



**AVISON
YOUNG**



**200 waterfront
drive**

WINNIPEG, MB



200 waterfront drive

200 Waterfront Drive is a high-quality, modern 4-storey 45,000 sf office building located on the corner of Waterfront Drive and Monte Nathanson Way (Lombard Ave).

Built in 2001, this landmark property was the first major step in redefining Waterfront Drive, blending modern architecture with the neighbourhood's vibrant and historic character.

The property benefits from its prime location being directly across from Blue Cross Park, home of the Winnipeg Goldeyes, and is surrounded by a growing base of multifamily residential developments along Waterfront Drive.

This built-in audience of sports fans, residents, professionals, and visitors creates a dynamic customer base ideal for professional offices and retail uses such as restaurants, cafés, and bar concepts.

Tenants will also enjoy being in close proximity to some of Winnipeg's top attractions, including The Forks, Canadian Museum for Human Rights, and Canada Life Centre, as well as the Exchange District's vibrant dining and brewery scene.

Available for lease is the main floor and mezzanine, providing up to 7,647 sf of contiguous space connected by an internal staircase with potential demising options available for smaller tenants. Although currently built out as an office with the last tenant being National Bank, the entire unit has previously been occupied for restaurant use with the added bonus of a patio area offering seating overlooking the Red River and Steven Juba Park.

This location offers the rare chance to anchor your business in a high-visibility, amenity-rich location within one of Winnipeg's most desirable and vibrant downtown corridors.



Availabilites

Existing Options

Unit	Type	SF	Gross Rent*
-	Office	Main Floor 4,906 SF Mezzanine 2,741 SF	\$27 PSF

Potential Demising Options

Unit	Type	SF	Starting Gross Rent*
Unit 1	Retail or Office	Main Floor 1,211 SF Mezzanine 1,817 SF	\$30 PSF
Main Fl Unit 2	Retail or Office	1,501 SF	\$30 PSF
Main Fl Unit 3	Cafe / Restaurant	880 SF	\$30 PSF
Mezz. Unit 4	Office or Storage	865 SF	Contact Agent

* Gross rent subject to base year



Amenities

- Landlord controls several parking lots in the area providing ample parking options
- Wheelchair accessibility
- Fibre-optic connectivity (multiple providers: Bell, Les Net, Shaw, MTS, Telus)
- Character-rich architectural design located in the Exchange District, giving historic character + modern finishes
- High walk, transit, and bike accessibility scores / infrastructure (walking paths, bike lanes, good transit access)



Building highlights

- 7,647 SF contiguous main floor + mezzanine (smaller demising options are available)
- Approximately 400 people visit the building daily
- Main lobby and street level access
- Direct access to secure attached parkade
- Existing patio space overlooking the Red River and Steven Juba Park
- Steps from Blue Cross Park (Winnipeg Goldeyes stadium)
- Surrounded by multifamily residential along Waterfront Drive
- Exchange District location with restaurants, breweries, and cultural landmarks nearby
- Wheelchair accessible with fibre optic connectivity

