



Starting at  
**\$13.50**  
PSF

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

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**FOR LEASE | 211 BANNATYNE AVENUE**

**Up to (±) 8,132 RSF available**

The 211 Bannatyne is prominently located at Bannatyne and Main—the doorway to the Exchange District. This area is undergoing a remarkable transformation. The development of the Market Lands, the new Red River Innovation Centre and numerous residential projects are drawing technology companies, software and digital media professionals.



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# Property Highlights



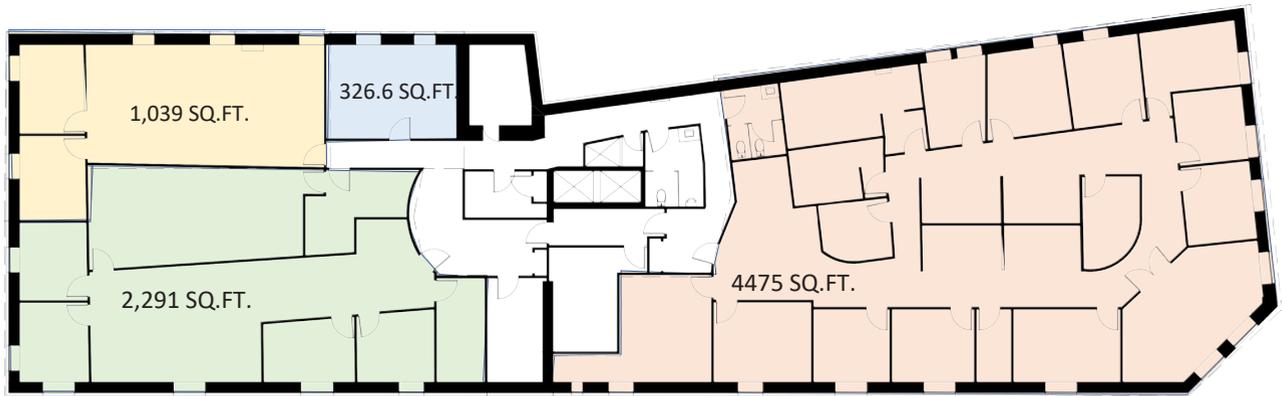
The building has been totally redeveloped. HVAC/mechanical, electrical, windows have all been replaced to meet government standards.

The building was redeveloped into office space starting in the 1990's to 2000 that includes the following features:

- Sandblasted finished to the exposed heavy timber structure and ceiling joists and interior brick walls

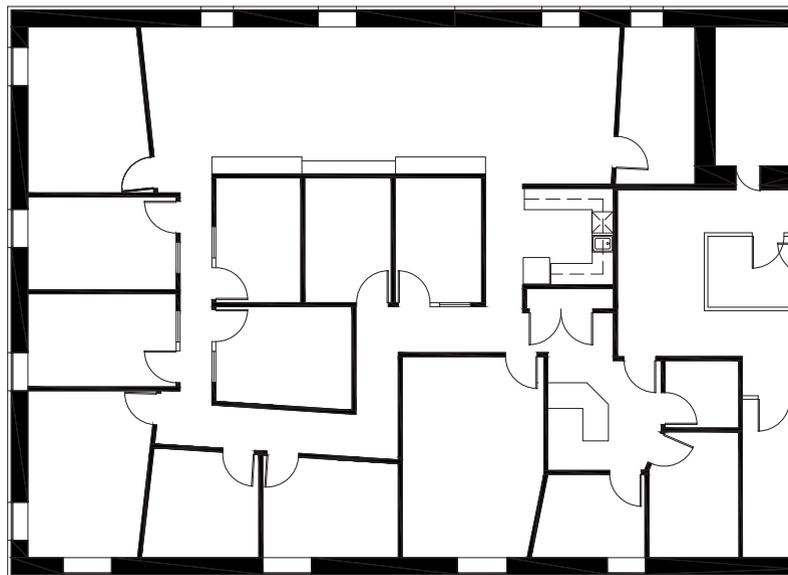
- Ceiling heights of 12' on the main floor and 10'3" on typical floors
- Floor to ceiling double glazed windows on three sides
- Underground parking

