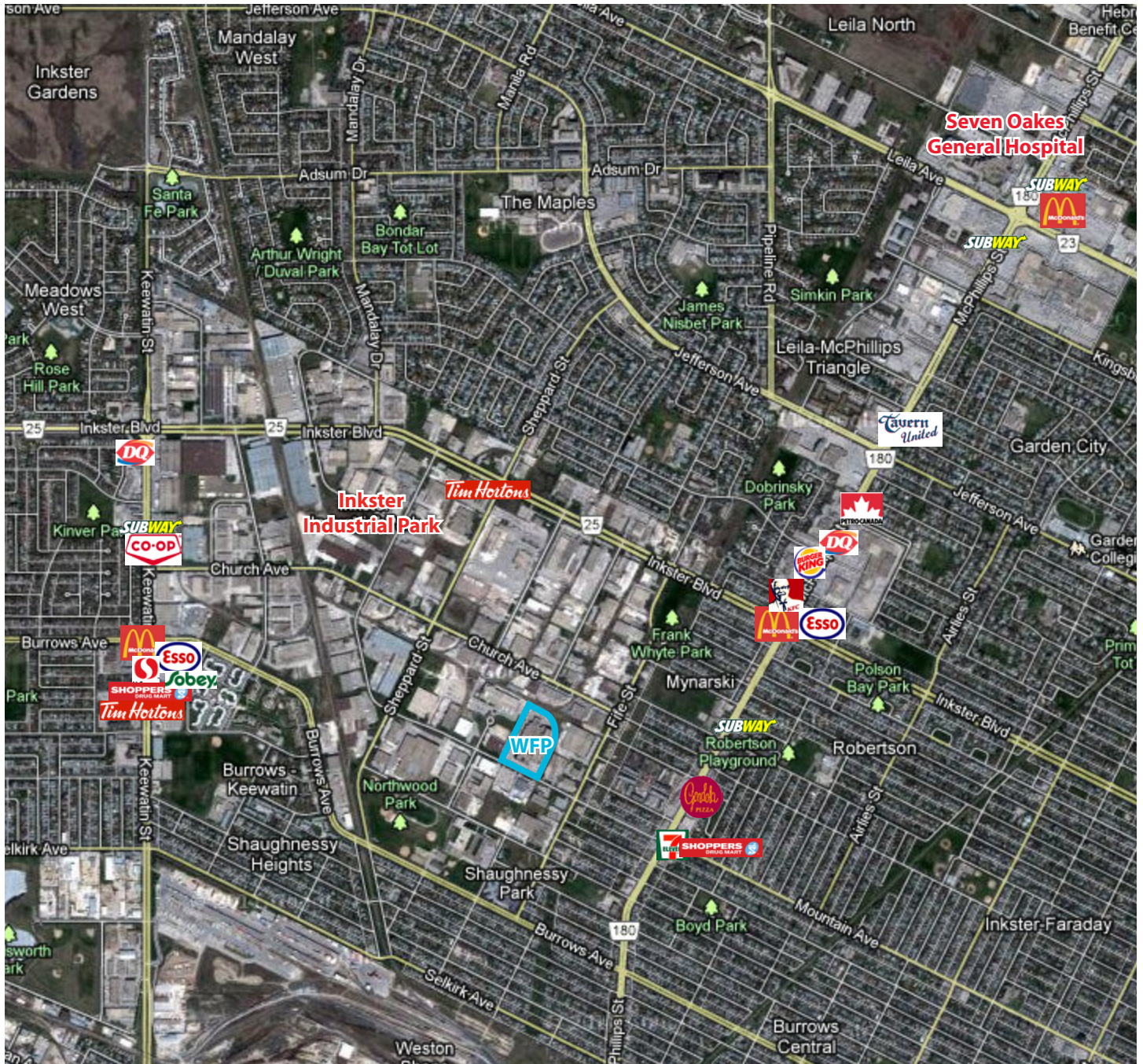
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# Area Amenities