Floor plans

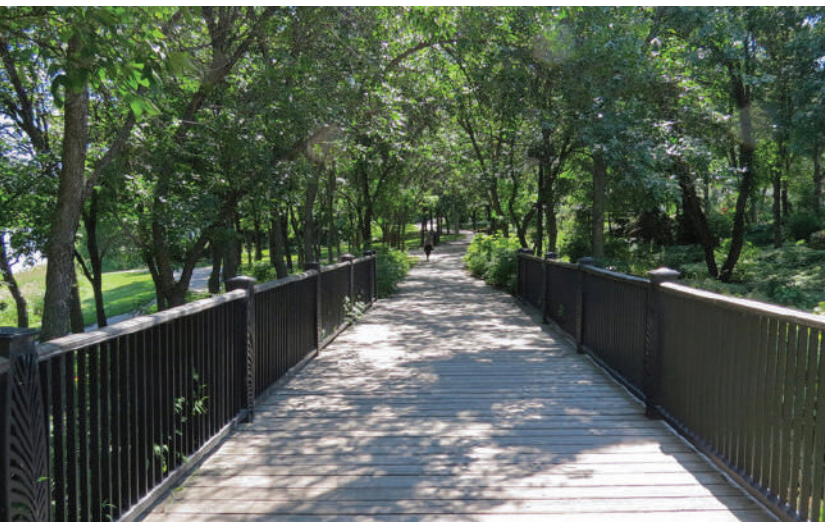
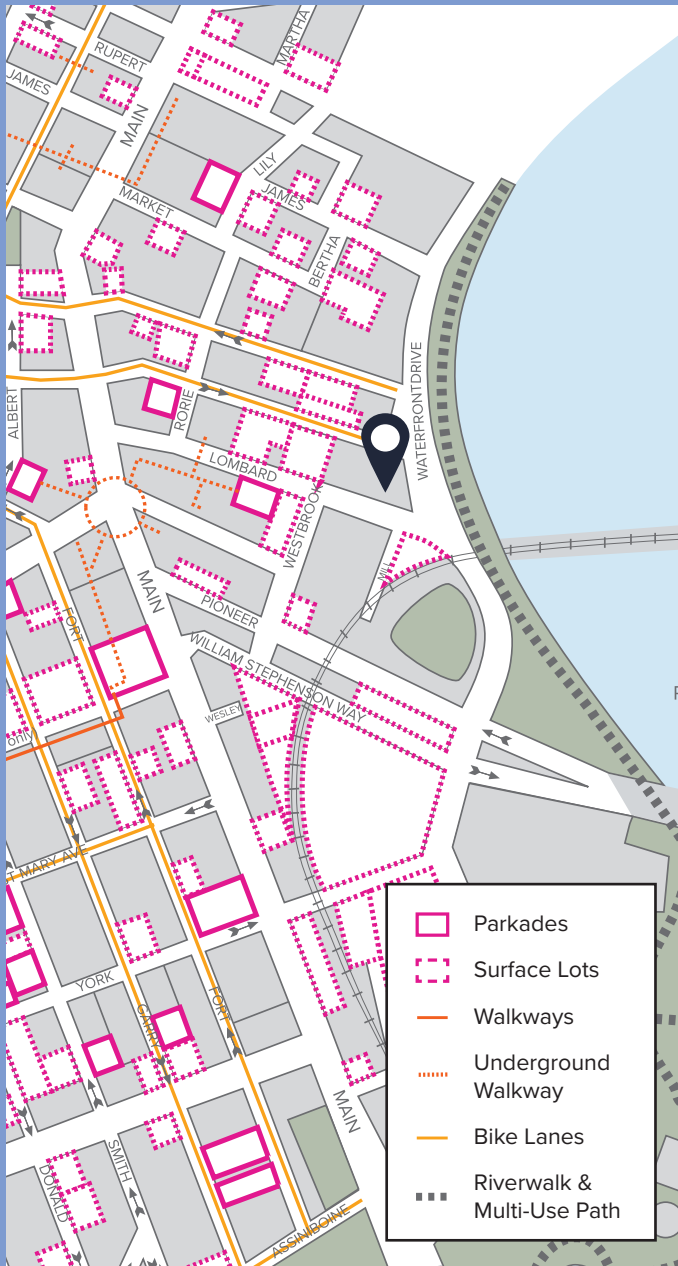
Main Floor - Potential and Existing Options