Suite/Floor #	Square Footage (±)	Lease Rate	CAM & Tax (2024 est.)	Availability Date
Unit 300	4,475	\$13.50 psf	\$15.49	Immediately
Unit 301	2,291	\$13.50 psf	\$15.49	Immediately
Unit 302	1,039	\$13.50 psf	\$15.49	Immediately
Unit 303	326	\$13.50 psf	\$15.49	Immediately
Unit 402	3,696	\$13.50 psf	\$15.49	Immediately



**3RD FLOOR 211 BANNATYNE**  
**AREA 8,132 SQ.FT \***

\*All measurements usable square feet.



**402 - 211 BANNATYNE**  
**AREA 3696 SQ.FT**

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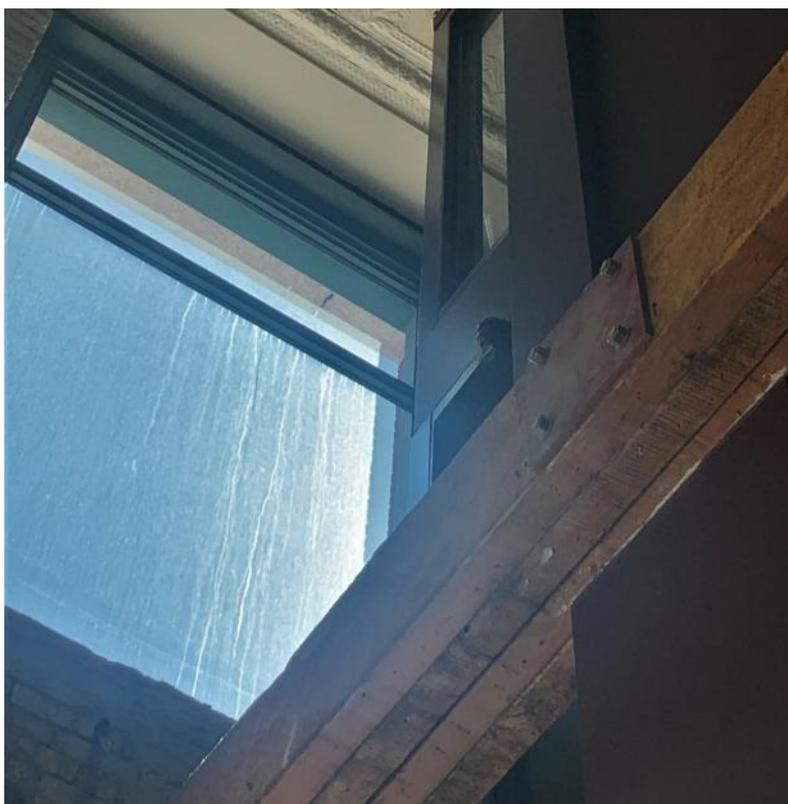
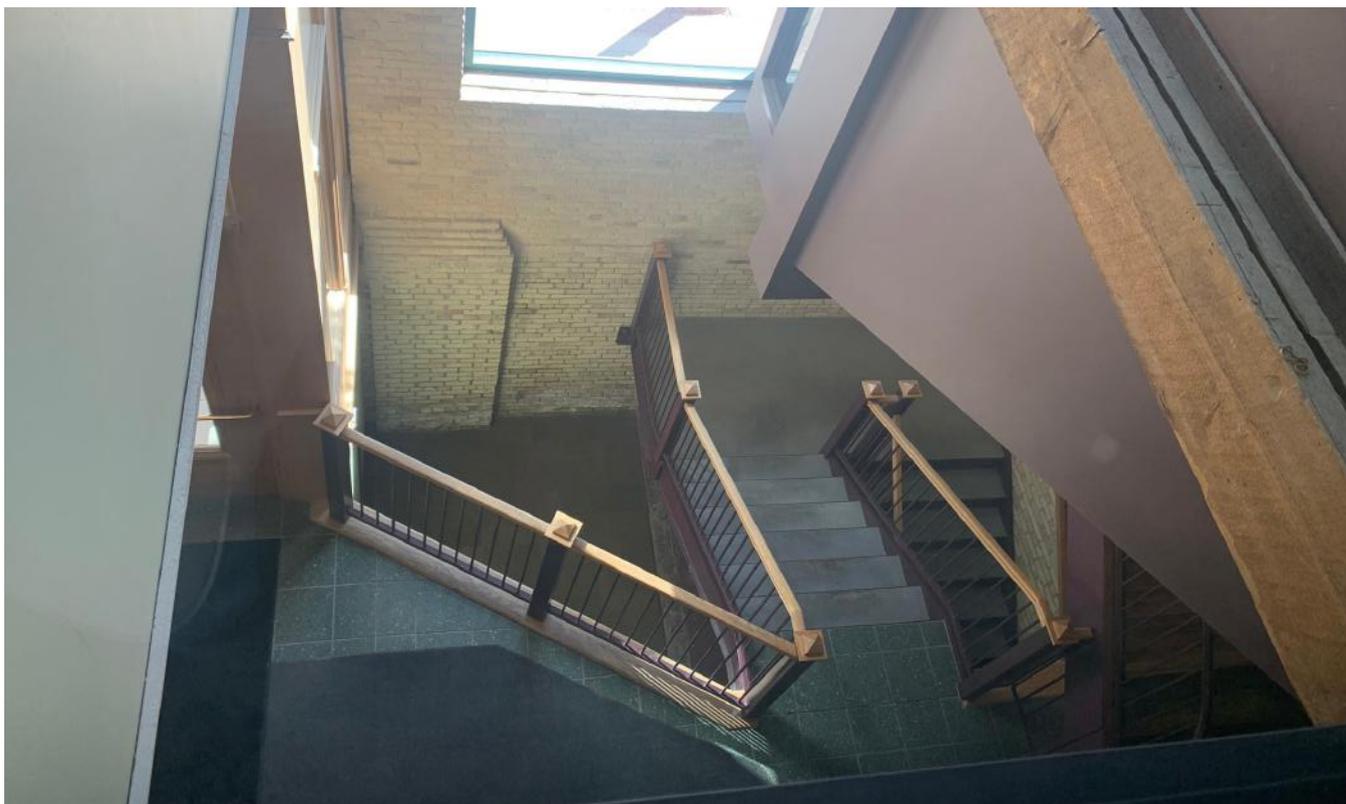
# The Neighbourhood

