



123 BANNATYNE

A V E N U E

TURNKEY BRICK-AND-BEAM OFFICE SPACE FOR LEASE



RE/MAX
PROFESSIONALS
Each office independently owned & operated

RE/MAX
COMMERCIAL

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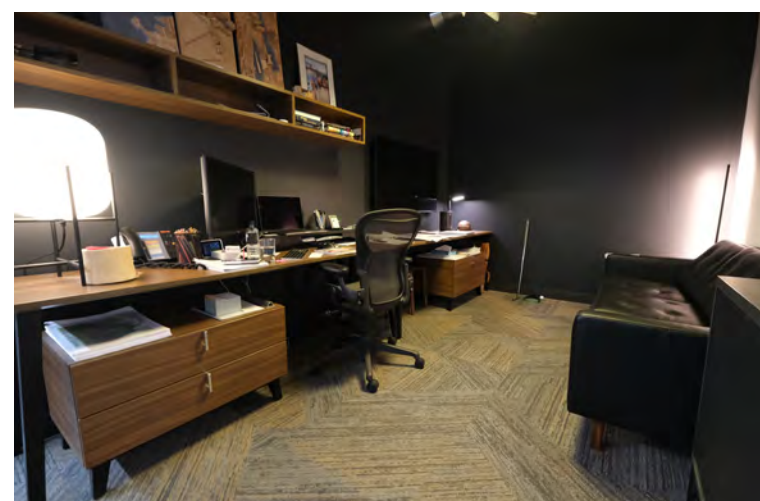
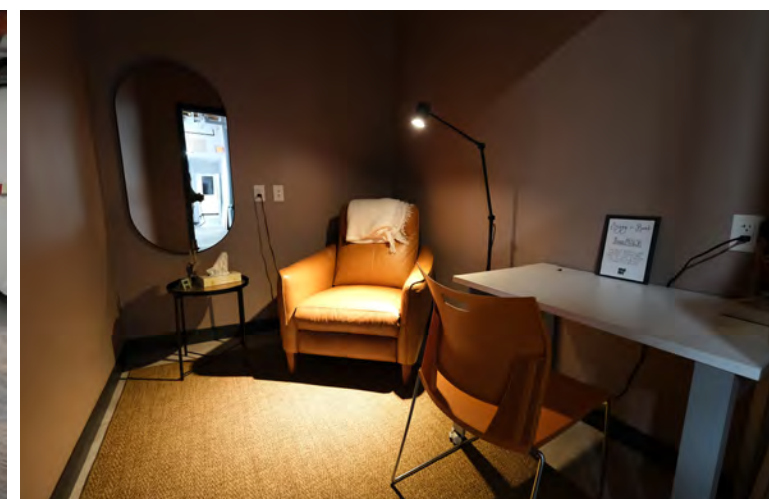


PROPERTY

123 BANNATYNE AVENUE, WINNIPEG MANITOBA

TURNKEY BRICK-AND-BEAM OFFICE SPACE FOR LEASE

- Fully renovated brick-and-beam heritage building, nestled in the highly desirable East Exchange District
- Three fully move-in ready units available
- Second floor unit recently underwent \$150,000.00 in renovations which includes a meeting room, board room, 21-25 work stations, 4 offices, kitchen, nursing room etc.
- Basement offers communal gym, shower, bike storage etc.
- Three short blocks to Portage & Main and the underground concourse
- Surrounded by parking in all directions
- Meticulously maintained and upgraded building, with brand new main floor lobby and upgraded elevator cabs
- Operating costs includes in-suite janitorial, utilities and management fees





AVAILABILITY

UNIT 100 - AVAILABLE IMMEDIATELY



➡ SIZE: **3,541 SF** ➡ NET RENT: **\$15.00 PSF** ➡ ADDITIONAL RENT: **\$12.50 PSF**
(est. 2023; utilities and in-suite janitorial included)

UNIT 200 - AVAILABLE JANUARY 1, 2025

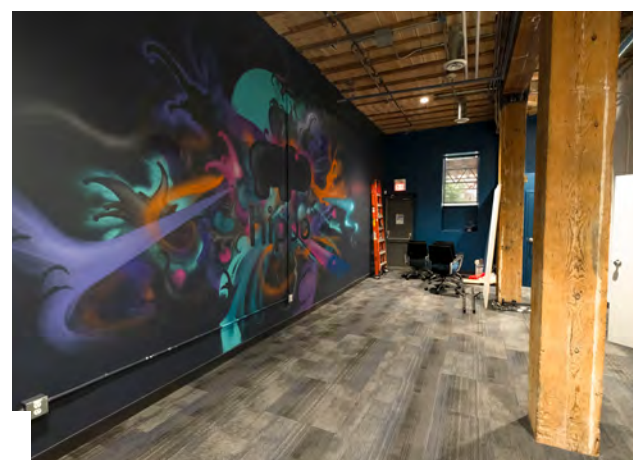
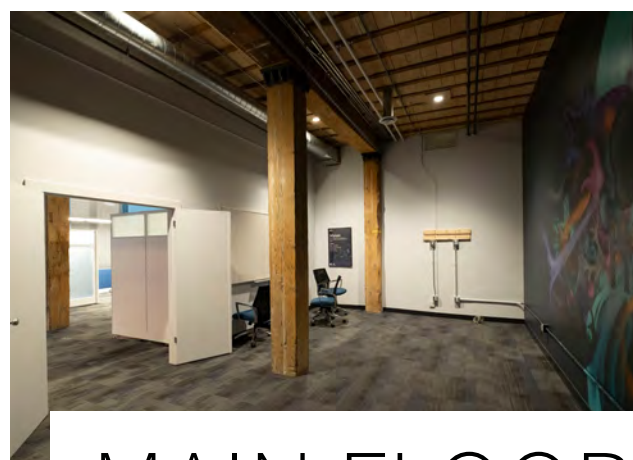


