GRAIN EXCHANGE BUILDING

167 LOMBARD AVENUE

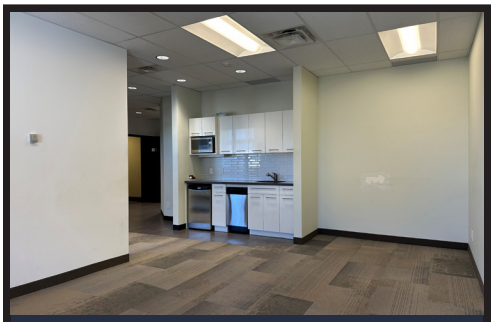
Office Spaces for Lease
200 – 24,000 RSF

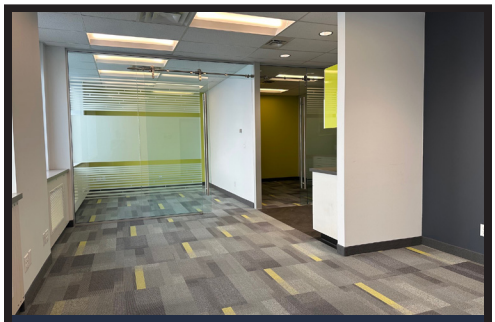
Highlights

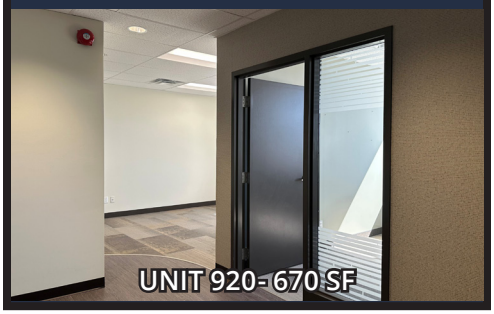
- Connected to the Winnipeg Square underground retail concourse and the skywalk system from Portage and Main
- Indoor heated and surface parking available
- Convenient location between the Exchange District and Portage and Main
- 24/7/365 security in the building
- Accessible to all major bus routes
- Walking distance to restaurants, shops, parking lots and Waterfront Drive