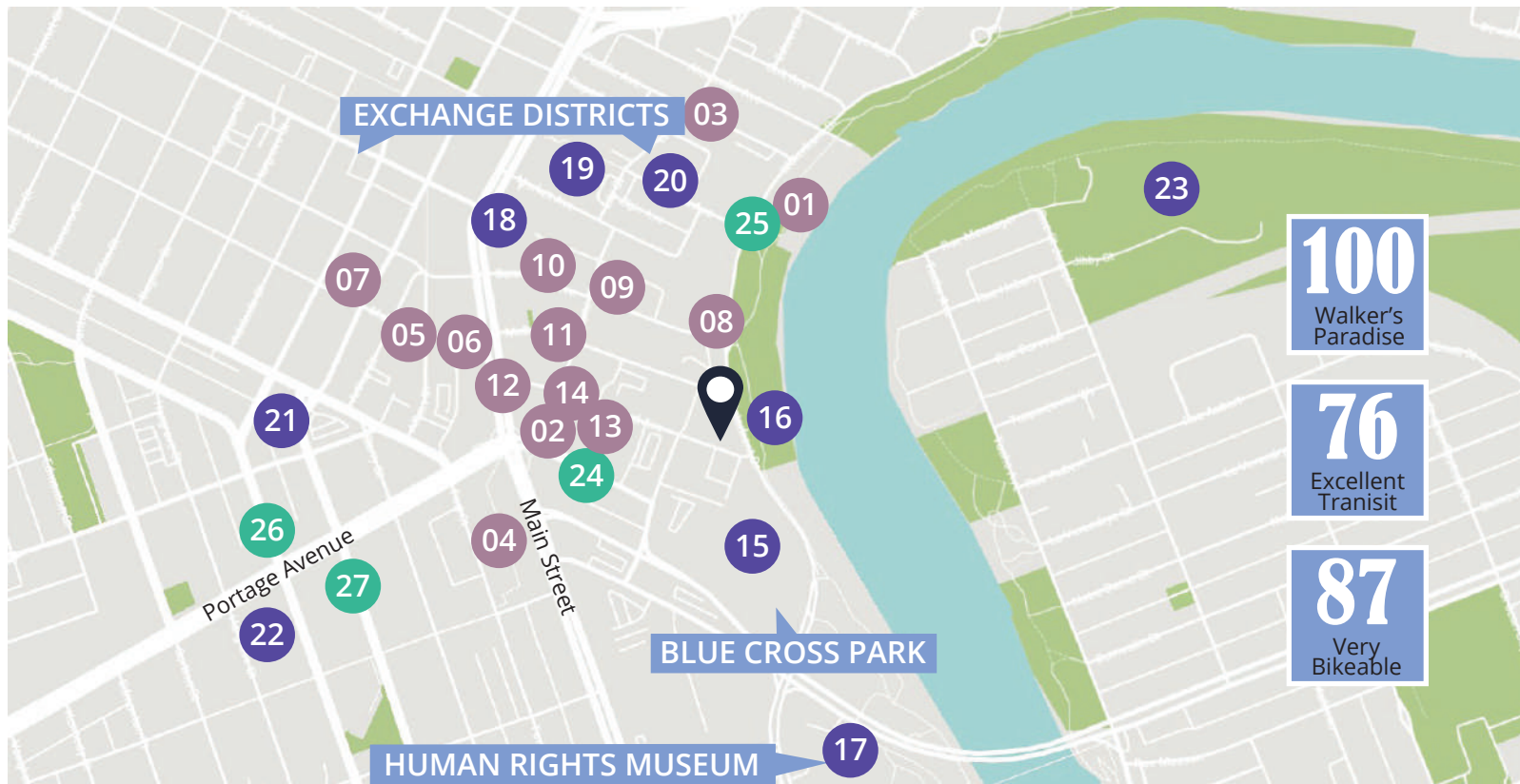
Mezzanine - Potential and Existing Options



Parking



Waterfront Drive



Restaurants

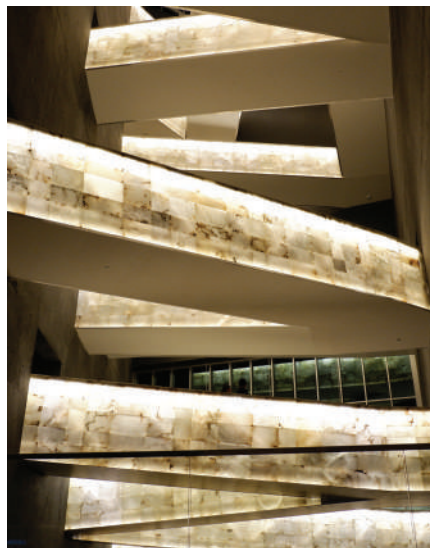
- 01 Cibo Waterfront
- 02 Hy's Steakhouse
- 03 Nonsuch Brewing
- 04 Earls
- 05 Amsterdam
- 06 Across the Board
- 07 Peasant Cookery
- 08 Carnaval BBQ
- 09 Kevin's Bistro
- 10 Hermanos
- 11 Borgo Antico
- 12 Baileys
- 13 Velvet Glove
- 14 Bergmann's

Entertainment

- 15 Blue Cross Park
- 16 Stephen Juba Park
- 17 Museum for Human Rights
- 18 Centennial Concert Hall
- 19 Manitoba Museum
- 20 Manitoba Theatre
- 21 Burton Cummings Theatre
- 22 Canada Life Centre
- 23 Fort Gibraltar Events

Hotels

- 24 Fairmont Hotel
- 25 Mere Hotel
- 26 Alt Hotel
- 27 Radisson Hotel



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**AVISON
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Steven Luk Pat

Senior Associate

C 431 278 9443

steven.lukpat@avisonyoung.com

Paul Douglas

Principal

C 204 799 5512

paul.douglas@avisonyoung.com

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