➡ SIZE: **4,239 SF** ➡ NET RENT: **\$15.00 PSF** ➡ ADDITIONAL RENT: **\$12.50 PSF**
(est. 2023; utilities and in-suite janitorial included)

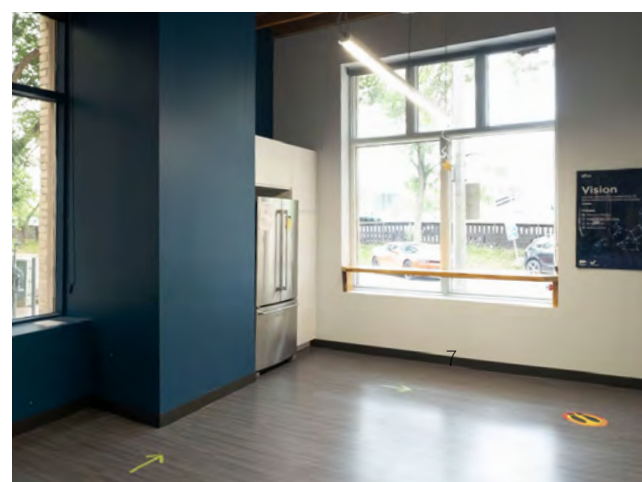
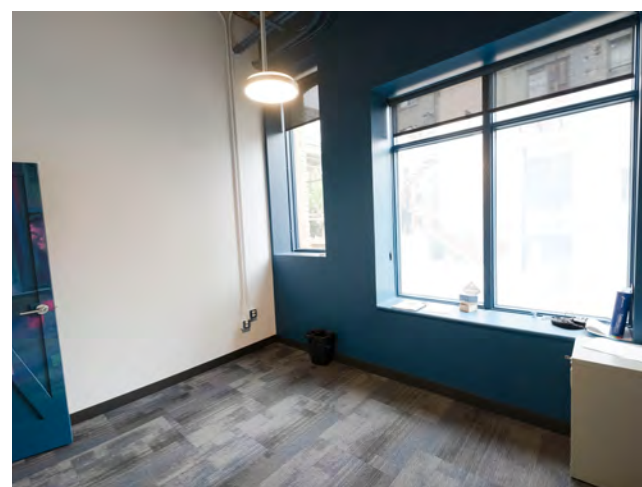
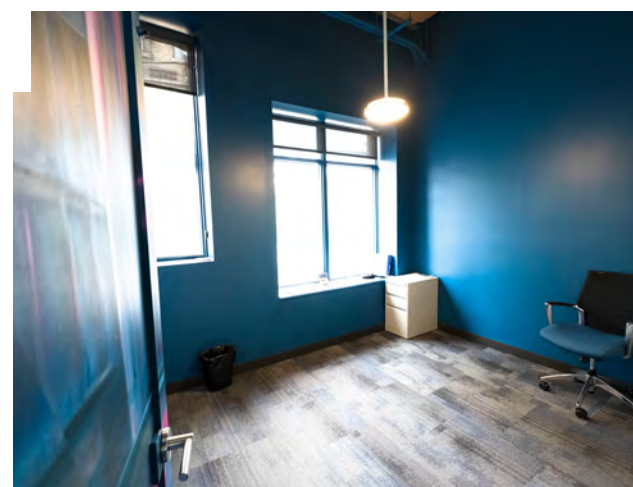
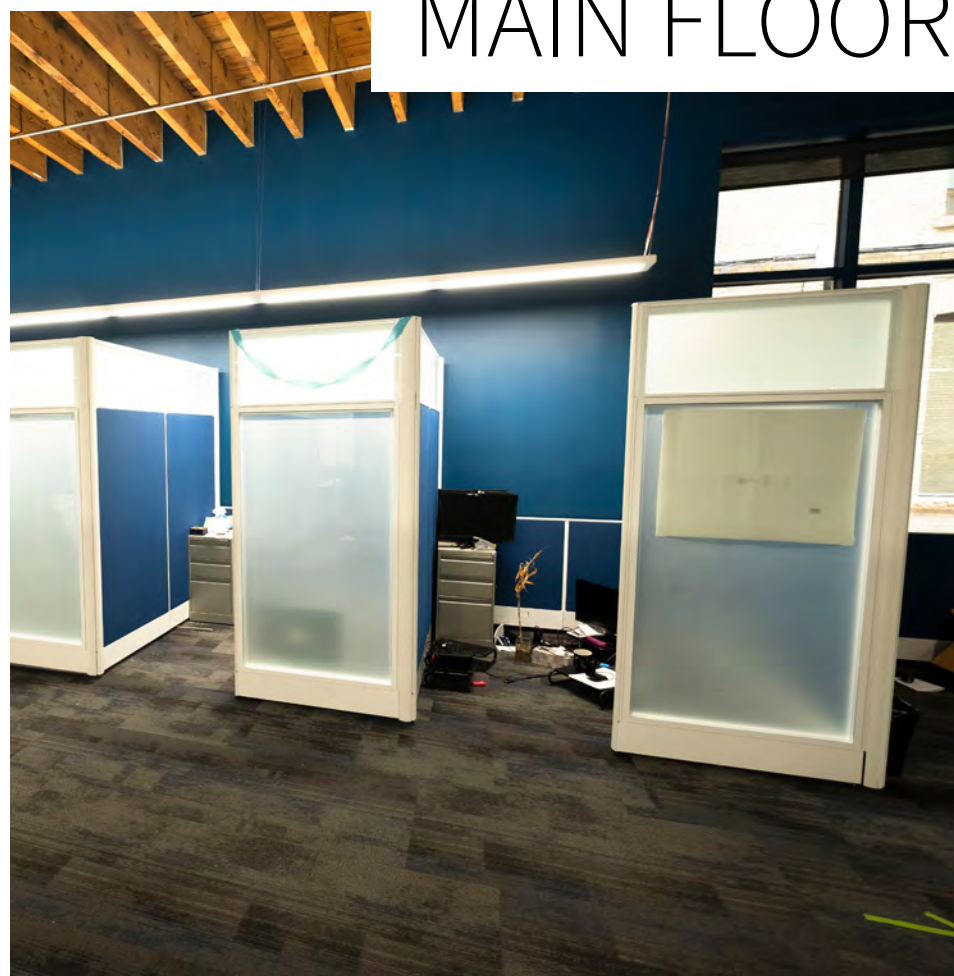
UNIT 400 - AVAILABLE IMMEDIATELY



