

DOWNTOWN OFFICE SPACE FOR LEASE



# 112 Market Avenue

WINNIPEG, MB

**Price Reduced**



**MARIO POSILLIPO**, Snr. Advisor, Sales & Leasing  
(204) 985-1373  
[mario.posillipo@capitalgrp.ca](mailto:mario.posillipo@capitalgrp.ca)

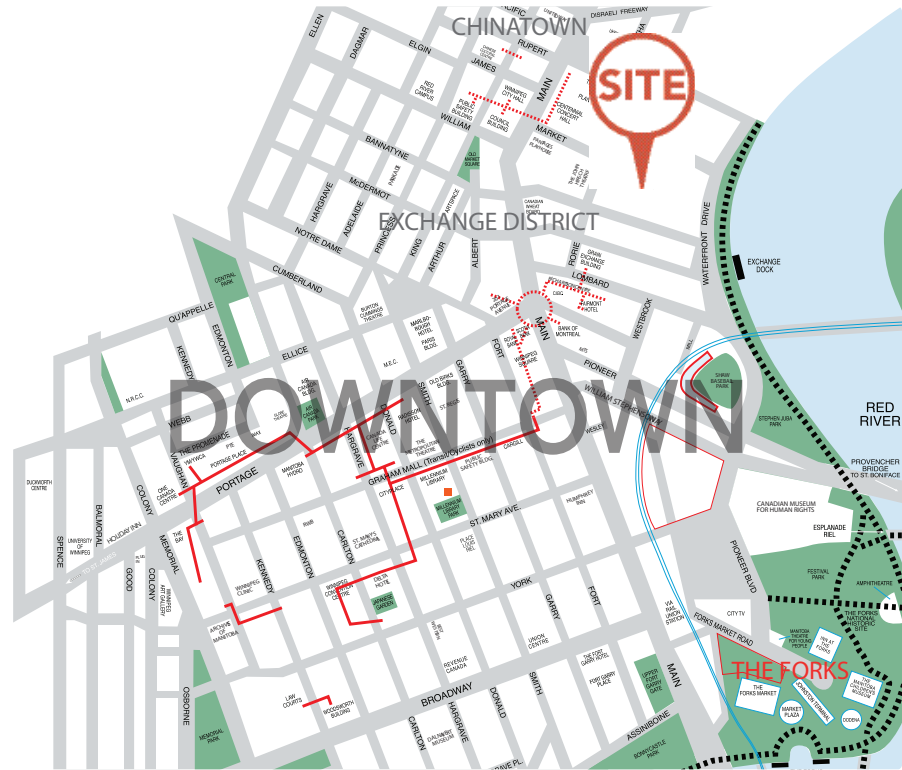
**RENNIE ZEGALSKI**, Principal  
(204) 985-1368  
[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)  
Services provided by Rennie Zegalski Personal Real Estate Corporation

We are pleased to offer over 23,000 sq. ft. of developed downtown office space for lease. This beautiful 5-storey heritage building formerly known as The Great West Saddlery Company was built in 1898 and is located on the southwest corner of Market Avenue and Bertha Street in Winnipeg's Exchange District. The space is located steps from Portage and Main, Old Market Square, the theatre district and Exchange District shops and services. The building is a municipally-designated historic site on the exterior, but its interior's have been extensively renovated into functional office space. The building provides elevator accessible, reception corridors, private offices, conference rooms and common areas with kitchenettes.



# AREA OVERVIEW

Situated in the heart of downtown Winnipeg's East Exchange District, 112 Market Avenue is only a short walk to many downtown landmarks including; Portage & Main, Blue Cross Park, The Canadian Museum for Human Rights, The Forks, Canada Life Centre, the Centennial Concert Hall, and the Manitoba Museum. The location also affords 112 Market's close proximity to the city's financial, legal and technology hub.





