



141 Bannatyne Avenue, Winnipeg MB

# Character office in the Exchange **for lease**

The Bannatyne Building is a fantastic character building located in the heart of the East Exchange District in downtown Winnipeg.

Upgraded to modern standards, the Bannatyne Building has modern air management systems, high speed connectivity, and elevator access to all levels.

Professionally managed by attentive owners who treat their tenants like guests. Move in, enjoy the unique architectural character of the decor and experience the beauty of the neighbourhood.

Open wood beams, wood floors and brick walls provide a perfect setting for a contemporary company with creative minds.

## Available Suites

101	1,910 SF
225	985 SF
305	1,500 SF
403	575 SF



Exchange District neighbourhood



Elevator access



Large parking lot across from building



Multiple units available

**Roy Sandhawalia**

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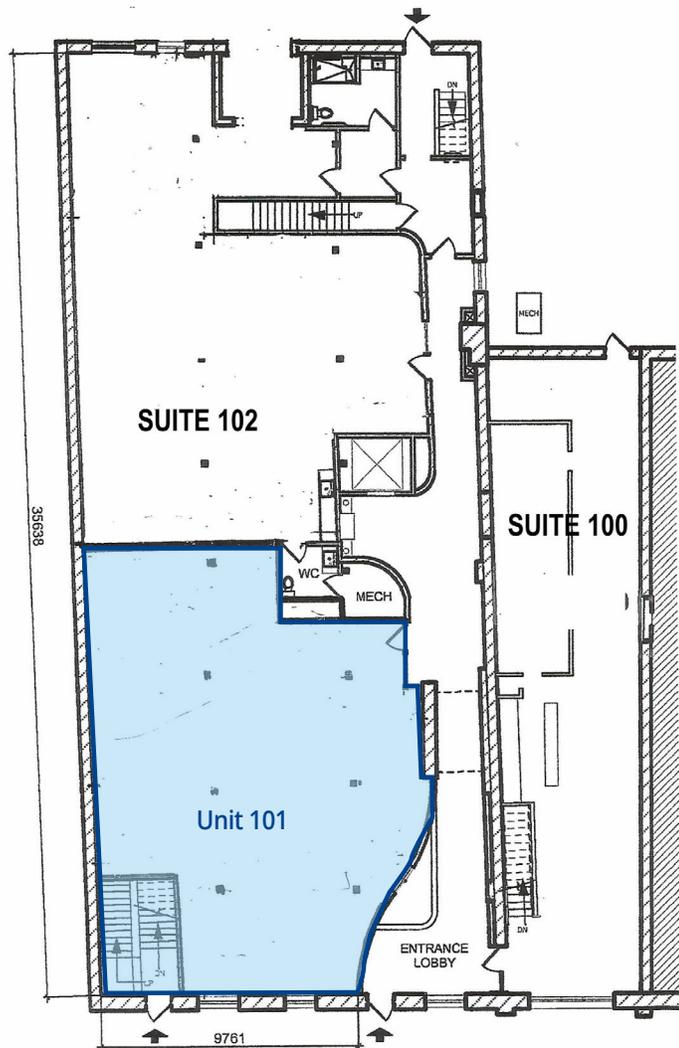
# Unit 101