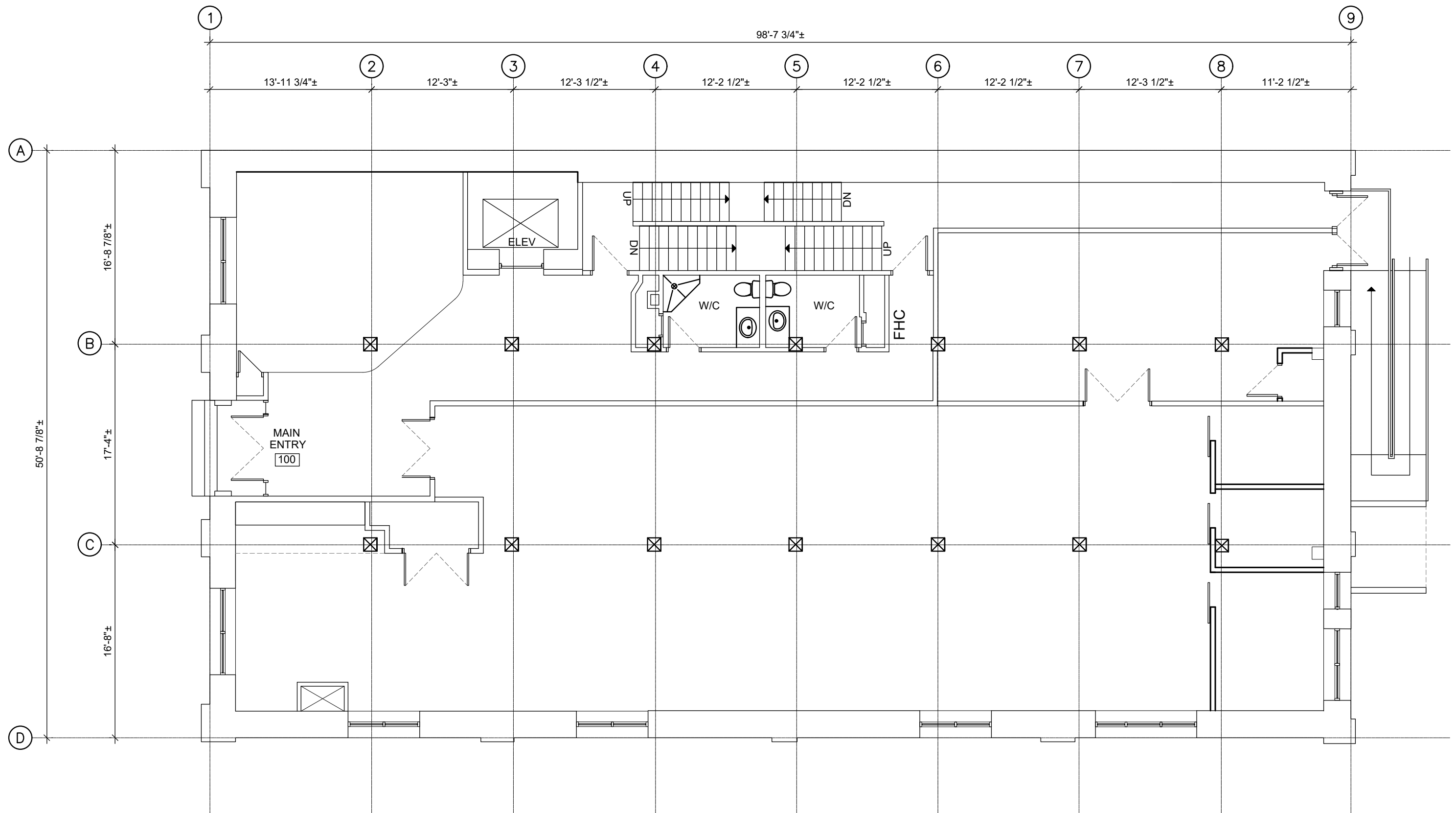
➡ SIZE: **4,378 SF** ➡ NET RENT: **\$15.00 PSF** ➡ ADDITIONAL RENT: **\$12.50 PSF**
(est. 2023; utilities and in-suite janitorial included)

