

**OFFICE SPACE**



**3rd Floor: (+/-) 955 sq ft,  
5th Floor: (+/-) 1,315 sq ft,  
6th Floor: (+/-) 3,600 sq ft**

- Character office building in the heart of Winnipeg's historic Exchange District
- In close proximity to many restaurants, boutique shops and health and wellness locations
- Reserved on site parking at market rates
- Ample street parking
- Professionally Managed by Stevenson Management Services
- Zoned C

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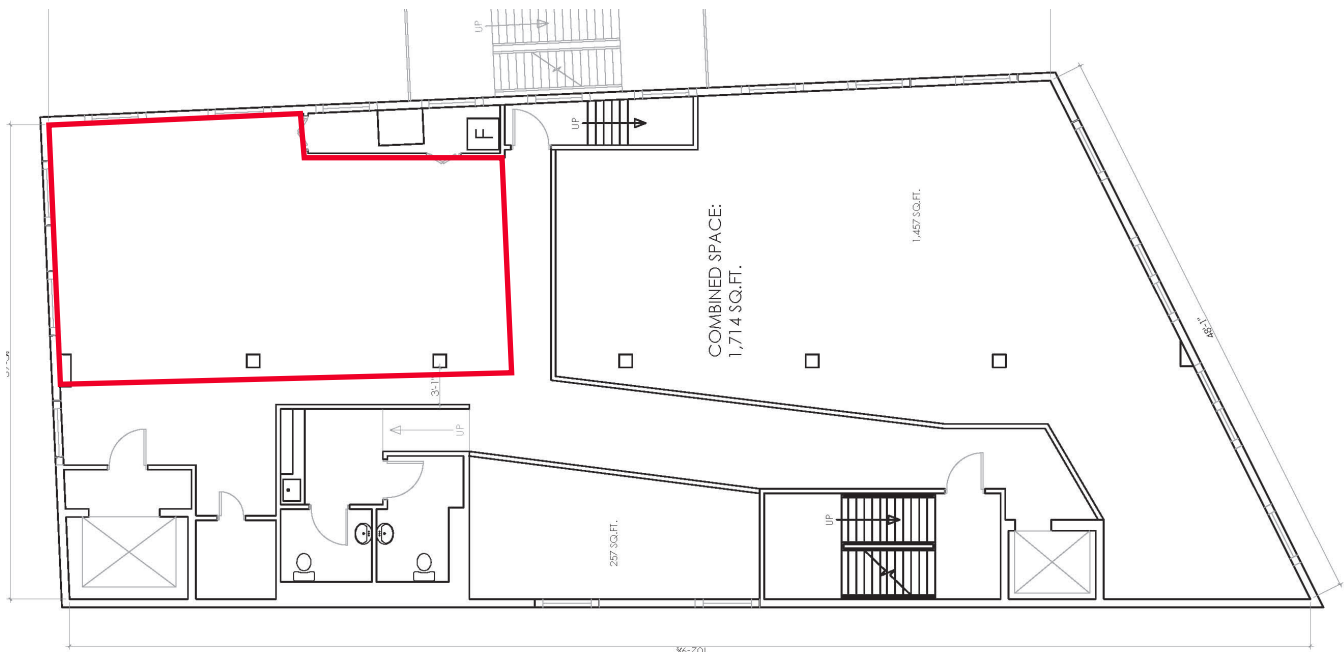
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## 3rd Floor: (+/-) 955 sq ft

- Newly renovated open work space available
- Two washrooms and kitchenette shared with the existing tenant

**Lease Rate: \$8.50 Net per sq ft**

**CAM & Tax: \$5.23 (2015 est.) per sq ft**  
(Excluding management fee)  
(Hydro separately metered)



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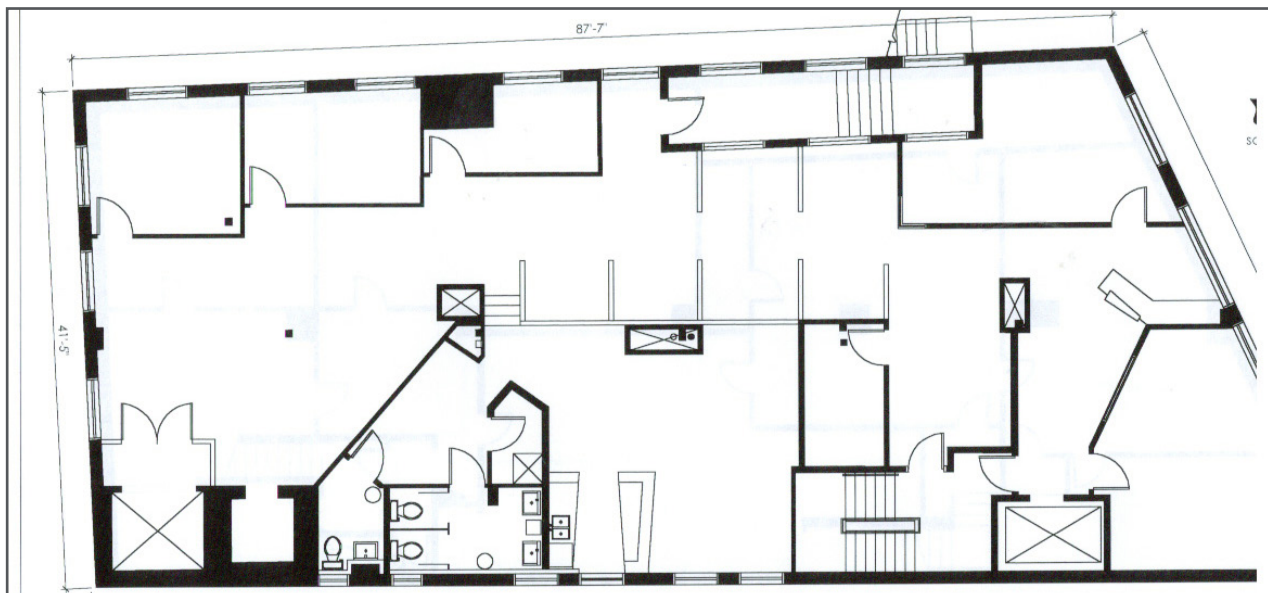
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## 6th Floor: (+/-) 3,600 sq ft

- Character office space with interior brick and hardwood floors
- Features Include: reception area, boardroom, private offices and open work space

**Lease Rate: \$9.00 Net per sq ft**

**CAM & Tax: \$5.23 (2015 est.) per sq ft**  
(Excluding management fee)  
(Hydro separately metered)



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