Size 1,910 SF

Rate \$17.00/SF Net

Additional \$7.16

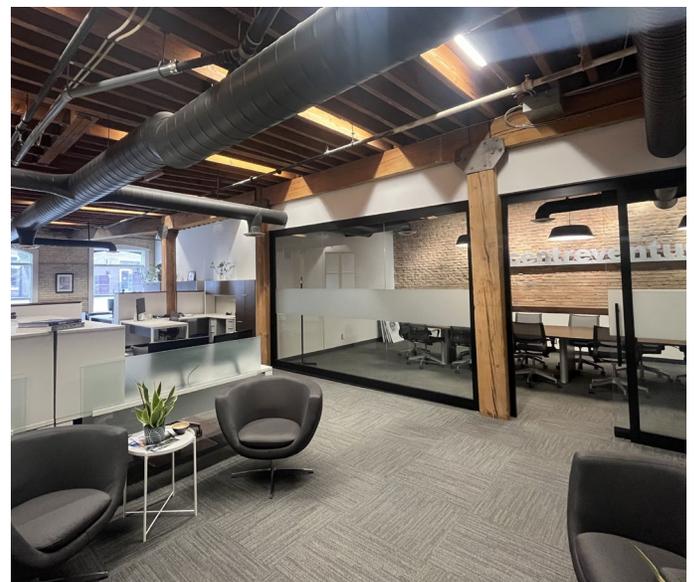
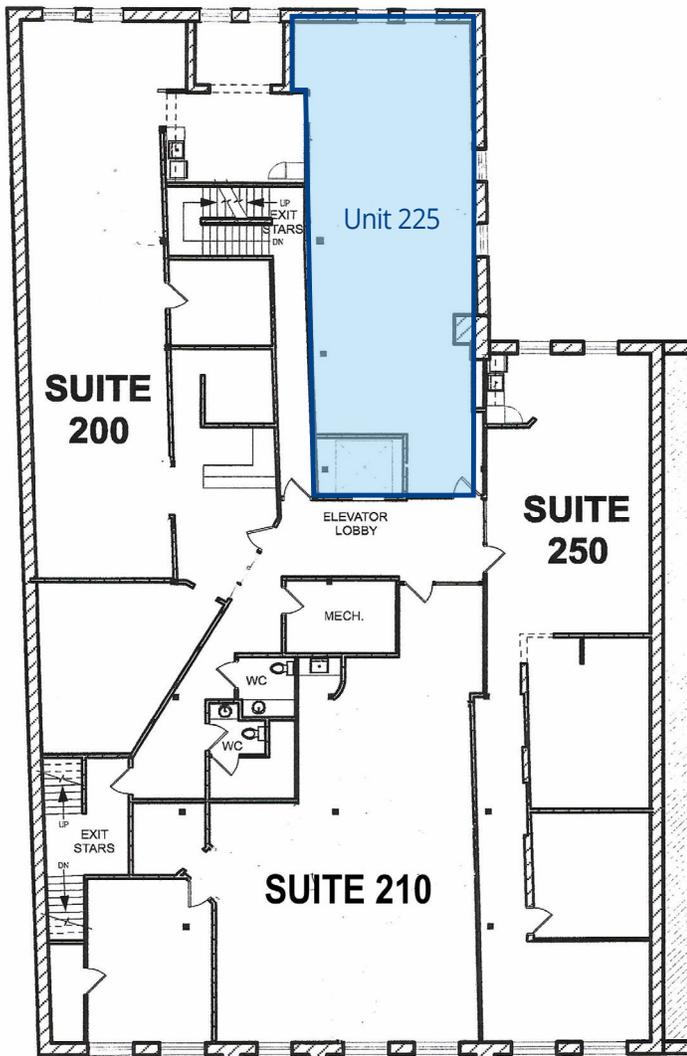
Available July 1, 2025



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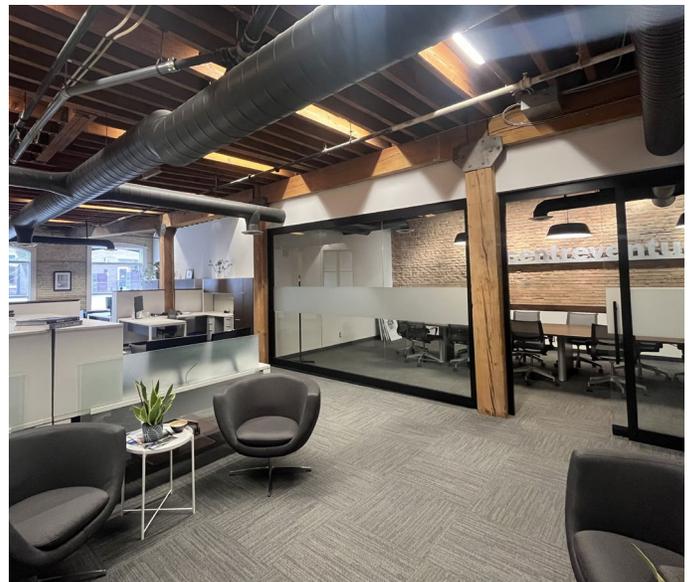
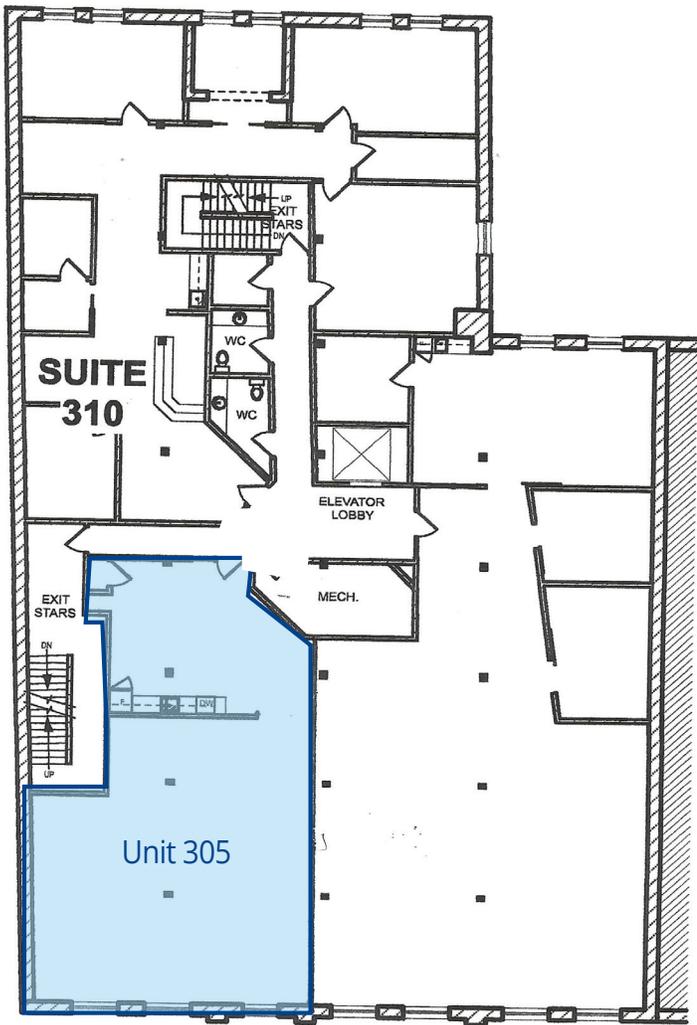
# Unit 225

