

For Lease

Built out office opportunity in the Exchange District

93 Lombard Avenue, Winnipeg MB



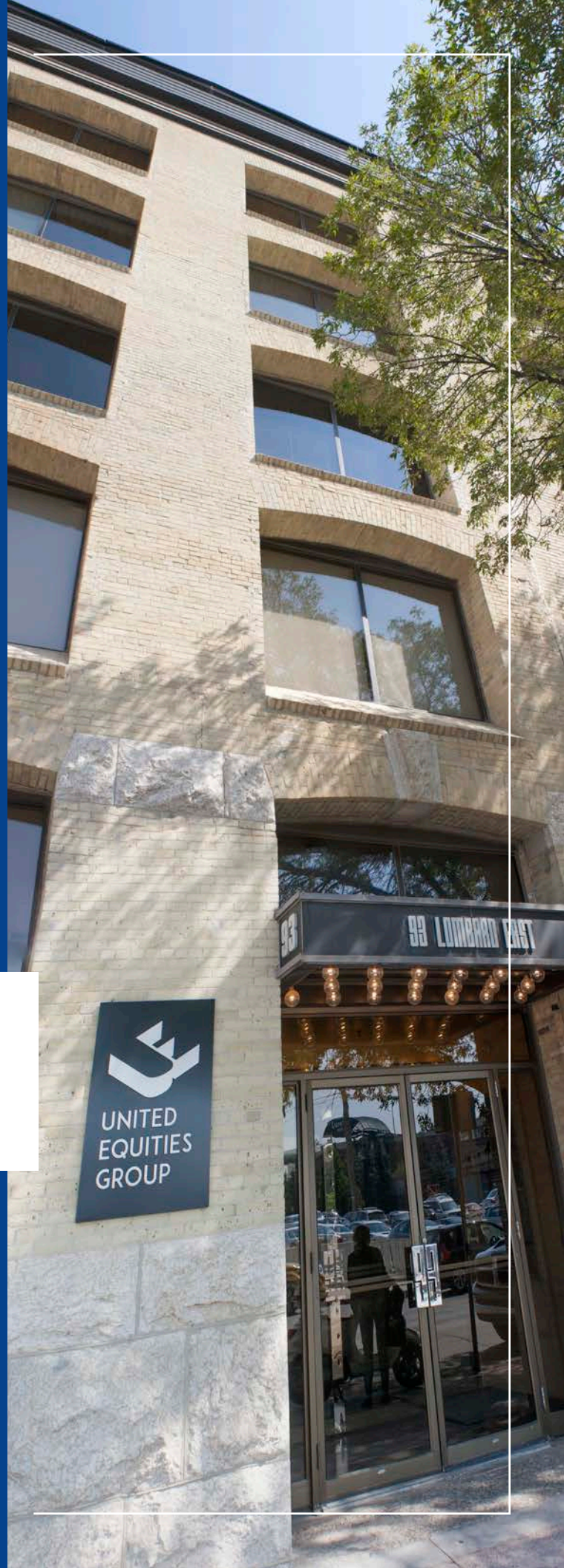
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Accelerating success.



Property Overview

93 Lombard has maintained its character brick and beam architecture while offering the amenities of a modern building. The condition of the building shows the Landlord’s continued investment in the property. The Exchange District features North America’s largest and best preserved collection of heritage buildings which include beautiful stone and brick buildings and cobblestone paths.

Civic Address 93 Lombard Avenue, Winnipeg MB

Available	Suite 102	1,918 SF
	Suite 110	Main: 2,200 Lower: up to 3,890 SF
	Suite 200	2,299 SF
	Suite 303	2,393 SF
	Suite 309	1,814 SF

Gross Rent \$23.95/SF (subject to a base year for property tax, operating costs, and management fee)

