



309 McDermot Avenue, Winnipeg MB

# Exchange District office for lease

With a great mix of character buildings and modern architecture, the West Exchange District is one of Winnipeg's trendiest neighbourhoods. In walking distance from many restaurants, and entertainment venues.

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# Overview

Formerly known as the Mackenzie and Powis Warehouse 309 McDermot was built in 1891 in the Romanesque Revival style. Built out of brick with a raised stone base and arches over the entrances and windows. 309 McDermot's massiveness and sturdiness appealed to wholesalers looking to promote their business and portray the stability of their firms through the design of the structures they occupied.

**Address**  
309 McDermot Avenue  
Winnipeg, MB

**Size**  
Up to 5,915 square feet

**Rent**  
\$19.00/SF Gross inclusive of CAM/Tax, utilities and management

**Availability**  
Immediately

## 309 MCDERMOT AVENUE, WINNIPEG MB

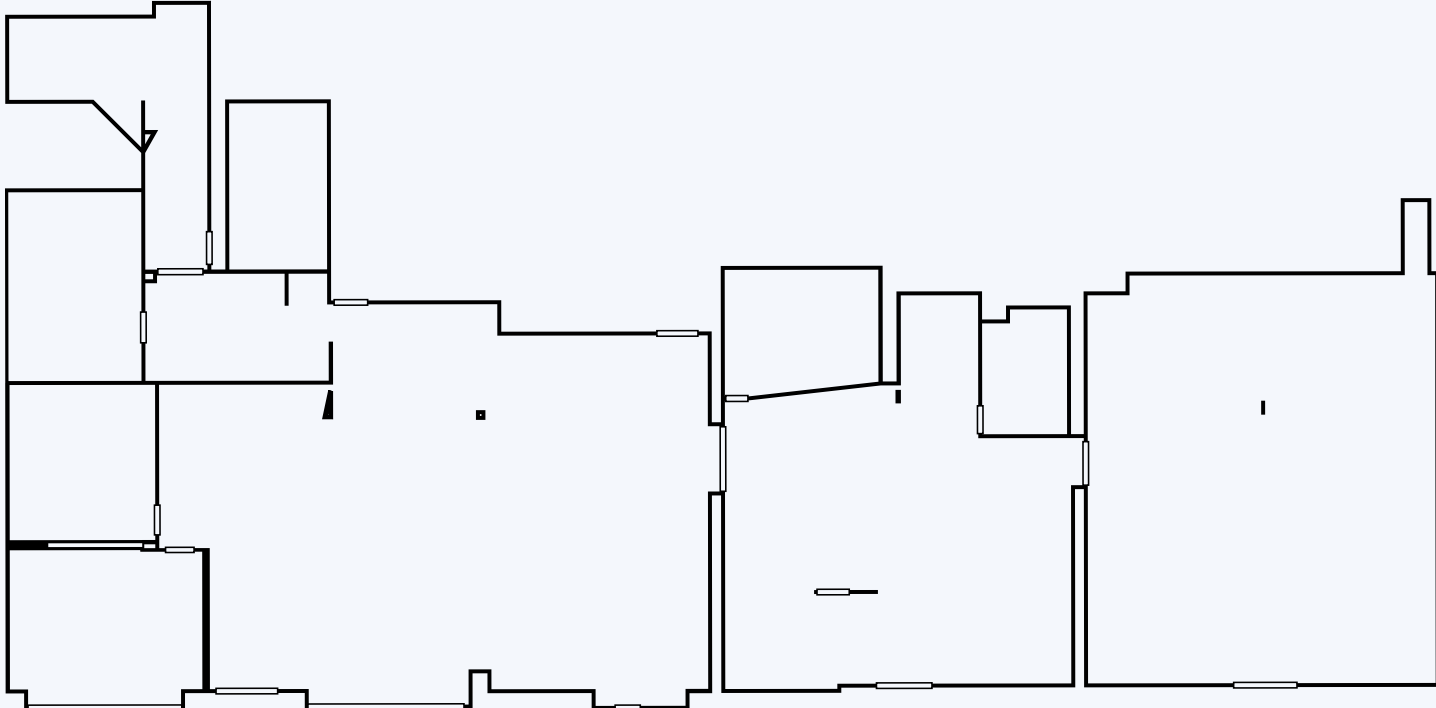
### UNIT FEATURES


- Existing professional office build-out
- Forced air heating and cooling
- Perimeter offices on windows
- Interior and exterior security system
- Accessible building and unit

