

For Lease:

\$6000/Month
plus utilities
*Semi-Gross



Downtown
Winnipeg
location



Building
upgrades



Close to many
amenities



On-site
parking

For Lease | 143 Smith Street, Winnipeg MB

Unique heritage office building downtown

143 Smith Street is a unique heritage building (circa 1907) located in downtown Winnipeg. The building boasts classic post and open beam construction with exposed brick feature walls.

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Property Overview

The Broadway corridor is home to many office buildings, restaurants, and amenities. Just a short walk down Broadway in either direction gets you to the Legislative building green-space or The Forks bustling marketplace.

This opportunity is located on the corner of Smith Street and York Avenue- one block off Broadway in the heart of Winnipeg's professional business core. Walking distance to the abundance of amenities downtown Winnipeg has to offer.

- Excellent location in downtown Winnipeg
- High efficiency heating and cooling systems
- Modern washrooms and plumbing facilities
- Current electrical panels
- New windows with fresh air options
- High speed technology
- Sprinklered for fire safety

Size	4,174 square feet
Zoning	Multiple Use
Sprinkler	Fully sprinklered
HVAC	Forced air furnaces
Loading	Dock level loading with freight elevator
Parking	On-site

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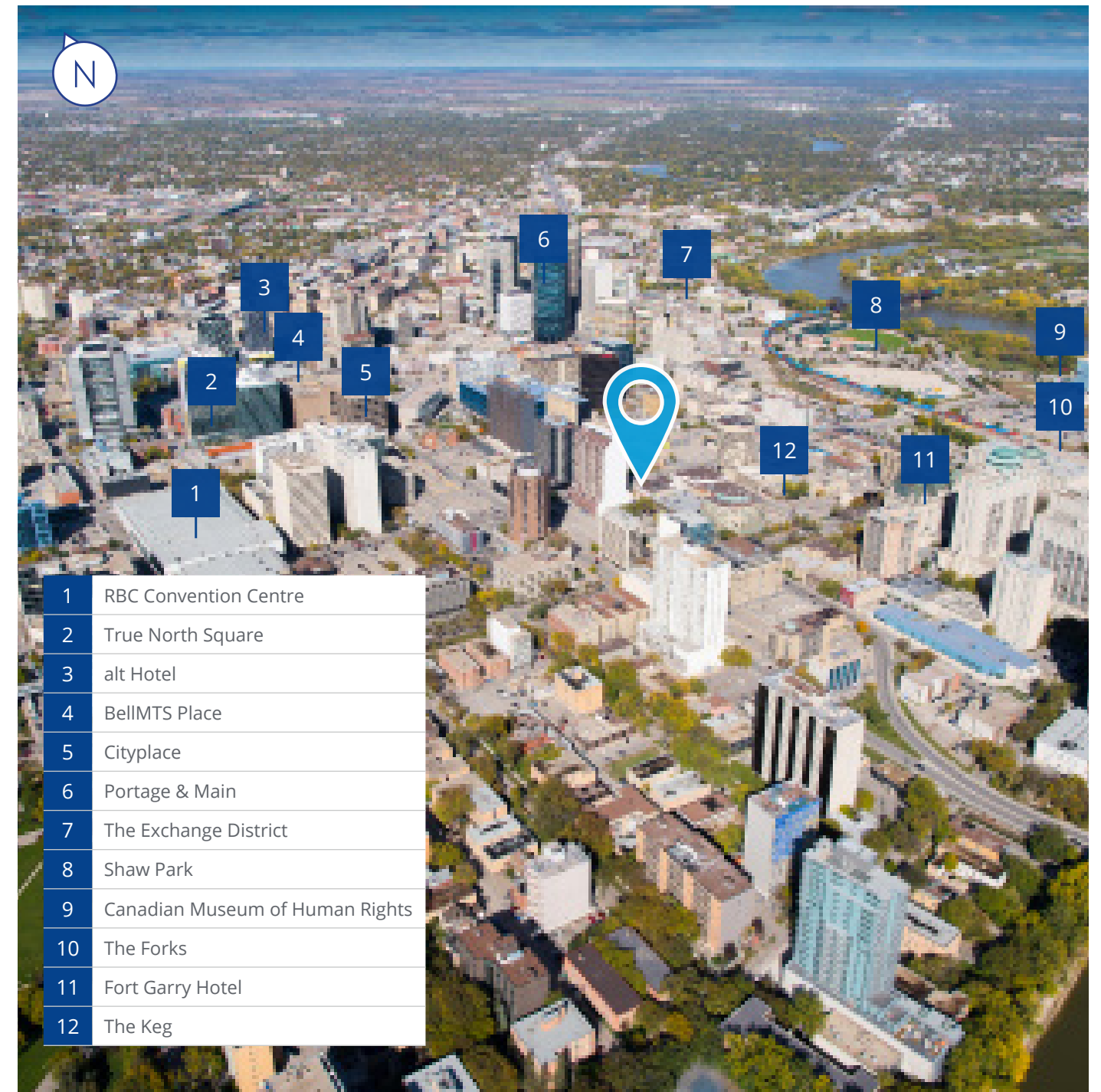
**Downtown
Winnipeg**



