

5 FULL FLOORS AVAILABLE
1,246 – 57,444 SF

Starting at
\$13.50
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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www.waynesato.ca

FOR LEASE | 177 LOMBARD AVENUE

EXCLUSIVE MOVE IN PACKAGE! - FOR QUALIFIED TENANTS

TIMELESS ELEGANCE MEETS MODERN DESIGN

Lombard Business Centre on 7th floor
Units from 90-1,500 SF

- Call for more information or email info@kolt.ca
- Unlimited opportunity to create your corporate presence at a prestigious location
- Four full floors available, contiguous levels, spectacular views
- Directly across the street from the Richardson Building and the Winnipeg Concourse
- Conveniently connected to parkade parking
- Close to transit



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**RE/MAX
PROFESSIONALS**

1601 Buffalo Place

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COMMERCIAL

Property Highlights



The Lombard Commerce Building, centred in Winnipeg's and Western Canada's historic financial and grain marketing headquarters, is an exemplary Neo-Classical office tower combining the traditional ornamentation of a Renaissance Revival palace of commerce with the advanced steel frame and fireproof construction techniques of its era. Designed by J.D. Atchison, one of Manitoba's foremost early architects, the building displays grand formality and elegant detailing, as well as materials of Canadian origin, most notably Kootenay marble from British Columbia.

Suite/Floor	SF	Lease Rate	CAM & Tax	Availability Date
2 nd floor – Full Floor	6,965 SF – Beautifully restored floor	\$13.50	\$13.50	Immediately
5 th Floor – Full Floor	7,242 – Open floor ready for development	\$13.50	\$13.50	Immediately
6 th floor – Modern offices	—	\$13.50	\$13.50	Immediately
600	7,107	\$13.50	\$13.50	Immediately
7 th floor – Executive Centre, individual offices	100–400 SF	\$13.50	\$13.50	Immediately
700	7,397	\$13.50	\$13.50	Immediately
801	1,246	\$13.50	\$13.50	Immediately
805	1,275	\$13.50	\$13.50	Immediately
807/809	4,427	\$13.50	\$13.50	Immediately
8 th Floor – Full Floor	7,105	\$13.50	\$13.50	Immediately

The Neighbourhood

177 Lombard offers a prominent location at the corner of Lombard and Rorie, 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 177 Lombard will enjoy a wide variety of nearby restaurants and coffee houses, and access to convenient parking directly beside the building.



Walk Way Map

Connected to Business, Restaurants and Amenities



The Area



Convenient
Location



Food and Drink
within Walking
Distance



Groceries and
Shopping



Amenities
within Walking
Distance



Convenient Bike
Infrastructure



Excellent
Transit Stops



Culture &
Entertainment
Nearby

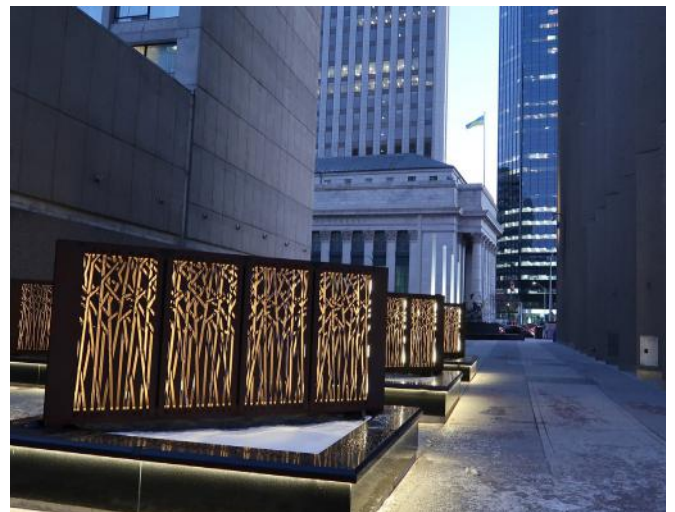
0 PARKING MAP

- Rorie Street Parkade (Indigo Lot #W026)**
• Unreserved: \$255 /month
• Reserved: \$295 /month
- Grain Exchange Garage (Indigo Lot #W027)**
• Unreserved: \$255 /month
• Reserved: \$295 /month
- Indigo Lot #W020**
• Unreserved: \$220 /month
• Reserved: \$235-245 /month
- Indigo Lot #W020**
• Unreserved: \$269.50 /month
- Indigo Lot #W023**
• Unreserved: \$225 /month
• Reserved: \$235-250 /month