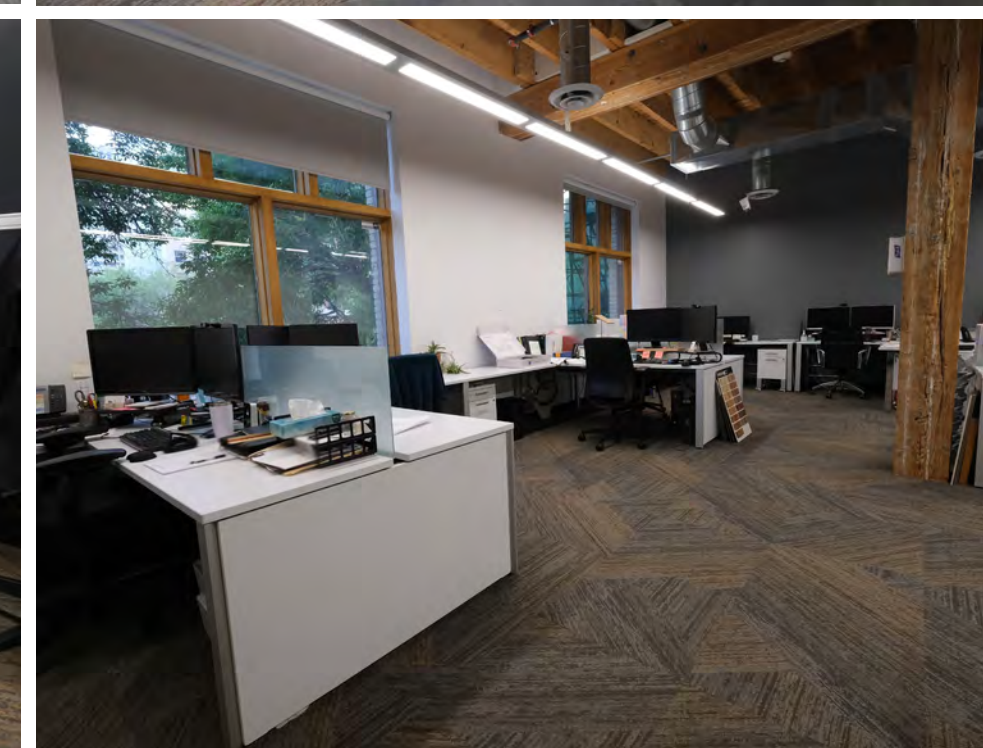
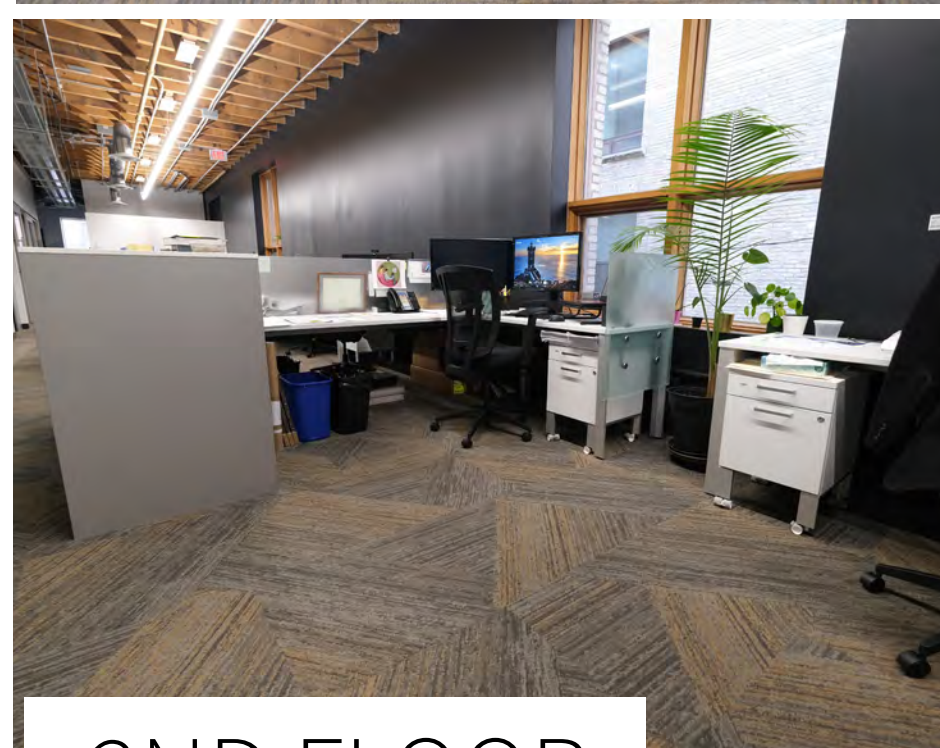