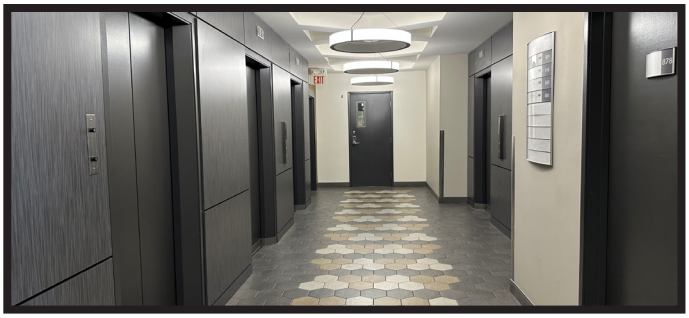
RFA ASSET MANAGEMENT

AVISON YOUNG



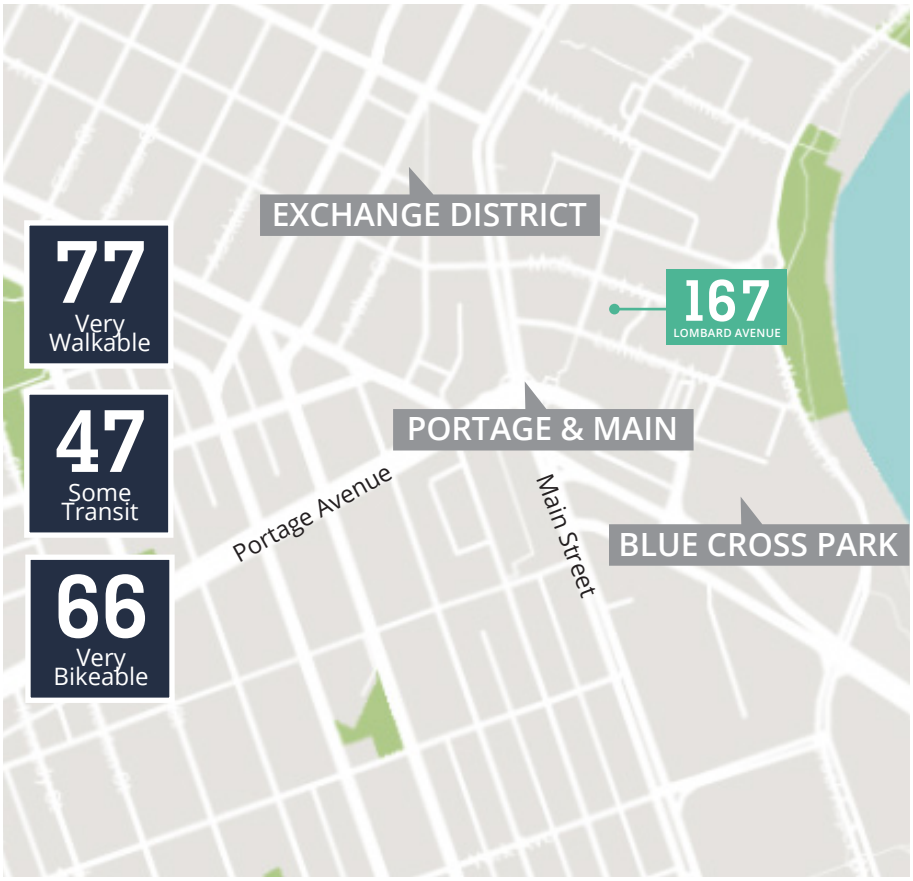






Space Under 1,000 SF

Space	Size	Rent / Mth
Suite 649	215 SF	$540
Suite 653	221 SF	$555
Suite 915	294 SF 360°	$740
Suite 426	319 SF	$800
Suite 838	422 SF	$1,060
Suite 635	526 SF	$1,325
Suite 940	543 SF	$1,370
Suite 960	568 SF 360°	$1,450
Suite 625	648 SF	$1,625
Suite 920	670 SF 360°	$1,690
Suite 878	696 SF 360°	$1,750
Suite 910	760 SF 360°	$1,925
Suite 604	777 SF 360°	$1,950
Suite 965	795 SF 360°	$2,000
Suite 140	987 SF	$2,480



Space Over 1,000 SF

Space		Size
Suite 550		1,044 SF
Suite 647		1,047 SF
Suite 476	360°	1,155 SF
Suite 950	360°	1,375 SF
Suite 665	360°	1,635 SF
Suite 884	360°	2,885 SF
Suite 110	360°	6,108 SF
Suite 200		24,934 SF

Click or scan for floor plans

Building Details

Asking Net Rent	$13.00 PSF
Additional Rent	Operational Cost $14.14 PSF Tax $2.16 PSF Management Fee $0.50 PSF
GLA	231,108 SF
Site Area	2.65 Acres
Floors	10
Parking	270 Stalls Monthly for Non-Reserved: $255 + GST Monthy for Reserved: $295 + GST Monthly for Reserved (Heated): $315 + GST Monthy for Reserved (6AM-6PM): $285 + GST
Classification	Heritage Class C
Year Built	1906
Floor-to-Floor Renovations	Since 2007

GRAIN EXCHANGE BUILDING

167 LOMBARD AVENUE

Office Spaces for Lease
200 – 24,000 RSF

For more information,
please contact:

Linda Capar
Vice President
204 298 9854
linda.capar@avisonyoung.com

Steven Luk Pat
Senior Associate
431 278 9443
steven.lukpat@avisonyoung.com

Carter Russell
Associate
204 807 1090
carter.russell@avisonyoung.com

RFA ASSET MANAGEMENT

AVISON YOUNG

Avison Young – Winnipeg | 204 560 1500
200 Waterfront Drive, Suite 200, Winnipeg MB

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.