## BUILDING HERITAGE

This five-storey brick structure was designed and constructed in 1898 by James McDiarmid, at the southwest corner of Market Avenue and Bertha Street, at an estimated cost of \$40,000, for businessman Elisha F. Hutchings. The basement was devoted to his firm's major product, horse collars. Company offices were on the ground floor, along with shipping and receiving areas. The second floor was used for storage, mostly of saddles. A sample room and more storage space was on the third floor, and the top floor was used for manufacturing boots and shoes, saddles, cases, and other leather products. Additions were made to the building in 1903, 1909, and 1929. The Great West Saddlery Company continued to occupy the building until 1962. It is a municipally-designated historic site.

# PROPERTY DETAILS

## BUILDING AREA (+/-)

Main to 5th Floor:	46,750 sq. ft.
Lower Level:	7,841 sq. ft.
Total:	54,564 sq. ft.

## AREA AVAILABLE (+/-)

Lower Level:	5,113 sq. ft.	
Unit 310:	<del>1,906 sq. ft.</del>	LEASED
Unit 370:	<del>904 sq. ft.</del>	LEASED
Unit 440:	1,883 sq. ft.	
Unit 450:	920 sq. ft.	
Unit 460:	988 sq. ft.	
Unit 470:	<del>1,234 sq. ft.</del>	LEASED
Unit 510:	2,734 sq. ft.	
Unit 540:	2,108 sq. ft.	

\* Some units can be combined

## RENTAL RATE

Floors 1-5: ~~\$14.00~~ \$13.00 per sq. ft. Net  
Lower Level: \$15.00 per sq. ft. Gross

## ADDITIONAL RENT

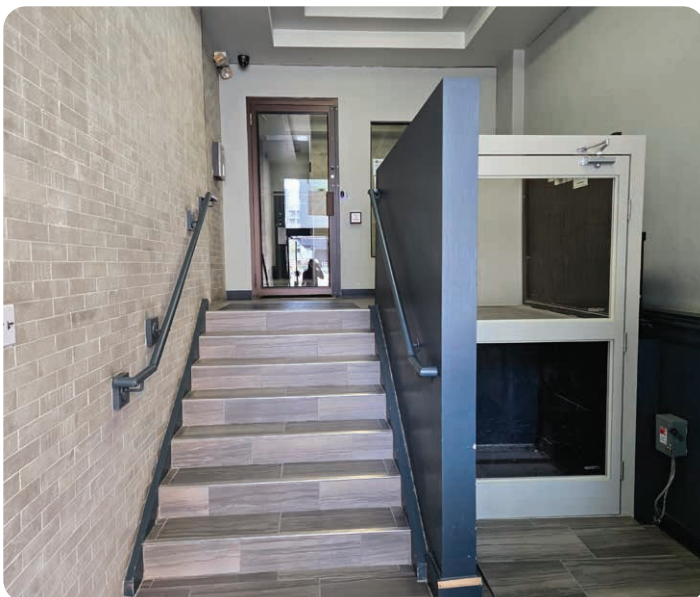
\$5.45 per sq. ft. per annum (est. 2025)  
*(inclusive of CAM, taxes, utilities and mgmt. fee)*