MAIN FLOOR

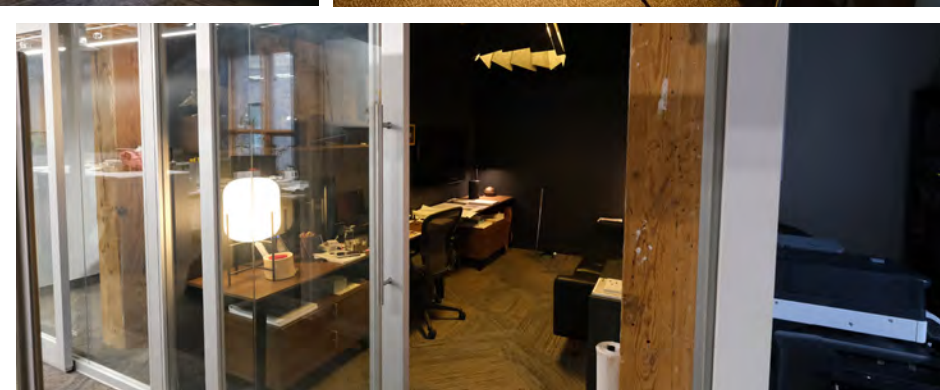
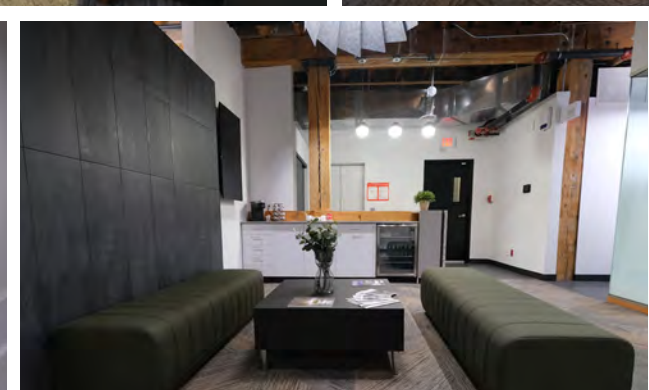
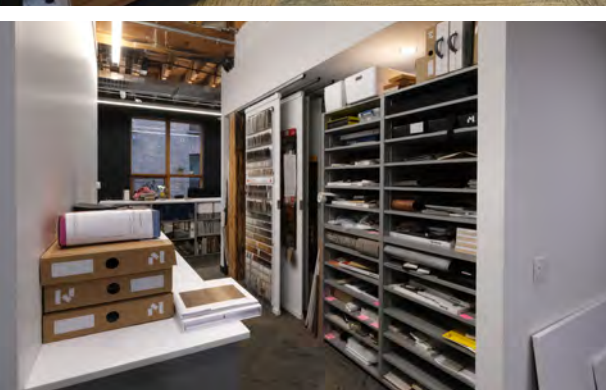
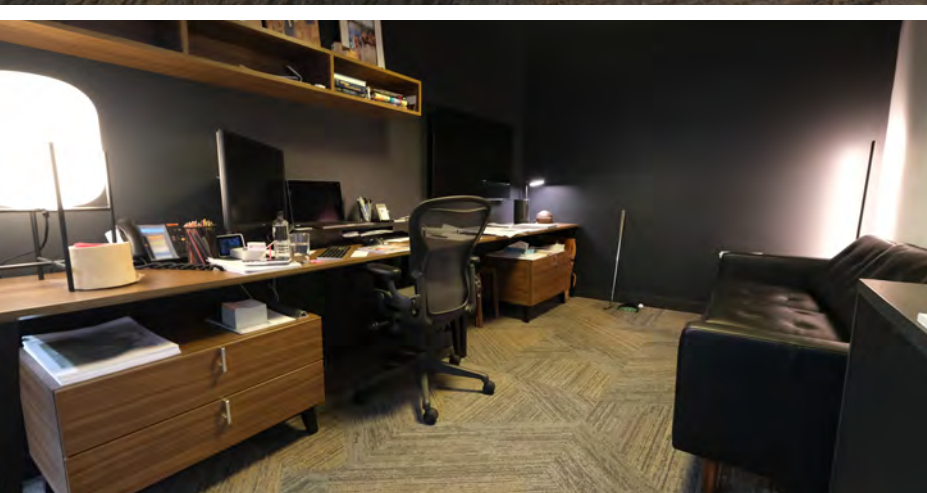