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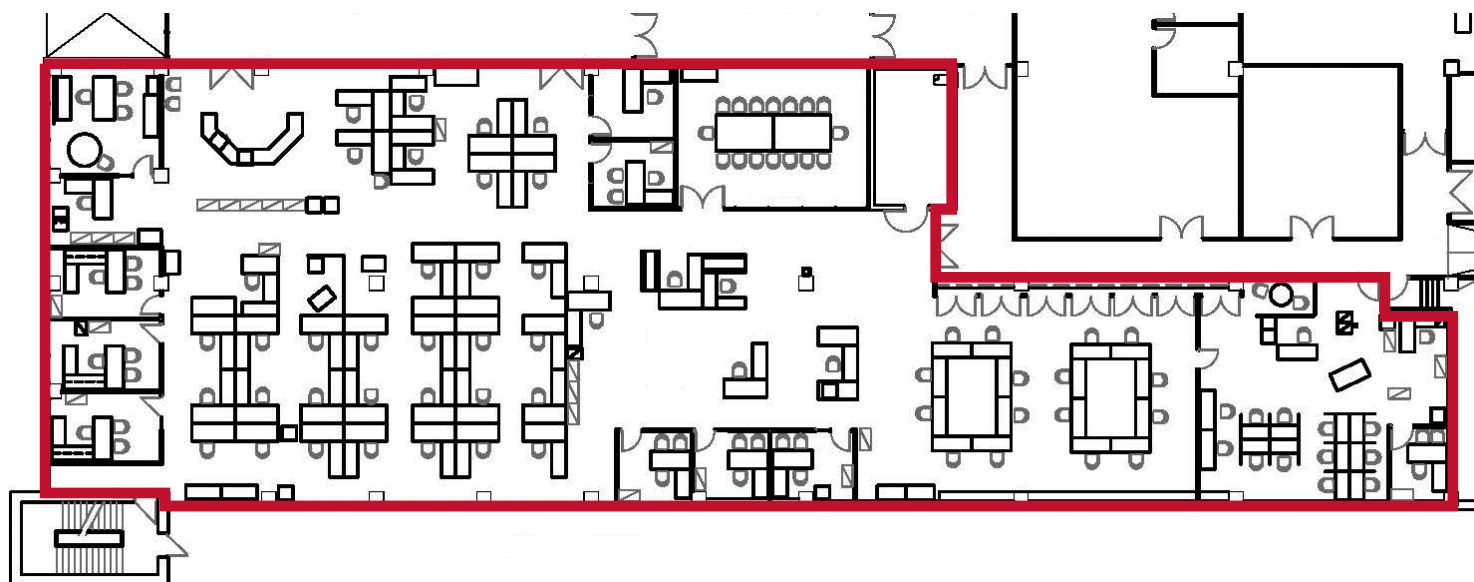
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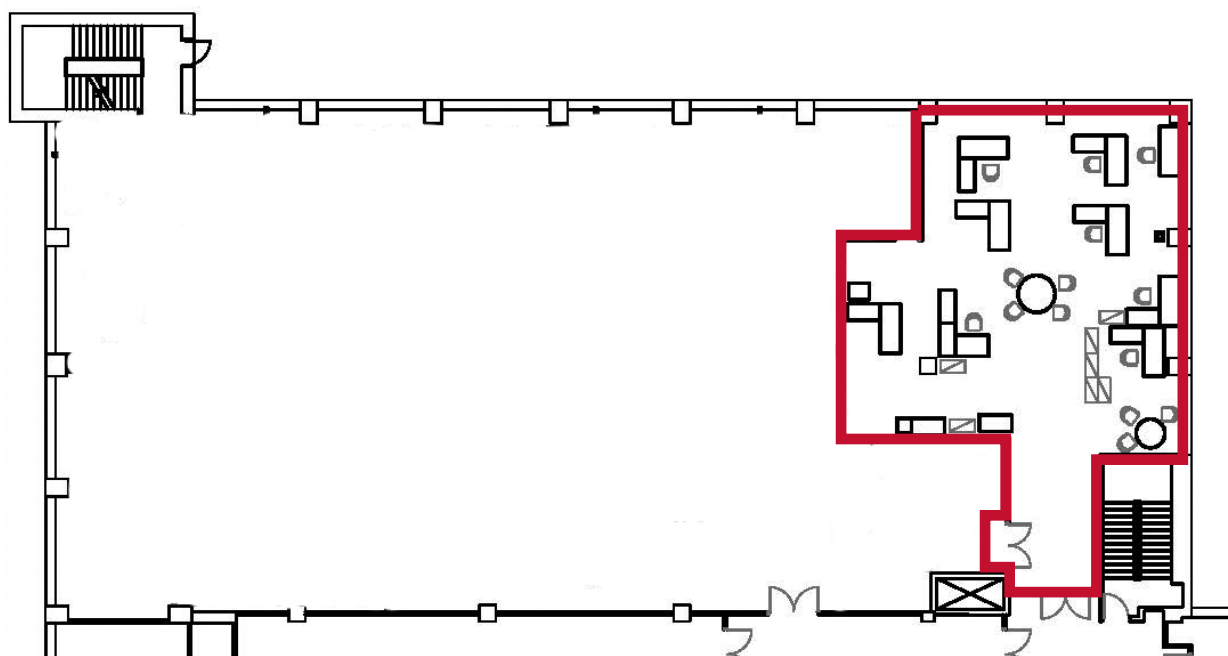