Connectivity Fibre - Bell, Les Net, Shaw, MTS, Telus

Parking Landlords controlled parking in the buildings vicinity

Key Highlights



Excellent transit access



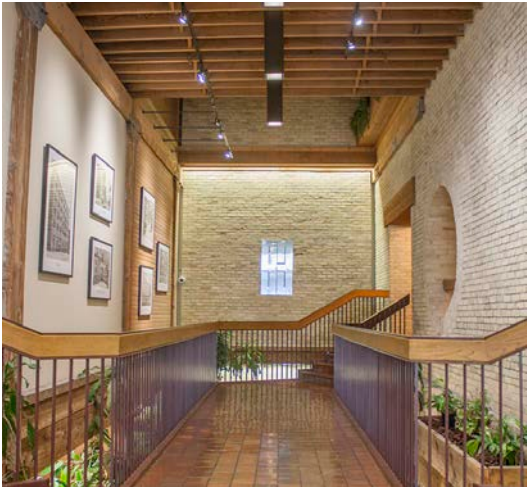
Numerous restaurants nearby



Surface parking available

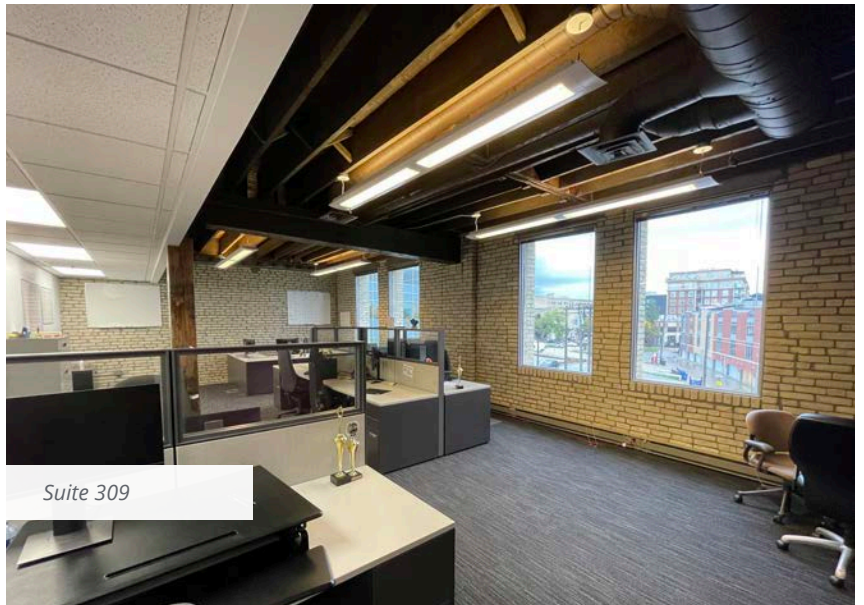


Adjacent to green space

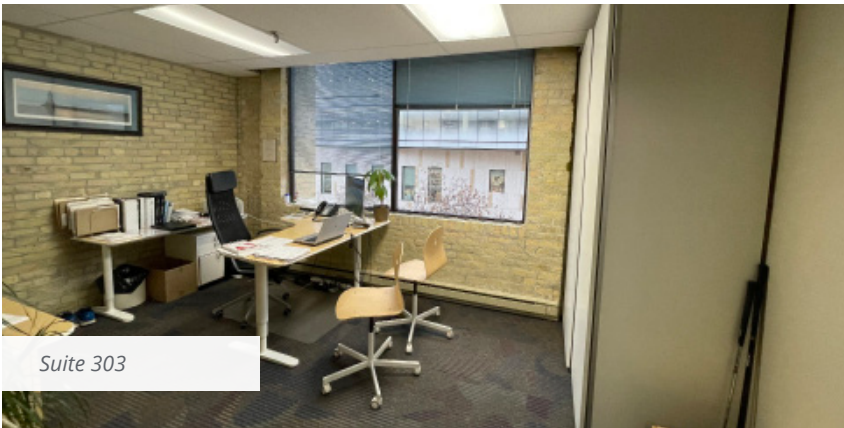




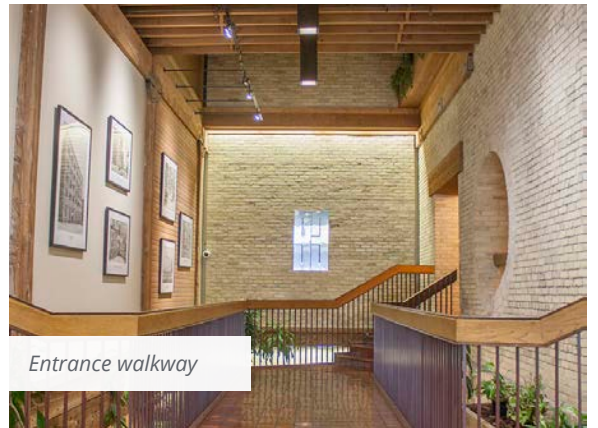
Entrance



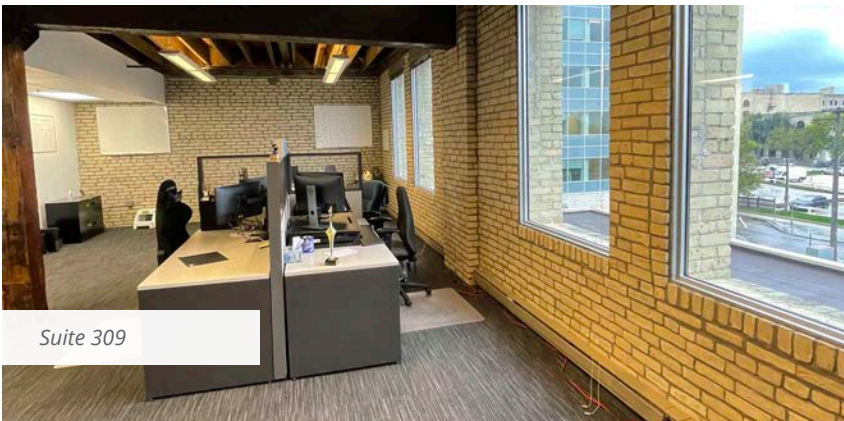
Suite 309