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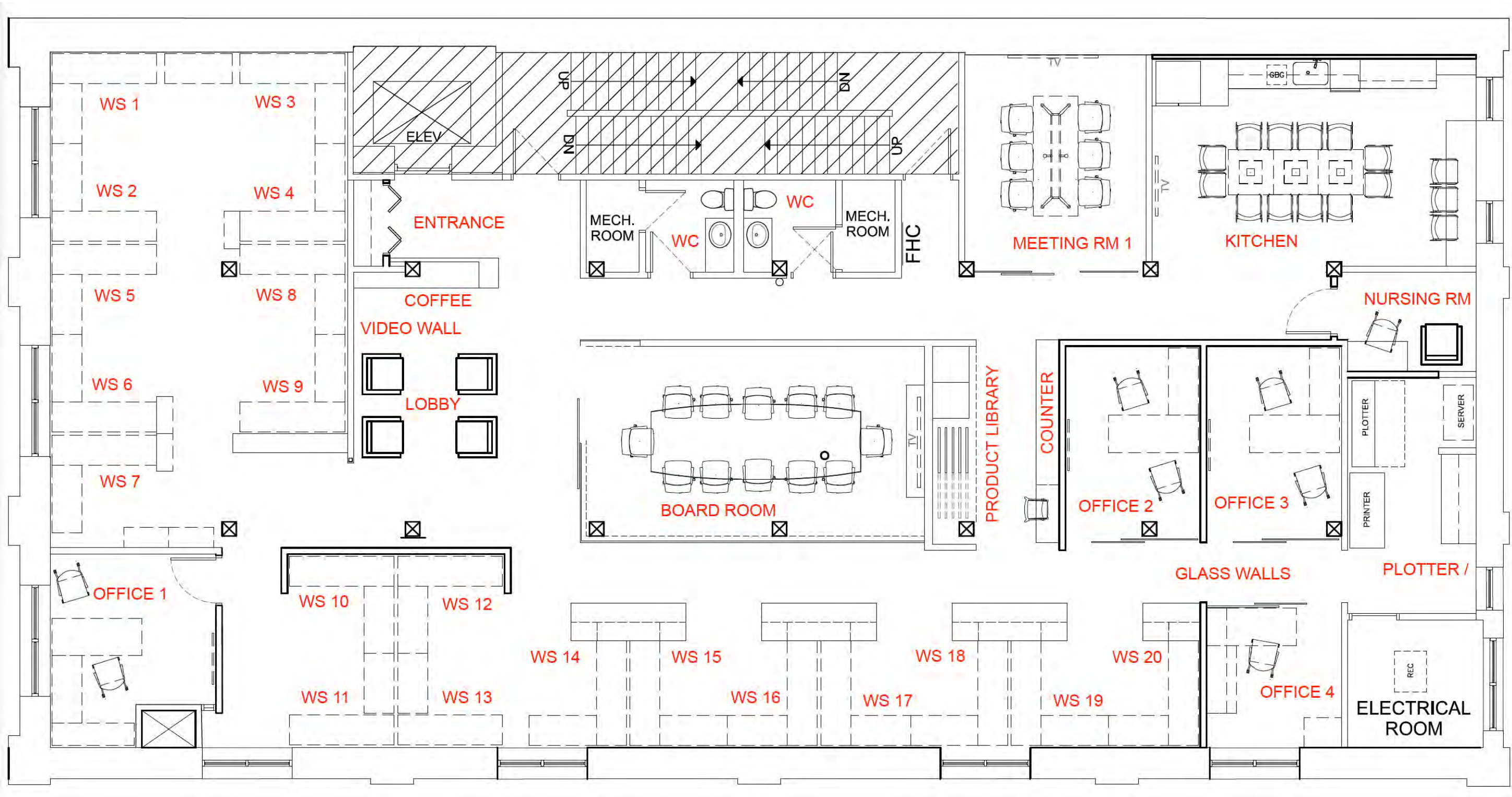