# Floor Plans

Main Floor – 12,137 SF



3rd Floor – 2,394 SF



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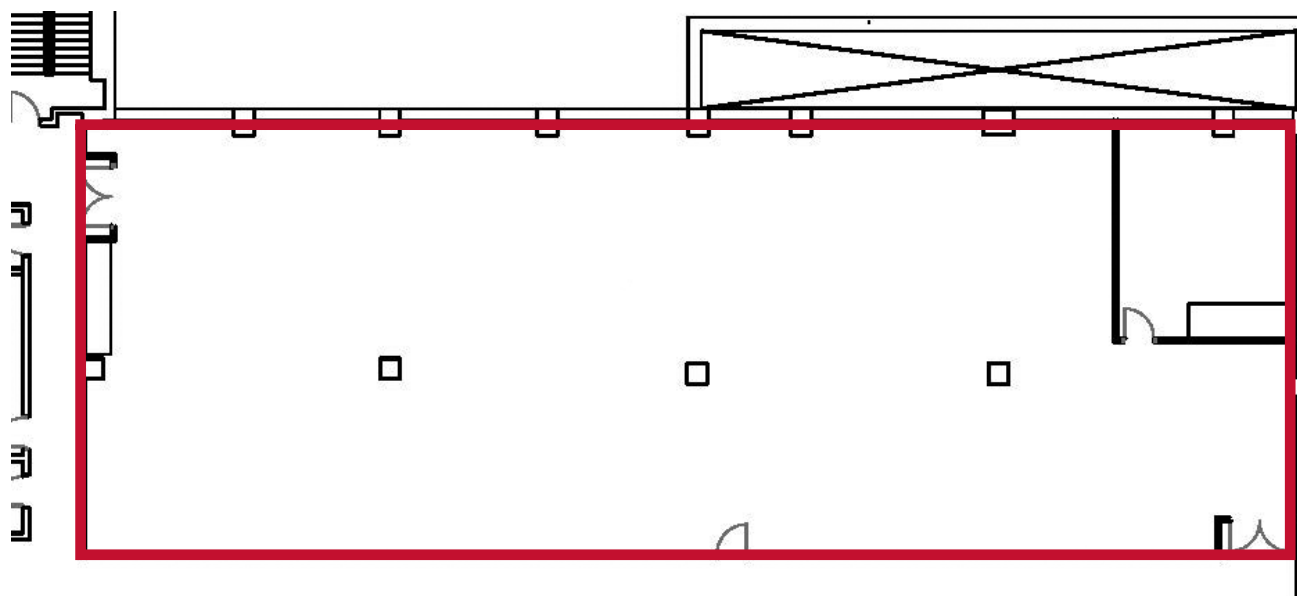
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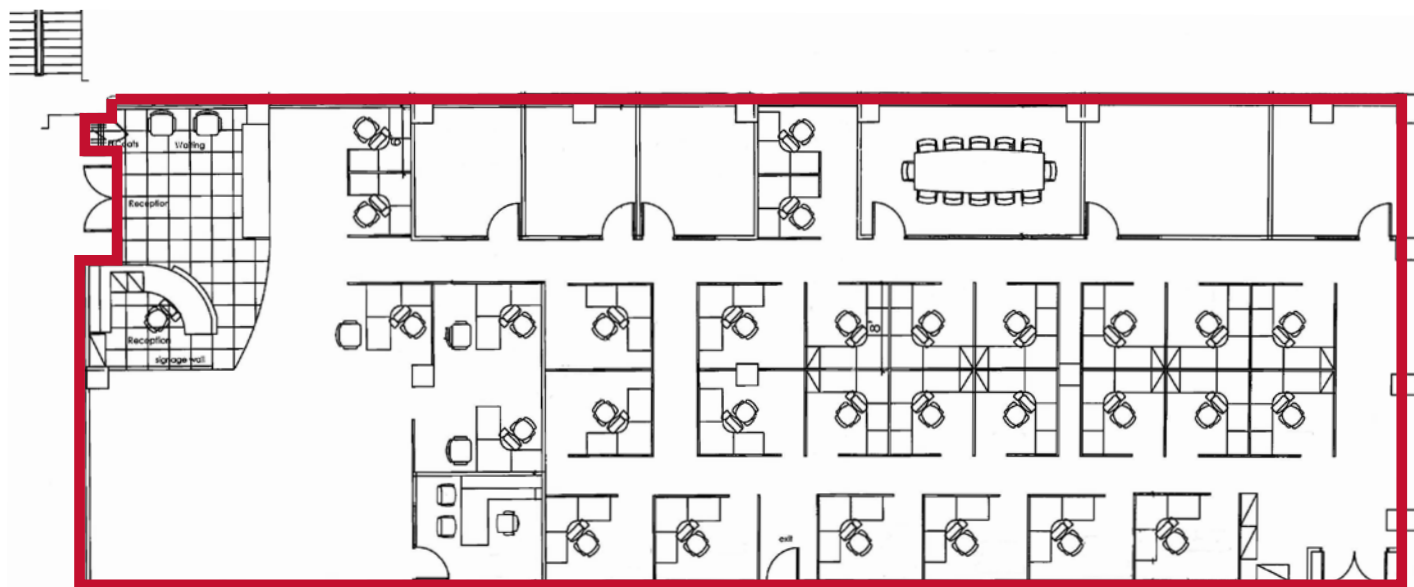
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# Floor Plans