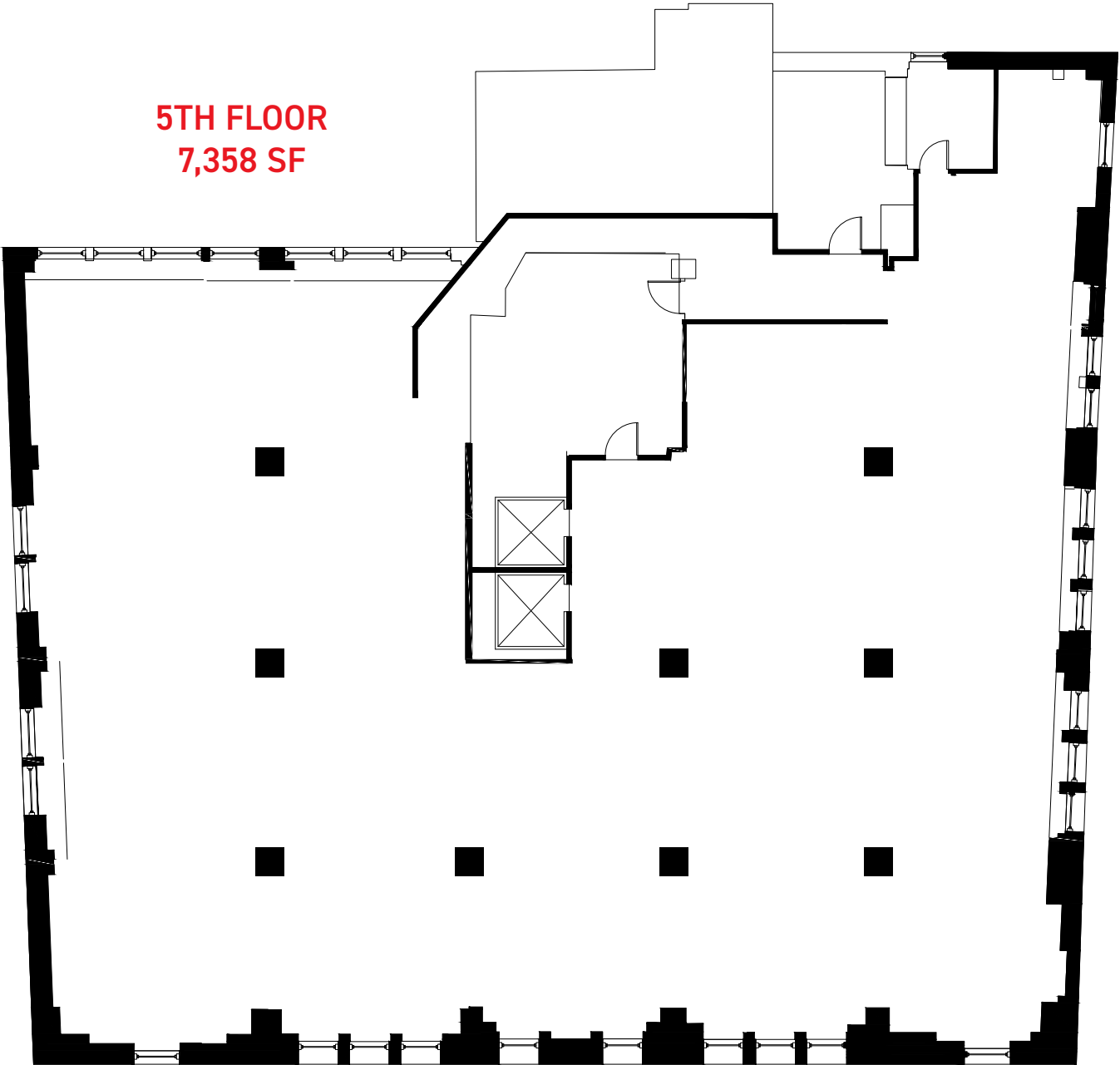
Photos



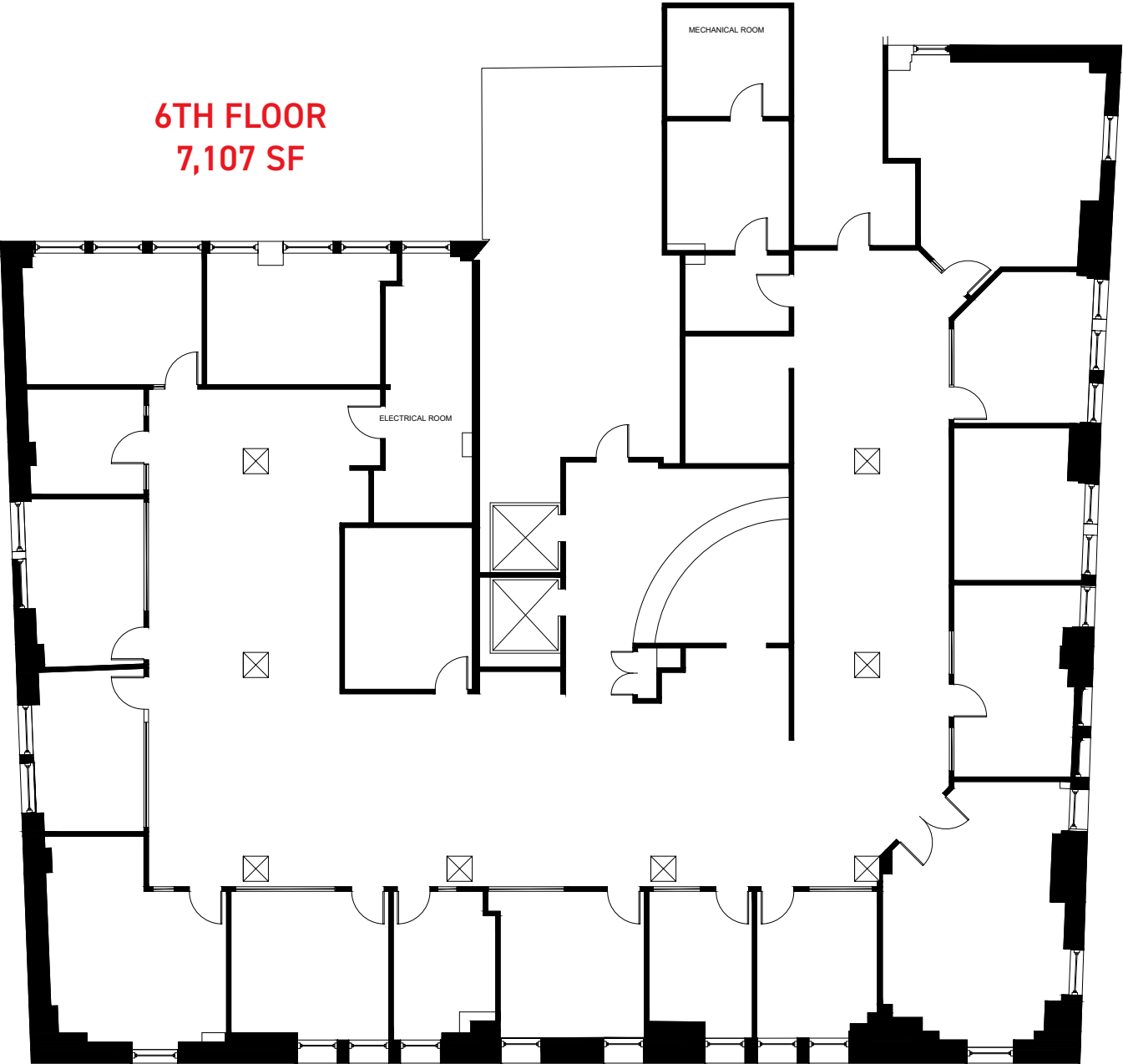