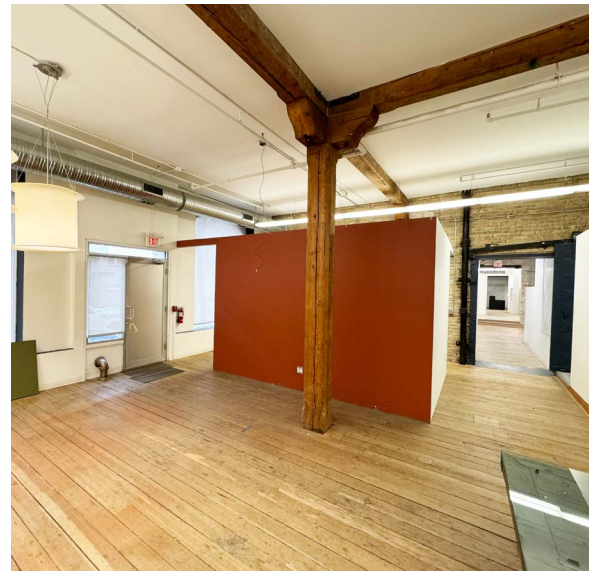
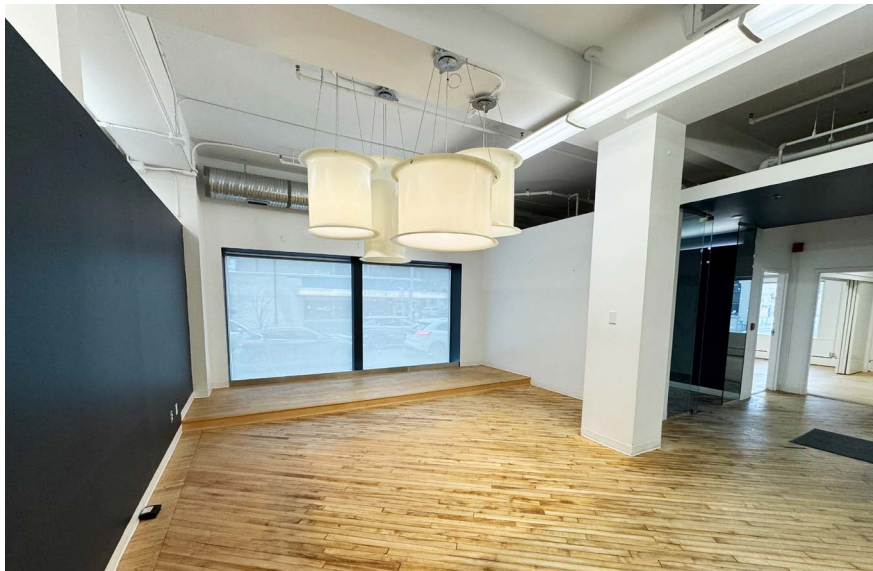
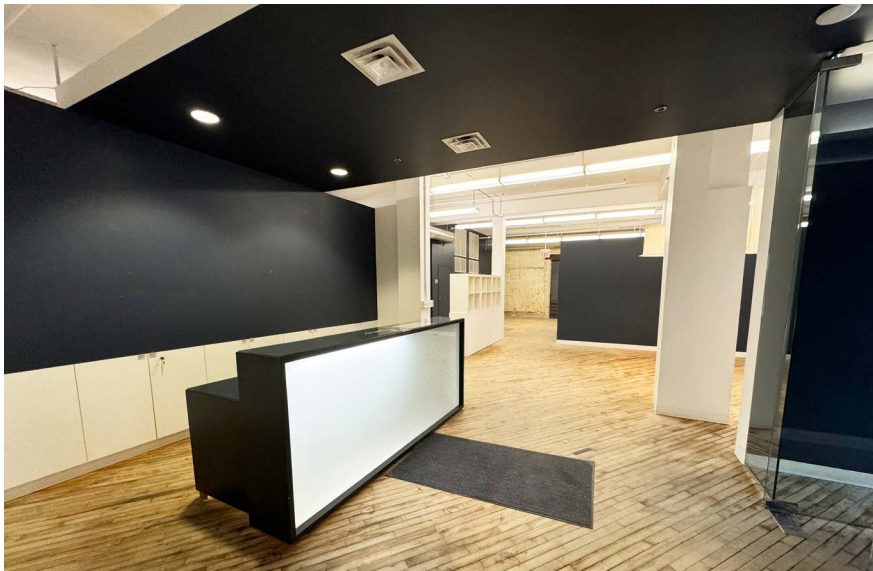
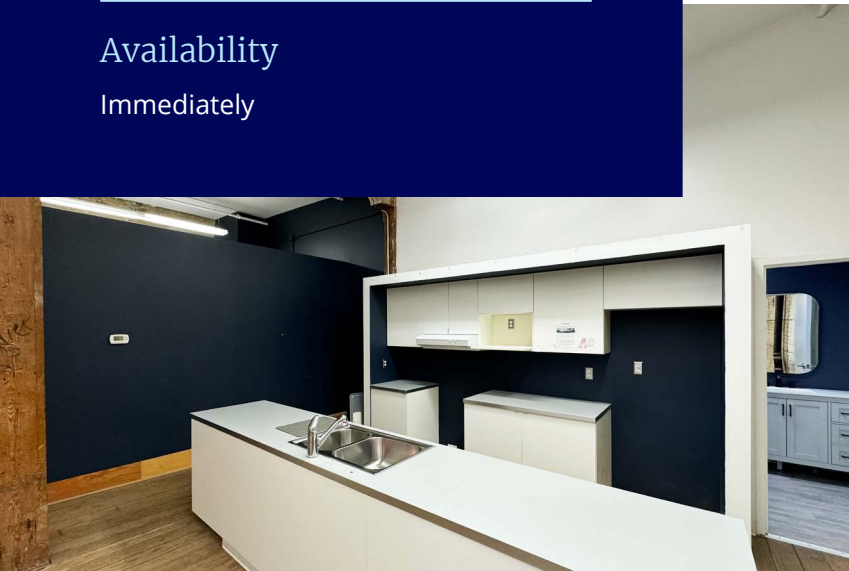
### AREA AND BUILDING FEATURES