## AVAILABILITY

Immediately

## HIGHLIGHTS

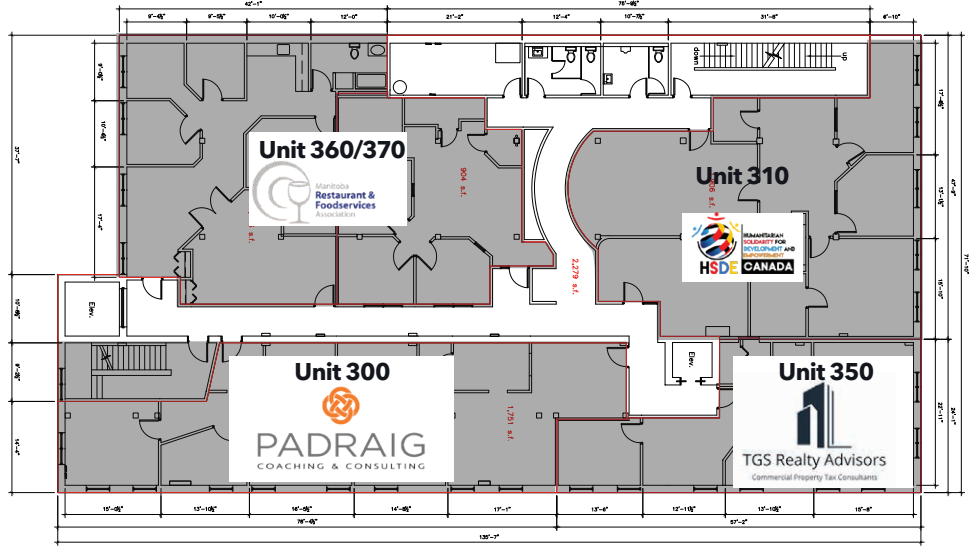
- 5 Storey Heritage Building constructed in 1898
- Elevator access
- Functional renovated floor plates
- Fully redeveloped office space
- Large windows provide natural light throughout the space
- Tenant improvement allowance available for qualified tenants
- Flexible lease term and various unit sizes available