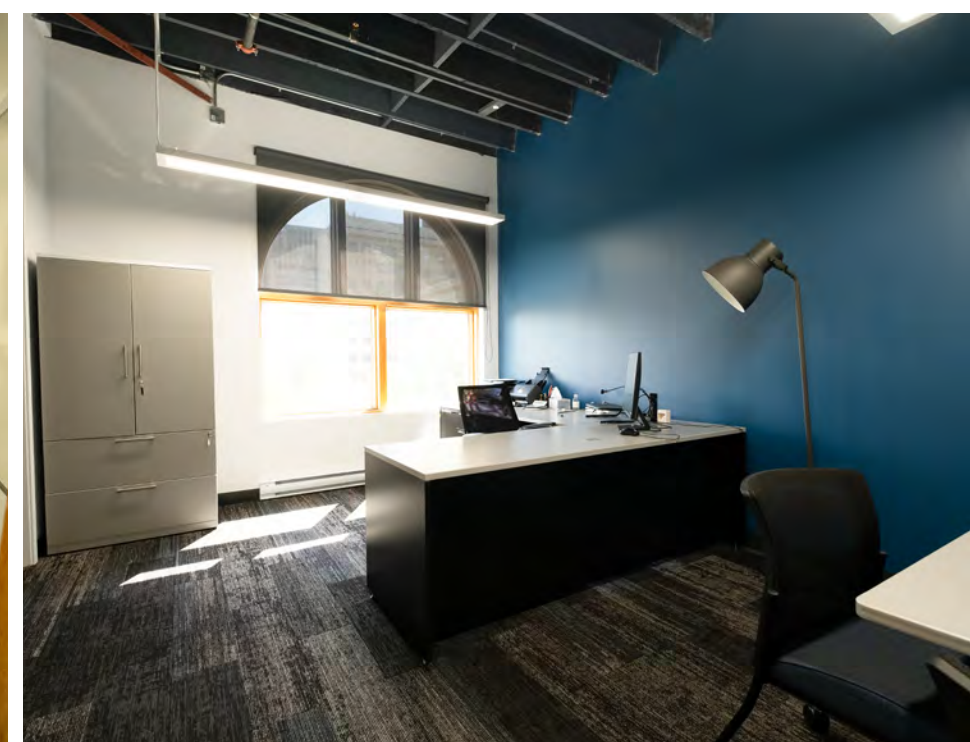


2ND FLOOR

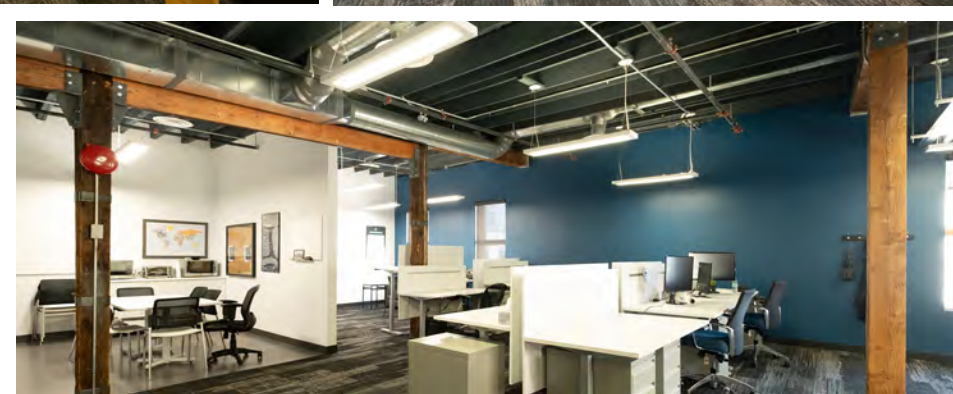
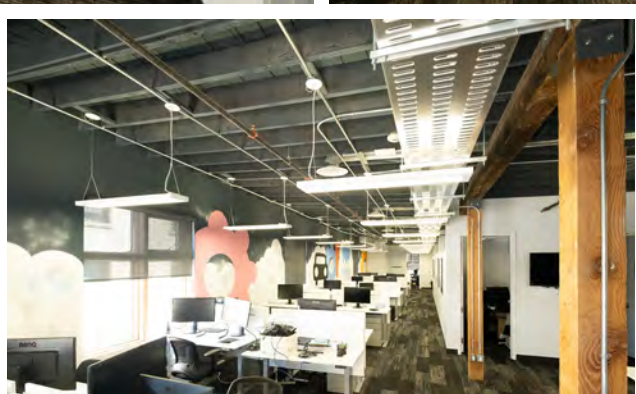
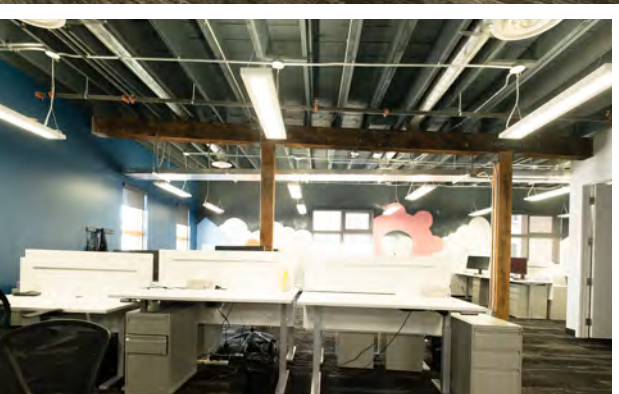
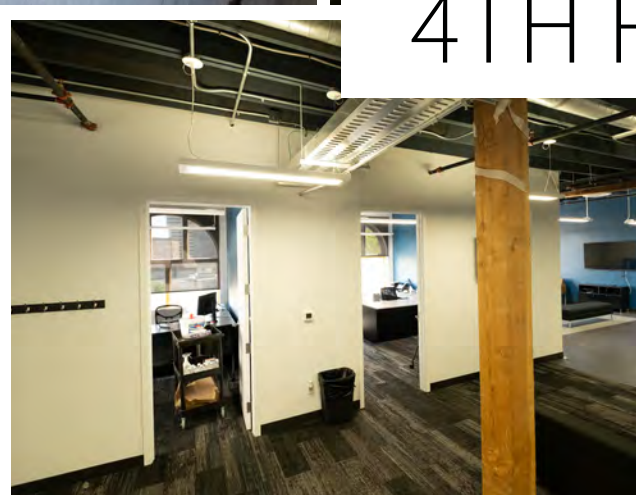
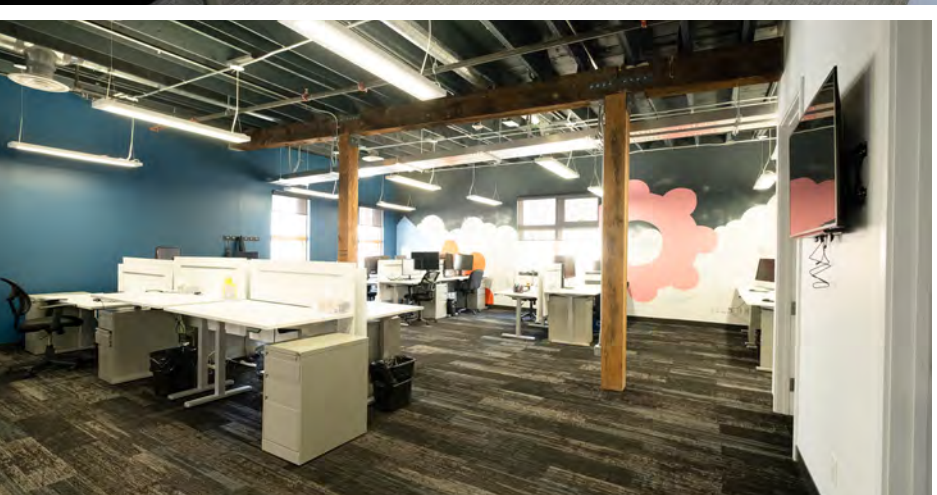