2ND FLOOR
6,965 SF

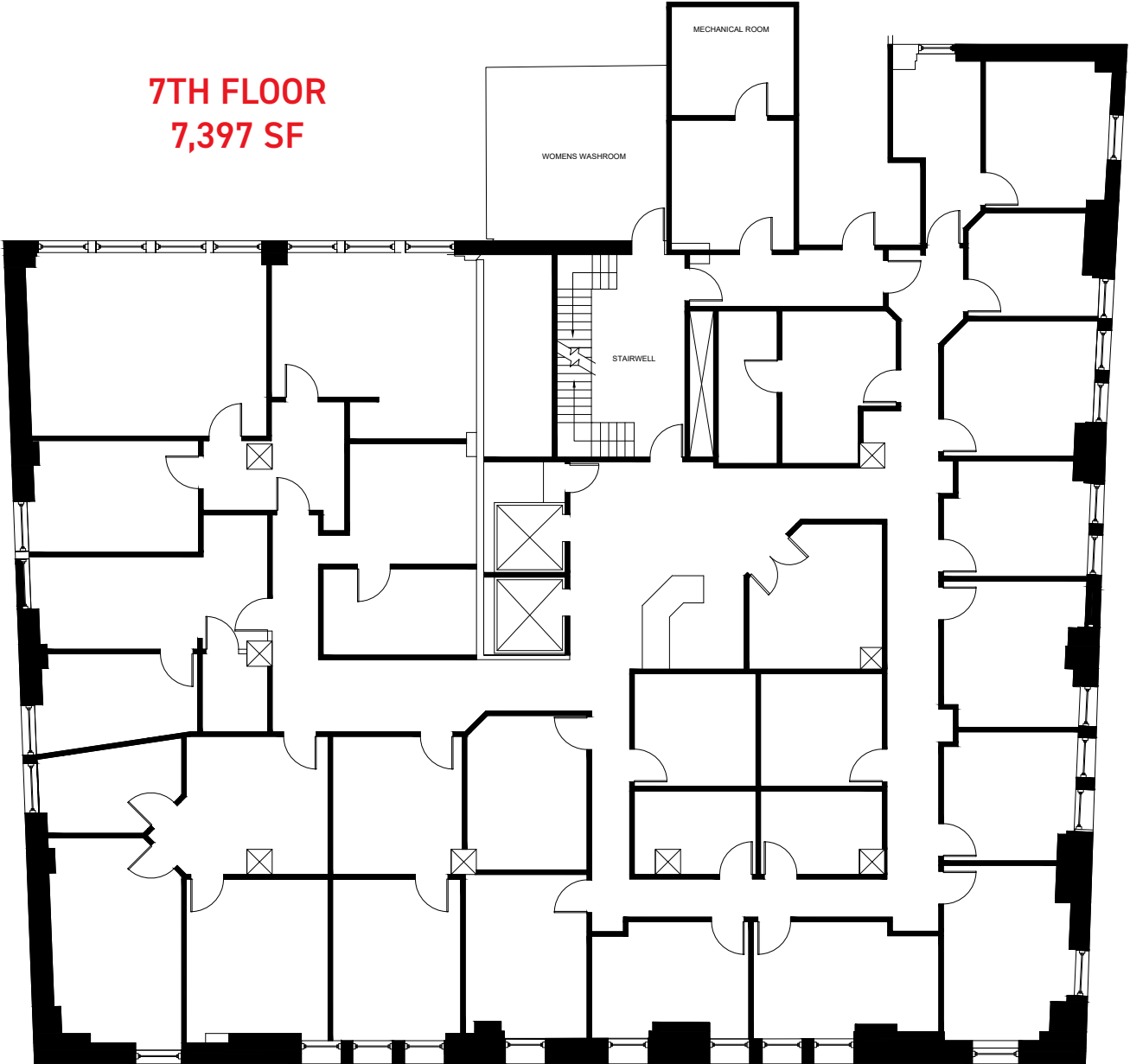