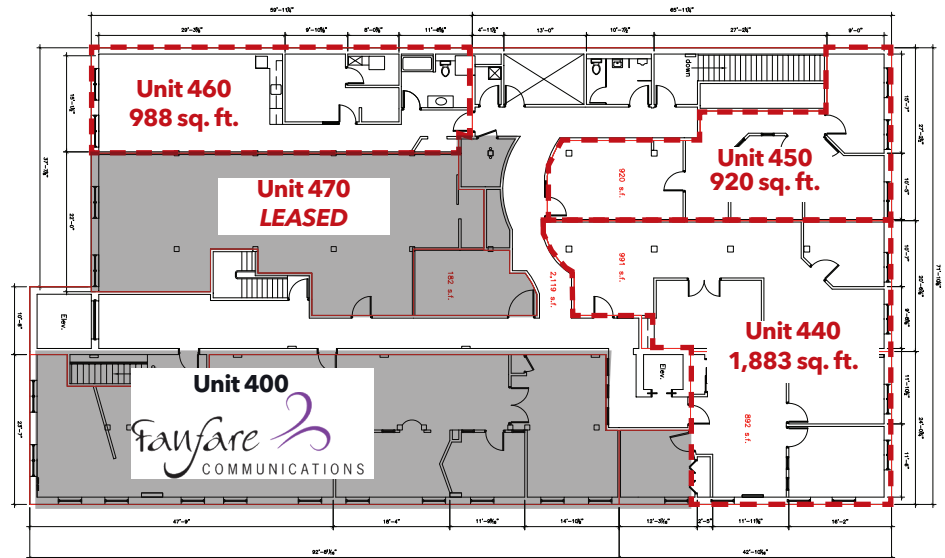
# FLOOR PLANS

## THIRD FLOOR

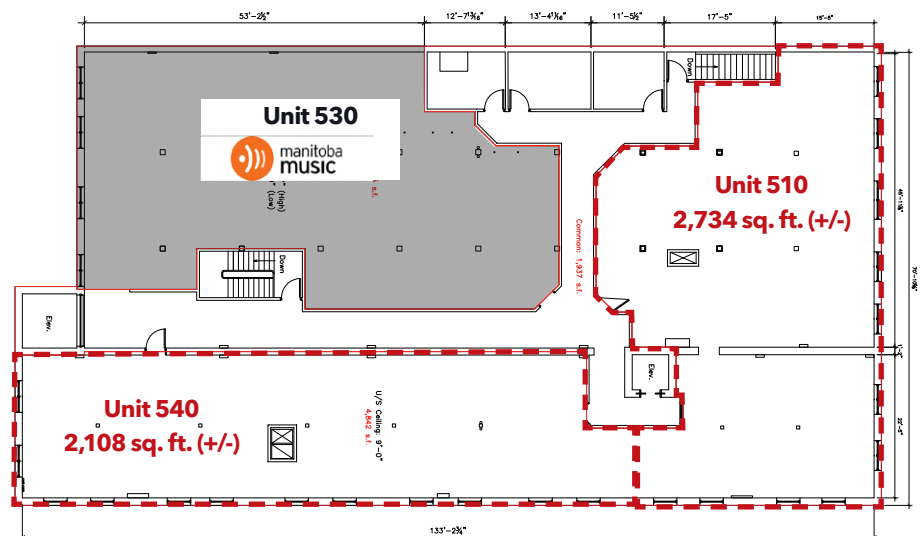


Units 360 & 370 can be combined to 2,380 sq. ft. (+/-)