- Downtown parking available nearby
- Close proximity to Innovation Alley
- 13,200 vehicles pass by daily
- Along City of Winnipeg's bike corridor
- Exposed brick and beam construction
- Prominent signage available
- Professional mix of tenants: Lazer Grant LLP, Grants International, Web Wizards and Planned Legacy

## FLOORPLAN

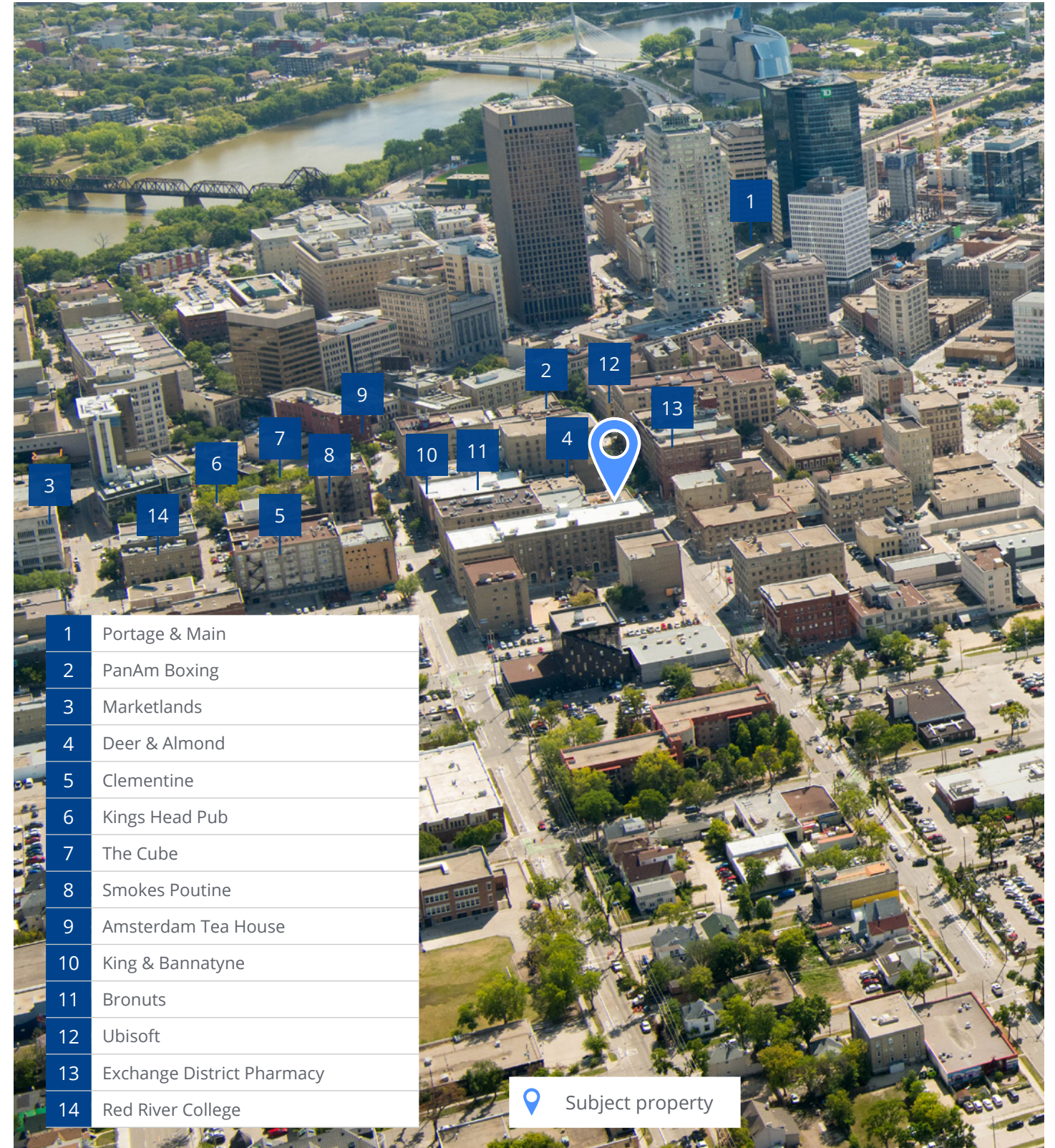


View virtual walk through 





# Surrounding Amenities





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