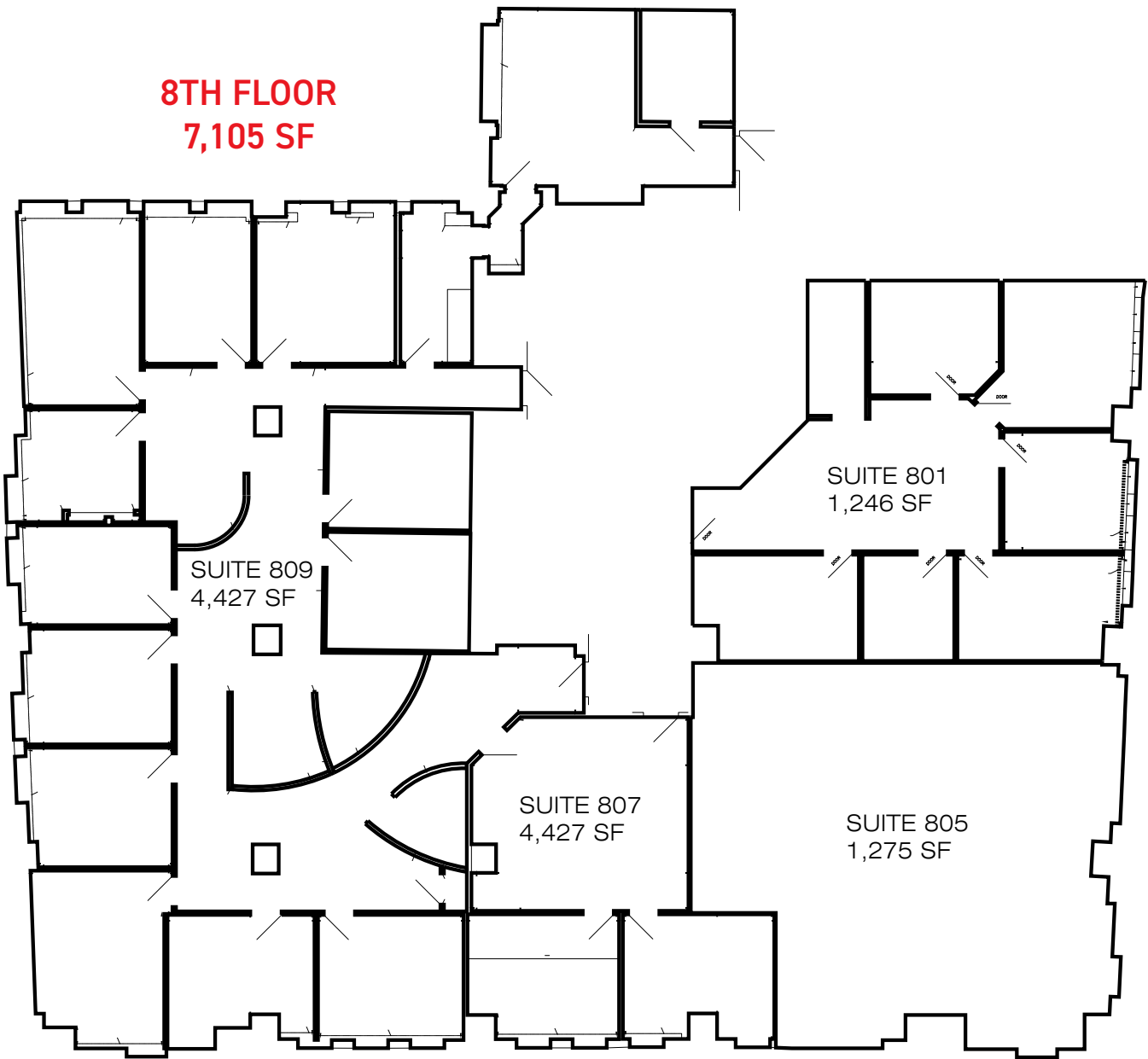


6TH FLOOR
7,107 SF



7TH FLOOR
7,397 SF







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