## 3rd Floor – 5,000 SF



## 3rd Floor – 5,000 SF (Typical Layout)



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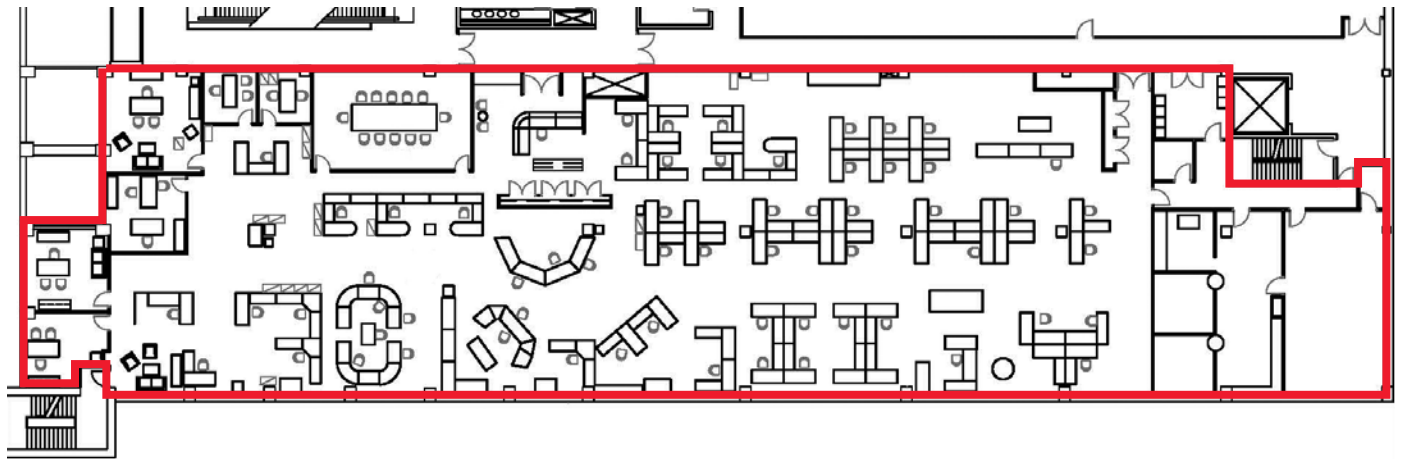
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# Floor Plan

3rd Floor – 16,000 SF



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