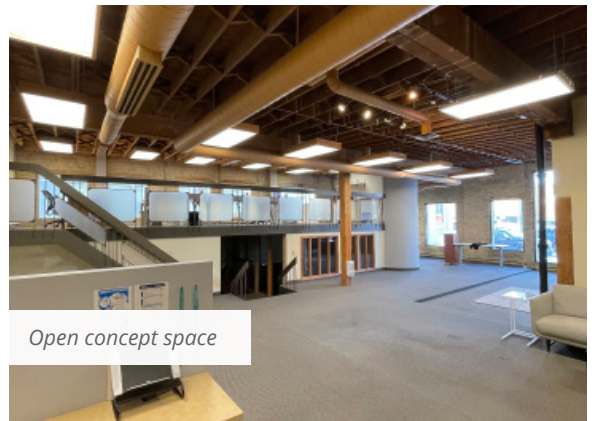
Suite 303



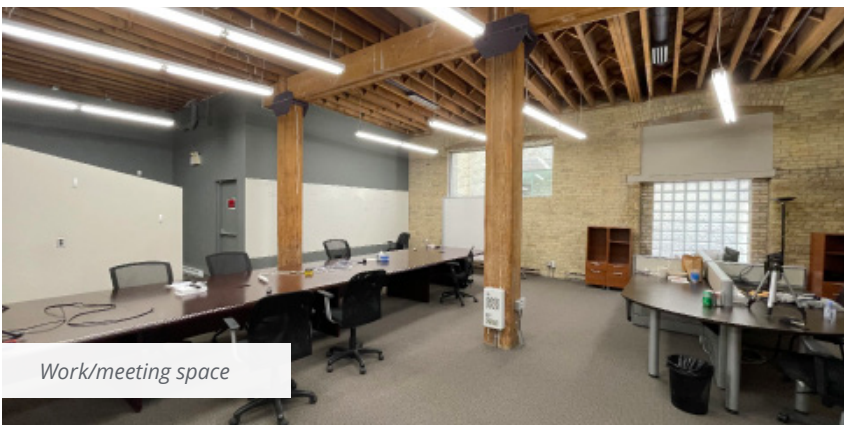
Entrance walkway



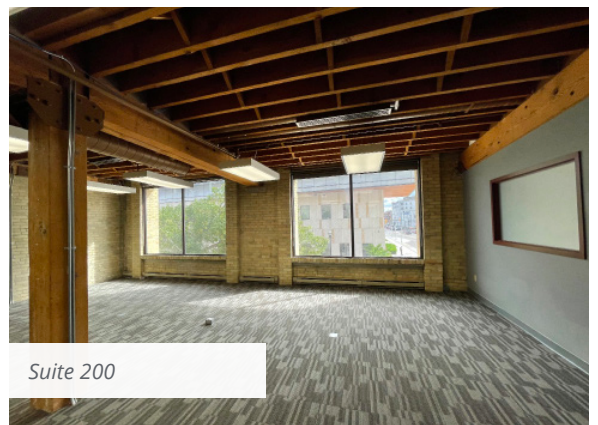
Suite 309



Open concept space



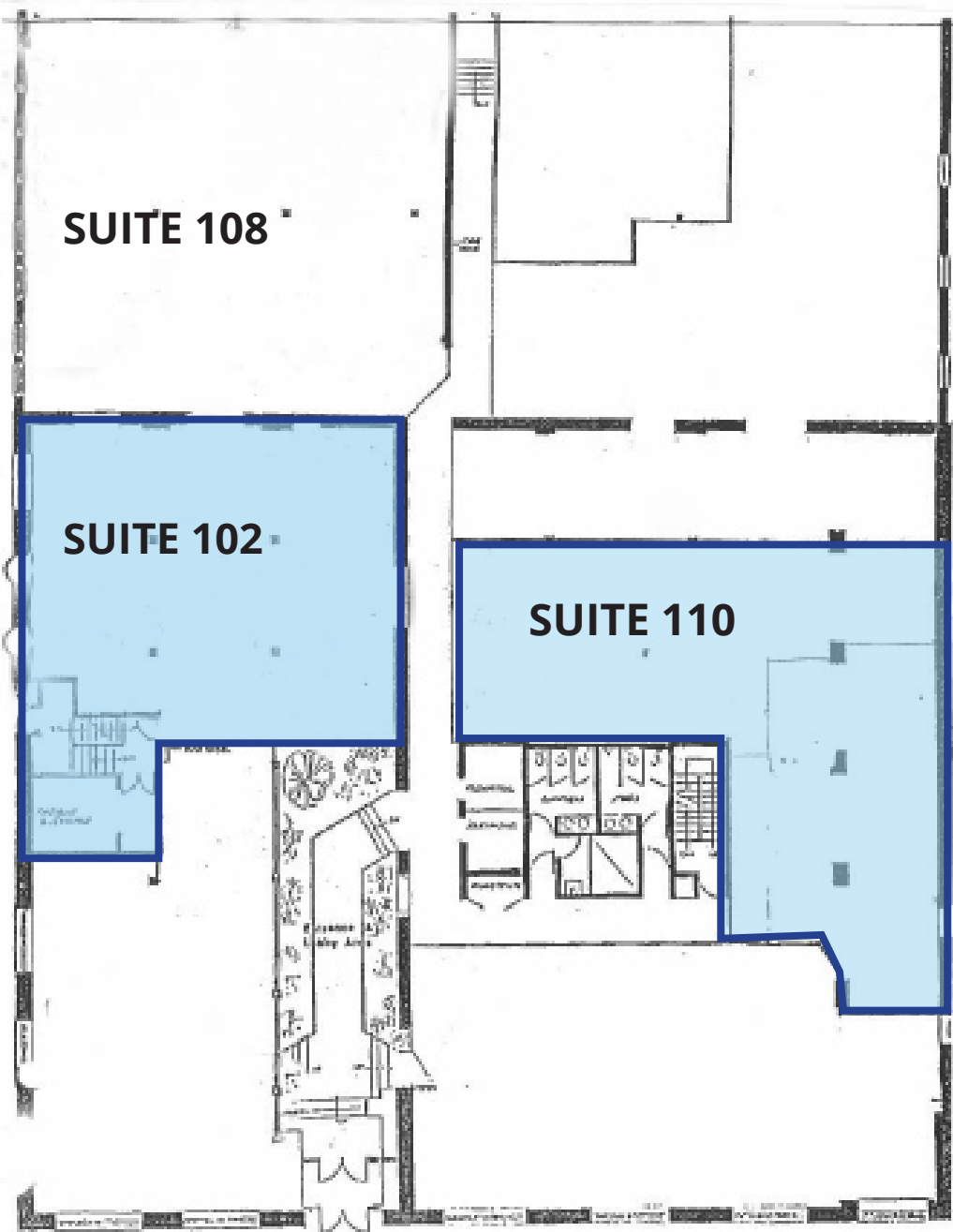
Work/meeting space



Suite 200