**On the corner
of Smith and
York**



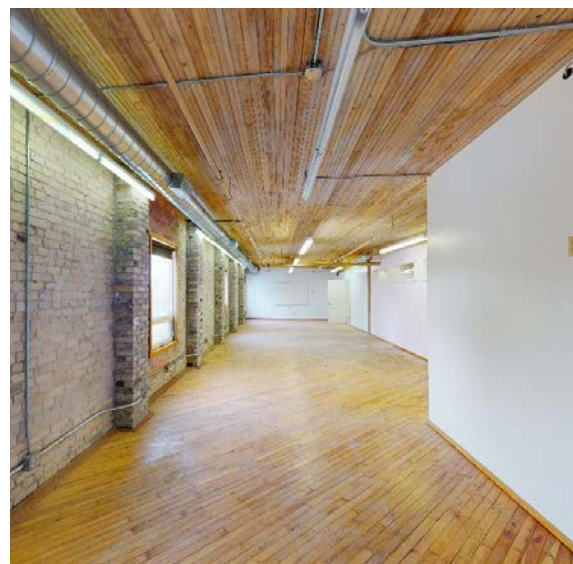
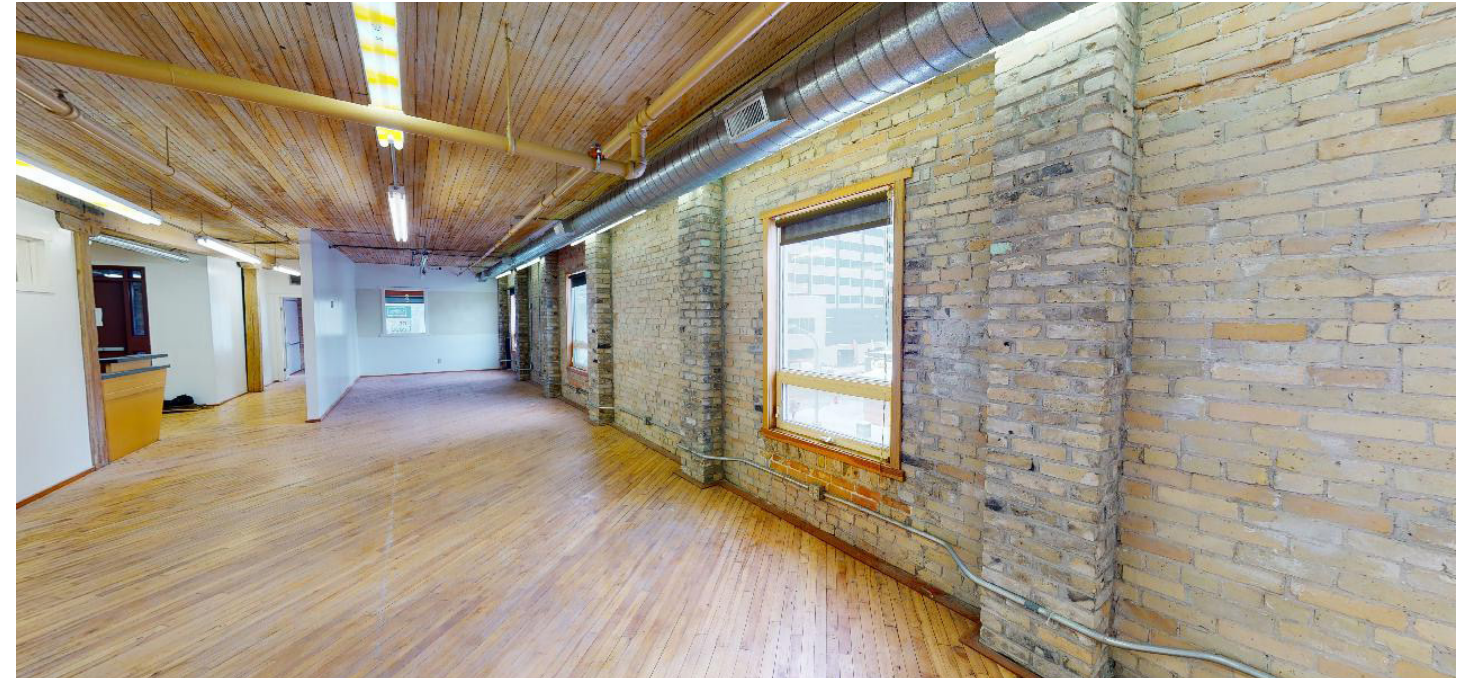
**Dock loading
with elevator**



The Location

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Downtown Winnipeg has grown significantly in the past few years with the upcoming True North Square. Just a short walk from Broadway is The Exchange District which boasts some of Winnipeg's trendiest restaurants and boutique shops.





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