The McKim building is one of the cornerstones of the Exchange District—home to Law firms, Winnipeg Contemporary Dancers, etc.

Premier Heritage office space featuring post and beam construction and high ceilings

3 minute walk to Winnipeg Square Concourse.







# The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



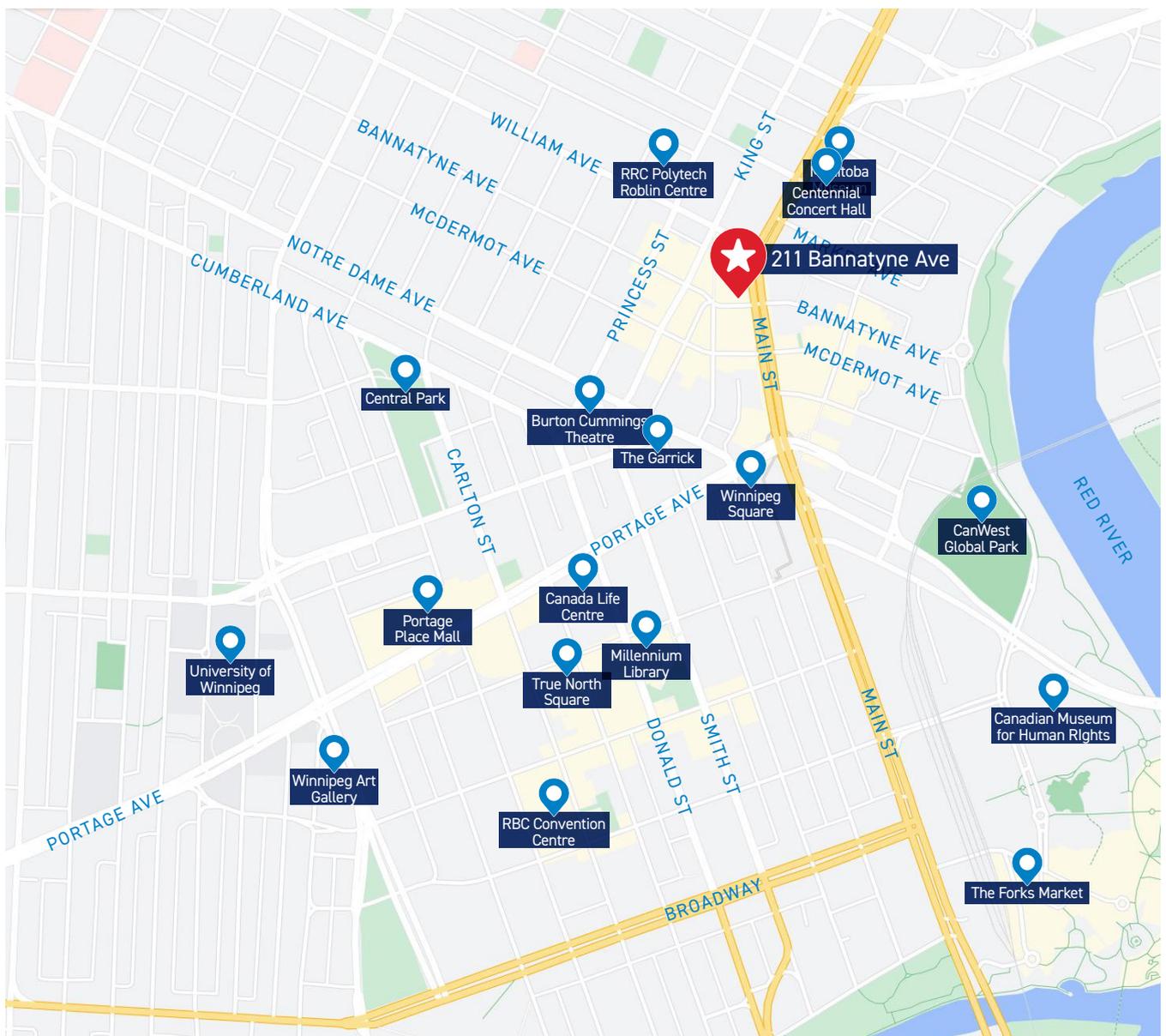
Convenient bike infrastructure



Excellent transit stops

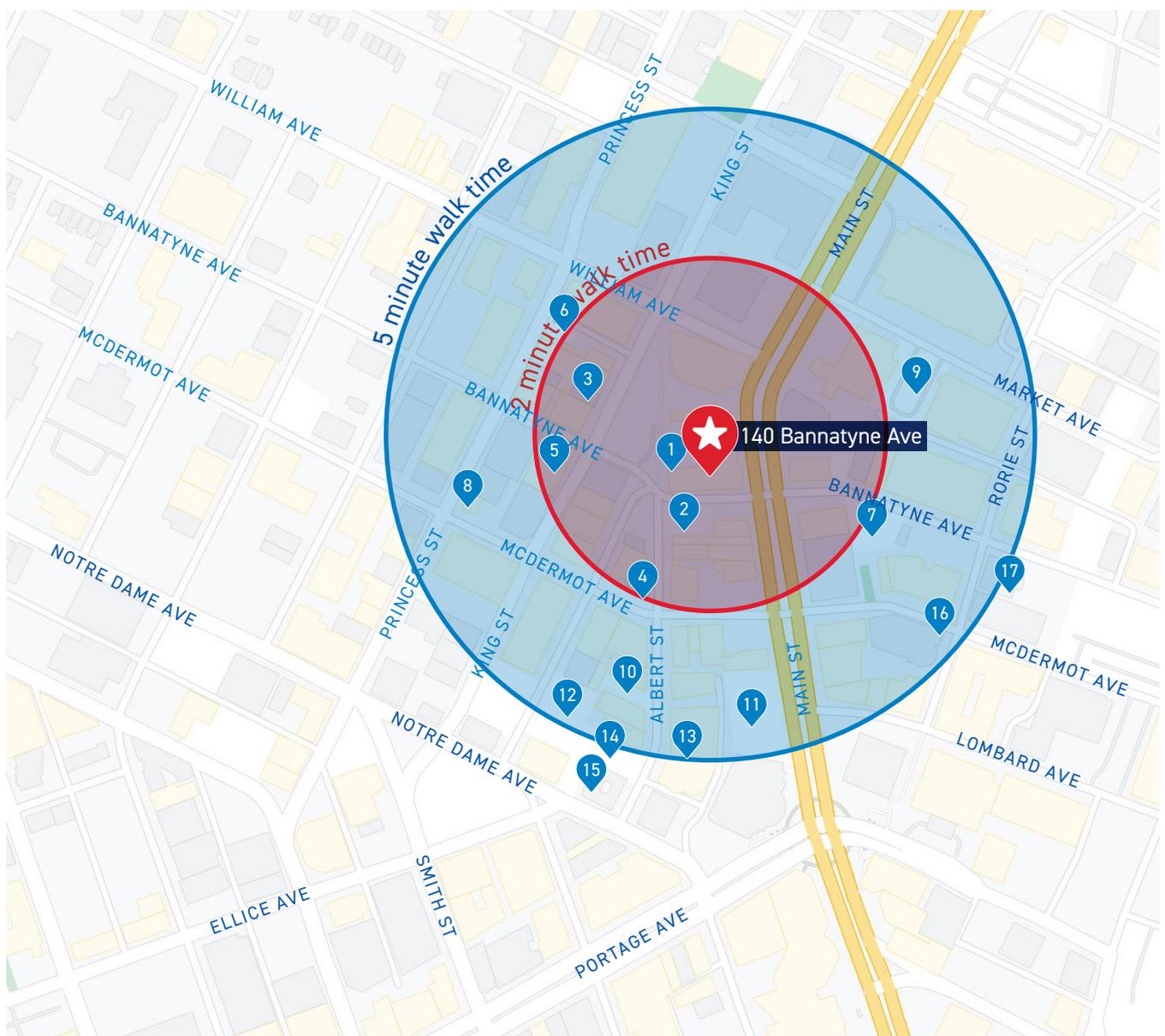


Culture & Entertainment nearby



# Walk Time & Parking Map

- |                              |                                |   |
|------------------------------|--------------------------------|---|
| 1 McKim Underground Parking  | 7 180 Bannatyne Ave Parking    | 13 Public Parkade                               |
| 2 Lot #66, Rorie & Bannatyne | 8 85 Princess St Parking       | 14 Impark Parking                               |
| 3 Lot #301, Maws Garage      | 9 Lot #256, 178-179 Market Ave | 15 W040 Parking Indigo Winnipeg, 241 Notre Dame |
| 4 450-456 Main St Parking    | 10 Lot #272, 60 Albert St      | 16 W026, Rorie St Parkade                       |
| 5 Lot #1, Bedford Parkage    | 11 Lot #96, 416 Main St        | 17 Indigo Parking                               |
| 6 Lot #75, 127 Princess St   | 12 Lot #202, 51 Arthur St      |   |





## CONTACT:

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