Floor Plans

Main Floor

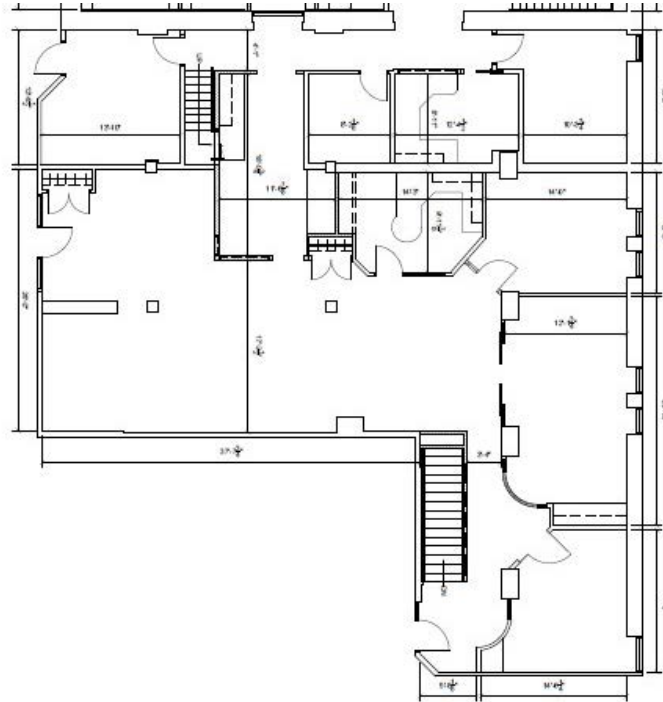


Availabilities

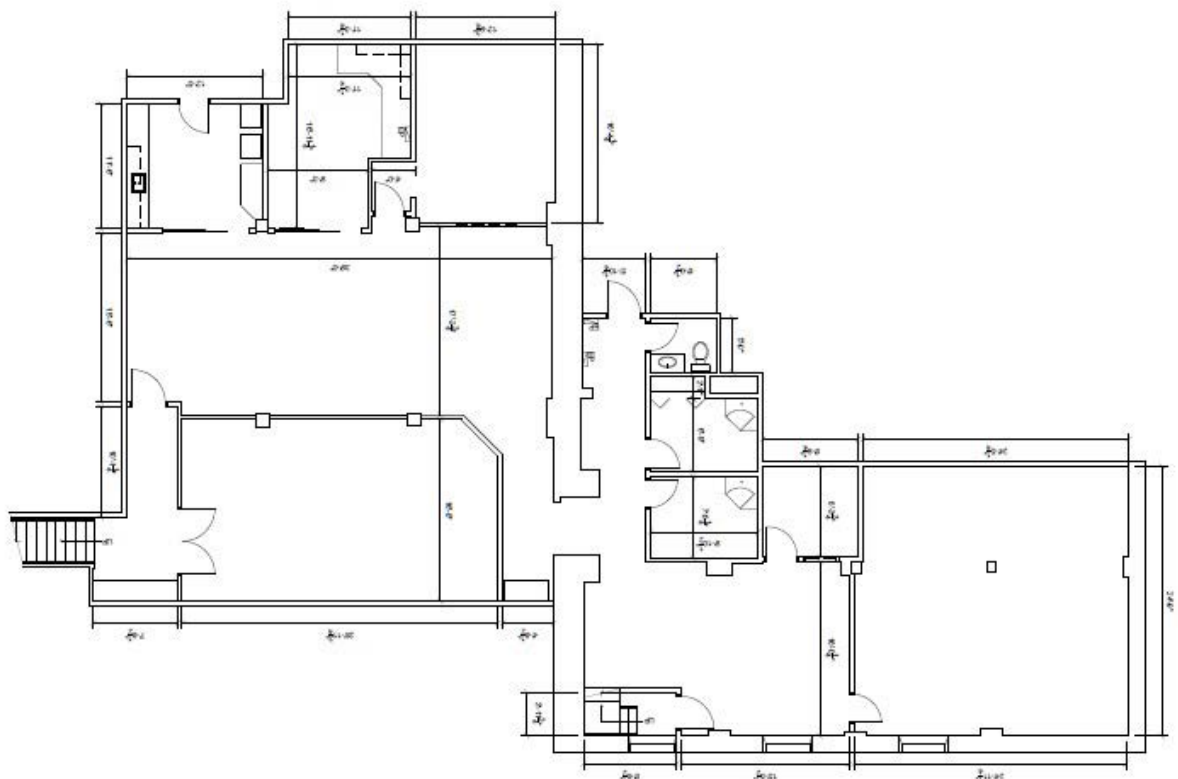
- Suite 102
1,918 SF
- Suite 110
Main: 2,200 SF | Lower: up to 3,890 SF

Floor Plans

Main Floor
Suite 110 - 2,200 SF



Lower Level