Size	985 SF
Rate	\$13.00/SF Net
Additional	\$7.16
Available	Immediately



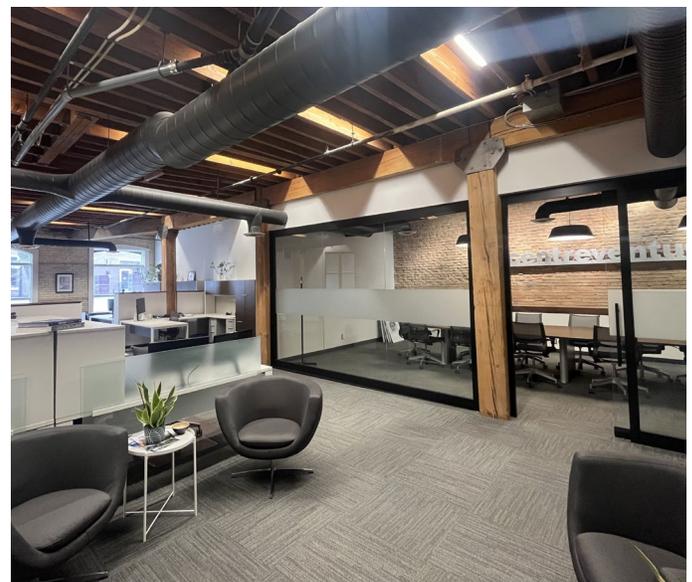
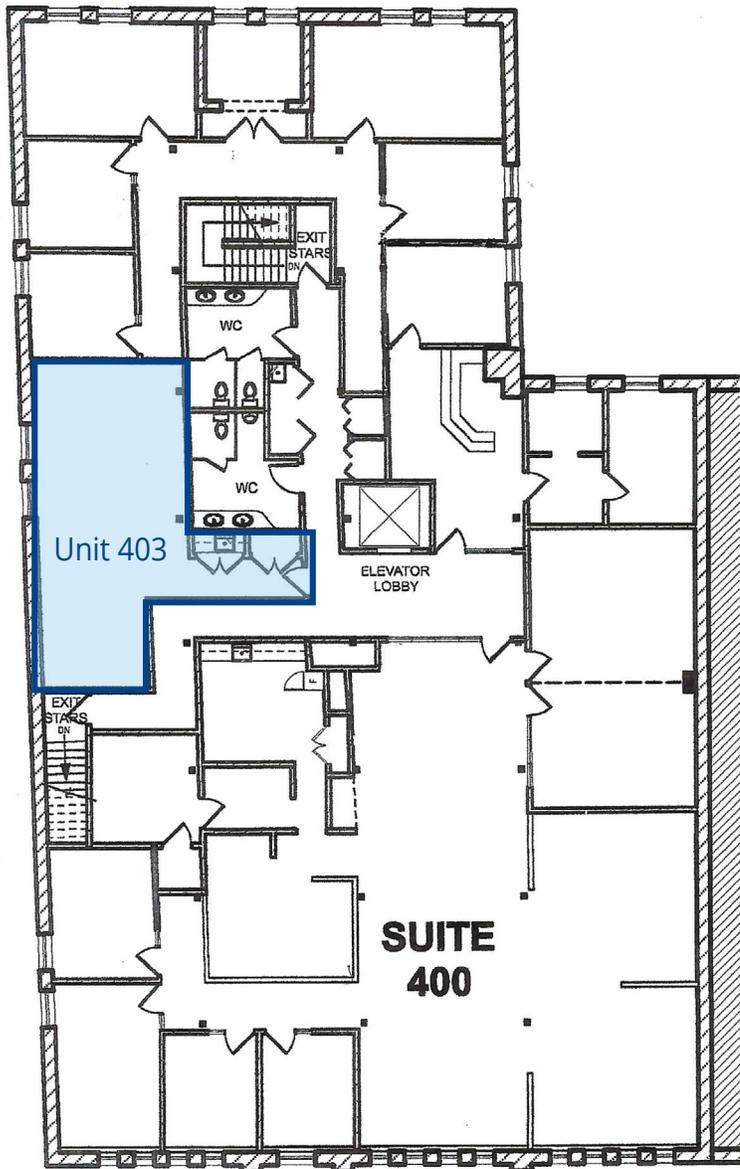
# Unit 305