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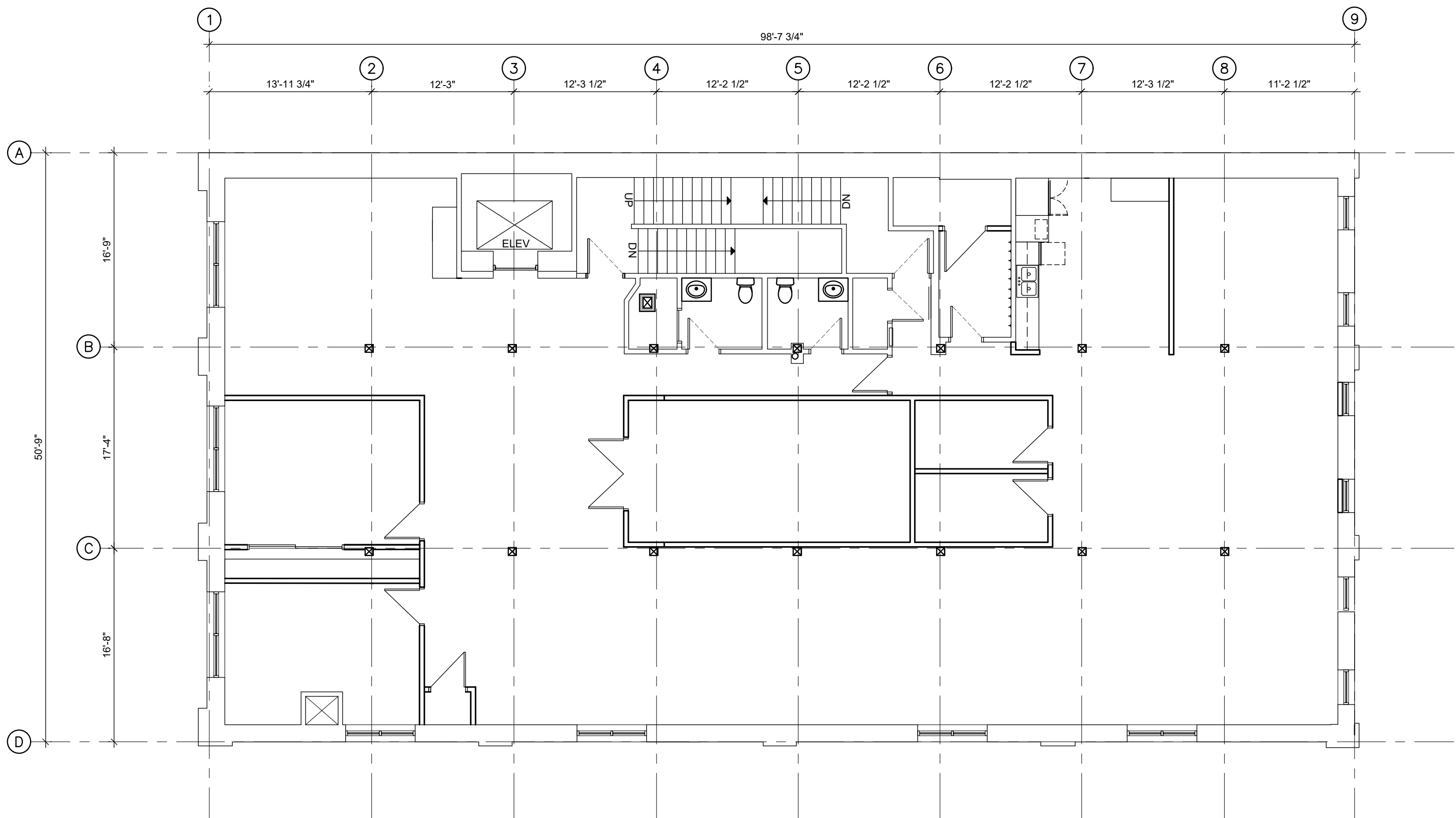




4TH FLOOR



4TH FLOOR



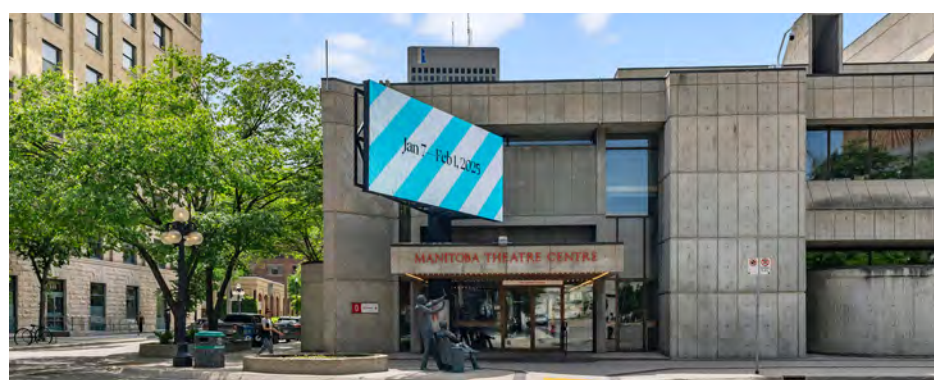


LOWER LEVEL





EXCHANGE DISTRICT



THE NEIGHBOURHOOD



Businesses and Organizations in the Exchange District by Industry



- 38% Retail, Food & Drink, Arts & Entertainment
- 29% Professional, Scientific & Technical
- 20% Finance, Insurance, Informational and Education
- 13% Healthcare, Religious & Administrative



GROWTH

The Exchange District BIZ's 20-year strategy aims to transform the area with 28 key projects, adding **11,000** residential units and boosting the population by **15,000**. Expected economic benefits include a **\$103.5 million** property tax uplift.



BIKING

The Exchange District is a top bike-friendly destination in Winnipeg, with ample parking, safe routes, and numerous Bike Friendly Businesses.



TRANSPORTATION

The Exchange District is well-connected, with major bus routes like 11, 12, 15, 16, 18, 21, 22, and 24 serving the area.



PARKING

The Exchange District offers ample parking, including heated parkades and over 32,000 spots downtown, with various payment options.



CONNECTIVITY

Anywhere in this 20-block district is within a 10-minute walk.



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