Unit 112 - 3,890 SF



SUITE 201
6,986 SF

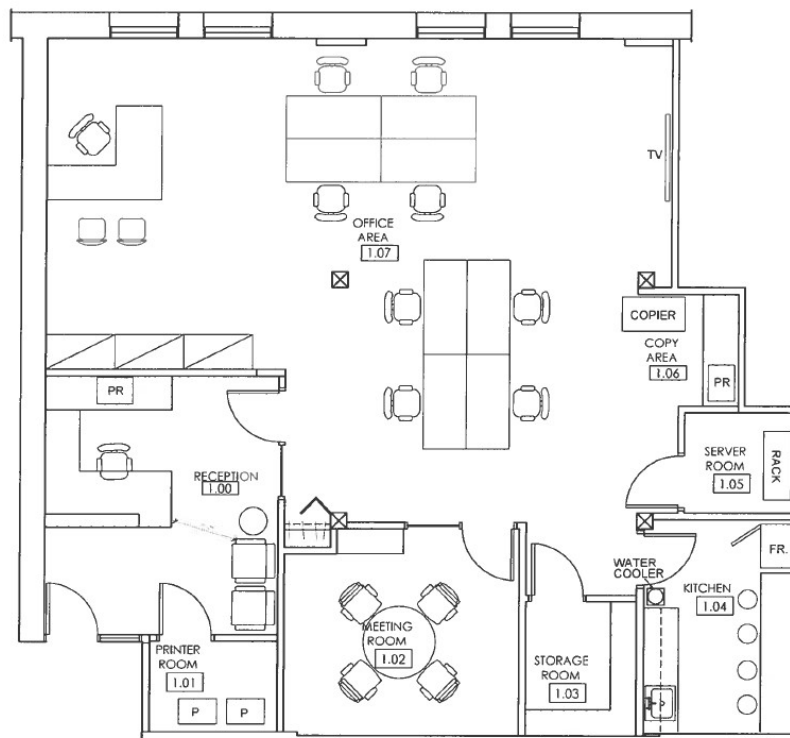
SUITE 200
2,299 SF

Floor Plans

Suite 303 - 2,393 SF



Suite 309 - 1,814 SF



Surrounding Amenities





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