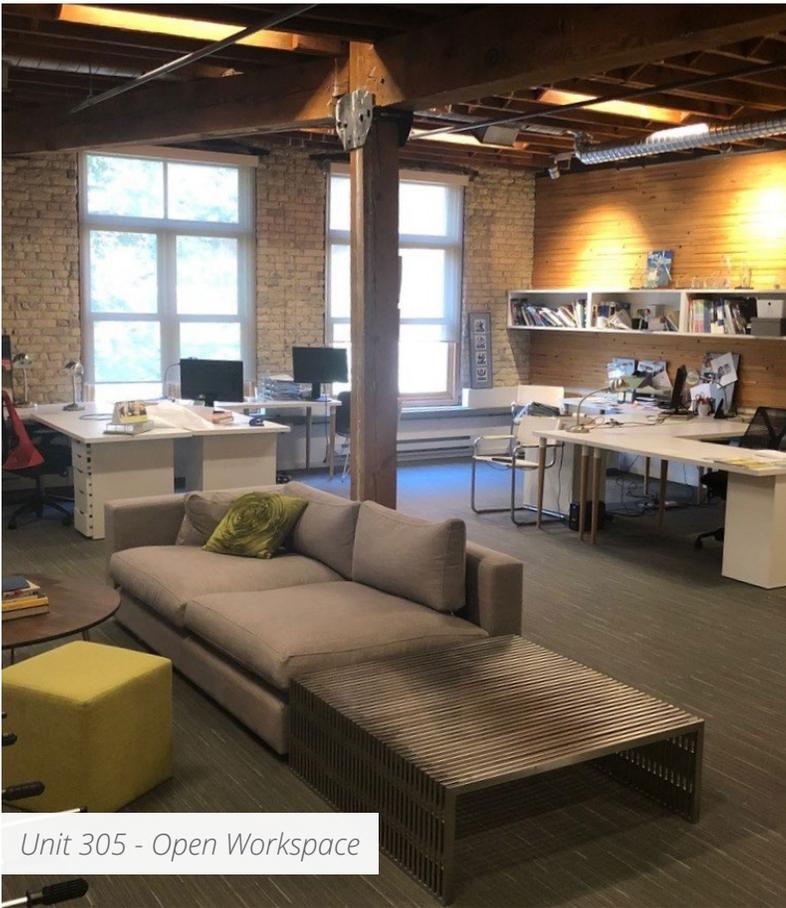
Size	1,500 SF
Rate	\$13.00/SF Net
Additional	\$7.16
Available	Immediately



# Unit 403

Size	575 SF
Rate	\$13.00/SF Net
Additional	\$7.16
Available	Immediately





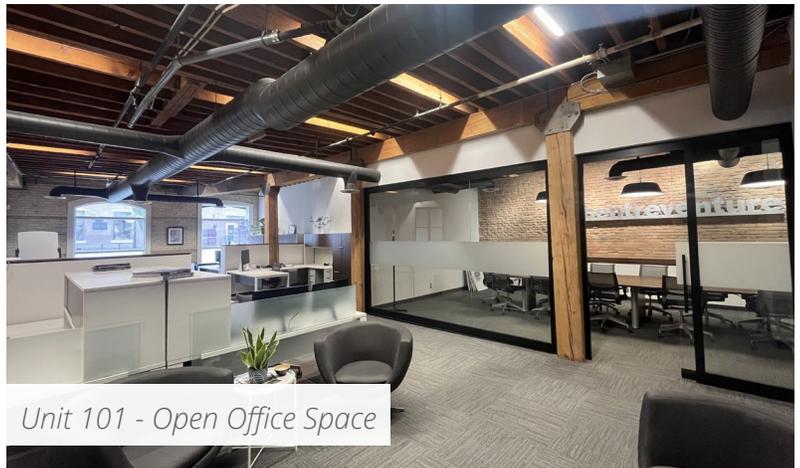
*Unit 305 - Open Workspace*



*Unit 305 - Kitchenette*



*Unit 305 - Character Feature Wall*



*Unit 101 - Open Office Space*



*Unit 403 - Open Space*



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