## FOURTH FLOOR



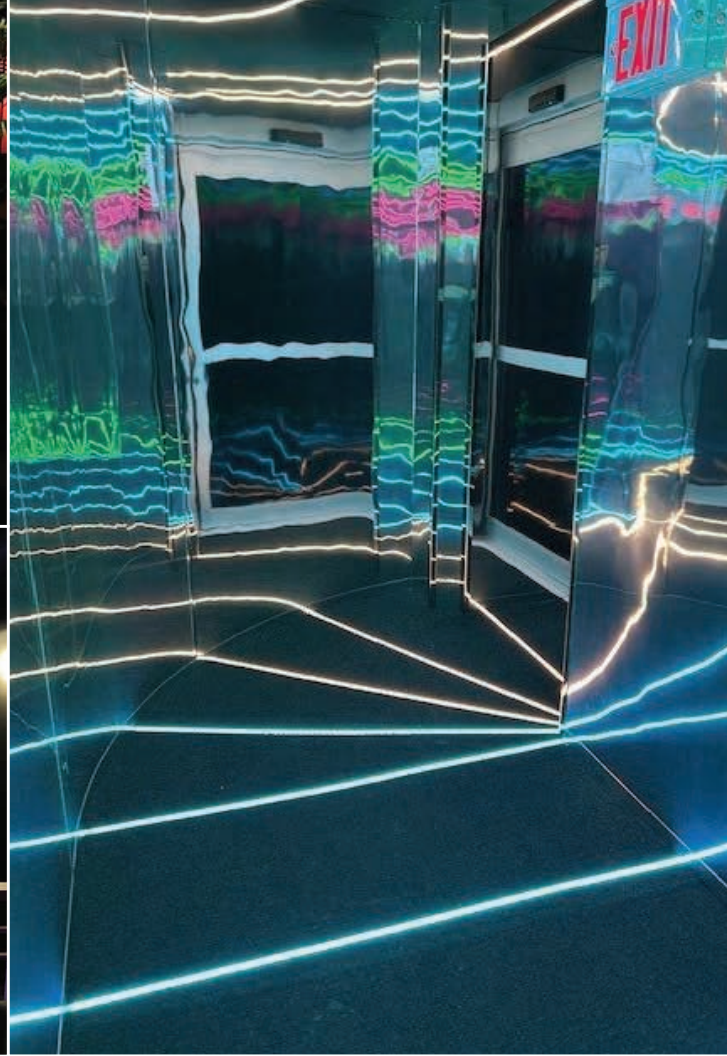
## FIFTH FLOOR



# Main Floor



# 2nd Floor



# 3rd Floor



UNIT 310

UNIT 310



UNIT 310



UNIT 330



UNIT 330

# 4th Floor



UNIT 440



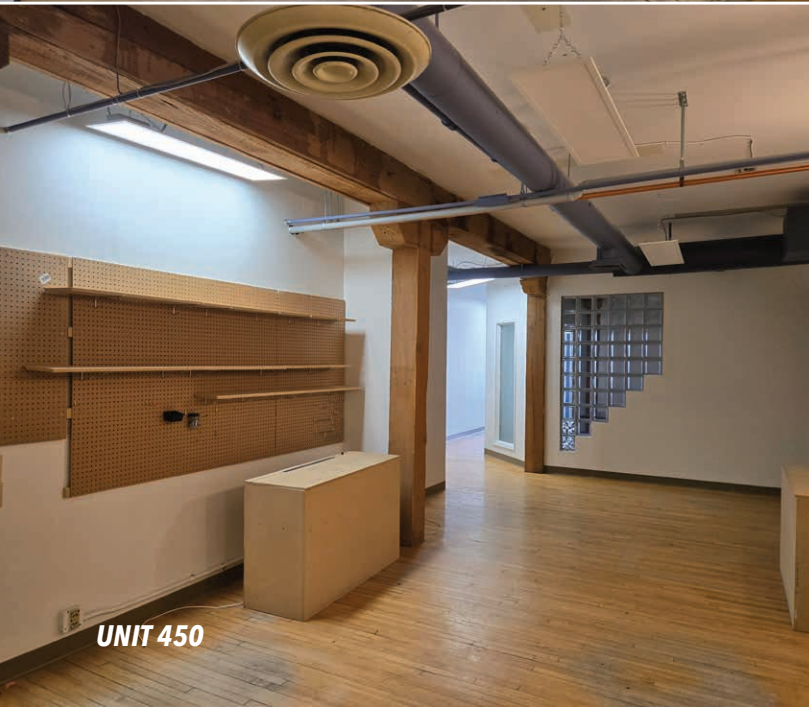
UNIT 440



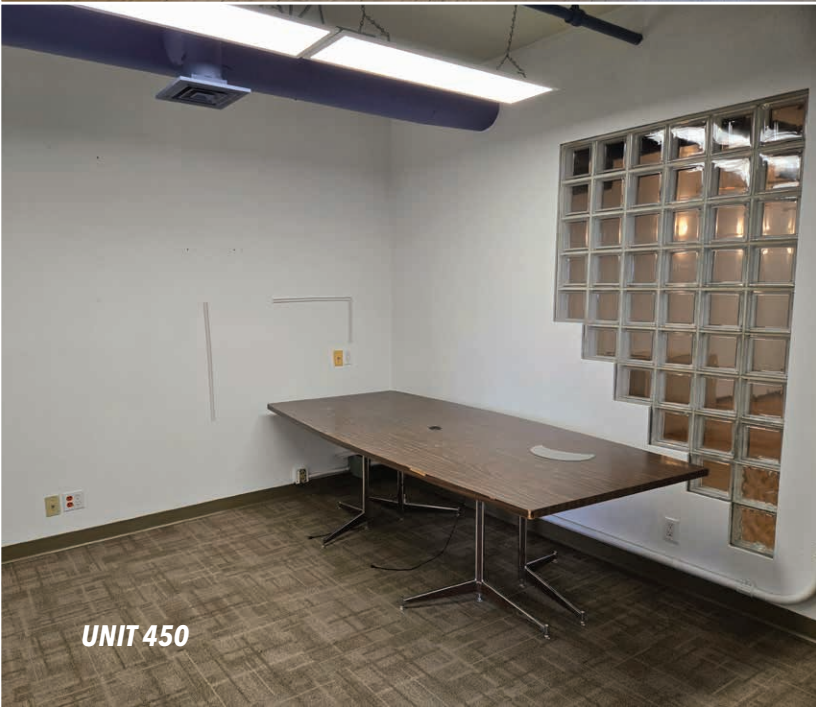
UNIT 440



UNIT 440



UNIT 450



UNIT 450

# 4th Floor



# 5th Floor



# Lower Level



---

## Contact

**MARIO POSILLIPO**, Snr. Advisor, Sales & Leasing

(204) 985-1373

[mario.posillipo@capitalgrp.ca](mailto:mario.posillipo@capitalgrp.ca)

**RENNIE ZEGALSKI**, Principal

(204) 985-1368

[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

Services provided by Rennie Zegalski Personal Real Estate Corporation

**CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.