



East Unit - 5th Floor - 211 Bannatyne Avenue, Winnipeg, Manitoba

# Downtown Office Steps from Iconic Portage & Main

For Sale/Lease 

## Property Details

**+/- 4,432 sq. ft.**

SPACE AVAILABLE

**\$742,500**

SALE PRICE

**\$13.00/sq. ft.**

LEASE RATE

**\$12,132.50**

2024 PROPERTY TAXES

**\$3,476.34**

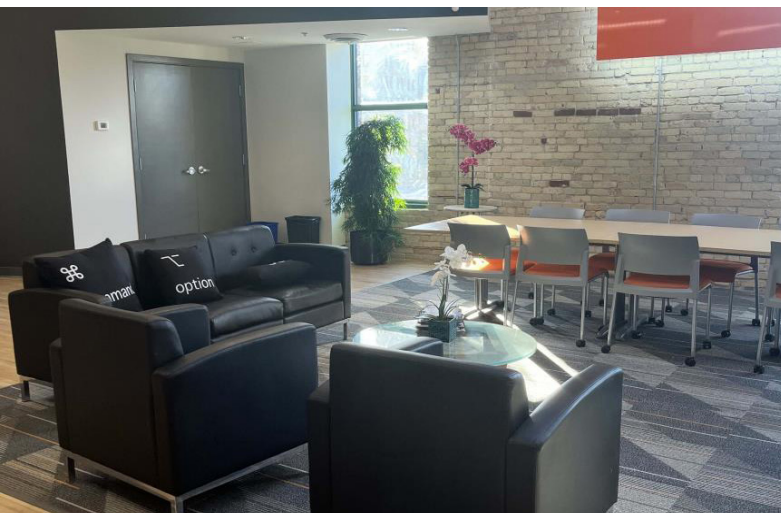
MONTHLY CONDO FEES (2025)

**\$546.11**

RESERVE FUND

**\$13.86/sq. ft.**

CAM & TAXES (INCLUDES ALL UTILITIES)



## Features

- Completely renovated in 2021 and 2022, with new design, finishings and fixtures
- East unit features six private offices, a dedicated IT room, and a spacious boardroom with stunning views of Portage and Main
- Large open kitchen and meeting/lounge area located directly off the elevator, ideal for team gatherings and impactful branding
- Each private office includes individual temperature controls and dual task lighting for personalized comfort
- Open-concept workspace supports numerous workstations and easily adapts to high-density team layouts as your business grows
- Underground heated parking with elevator access and ample parking in the neighbourhood, including adjacent parking lot
- Tenants can enjoy both on-site restaurants as well as a wide variety of nearby restaurants, coffee houses, breweries and boutique retailers.
- Located a short walk from downtown landmarks including City Hall, Red River College, Shaw Park, The Forks, Canadian Museum for Human Rights, Canada Life Centre, Centennial Concert Hall & Pantages Playhouse.
- Convenient access to Winnipeg Square, Winnipeg's underground office and retail complex.

## Highlights



### Located

IN WINNIPEG'S HISTORIC  
EXCHANGE DISTRICT



### Short walk

TO UNDERGROUND  
CONCOURSE AT  
PORTAGE & MAIN



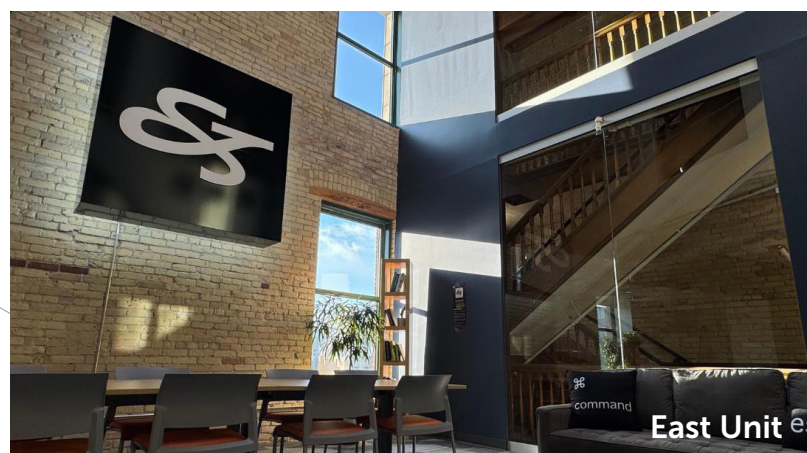
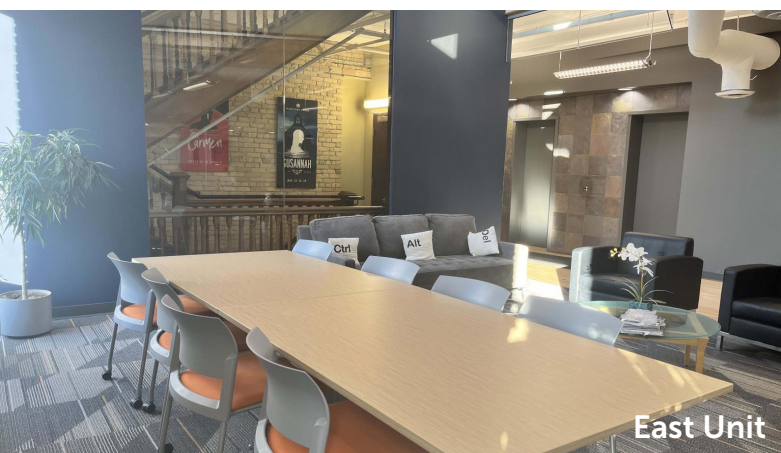
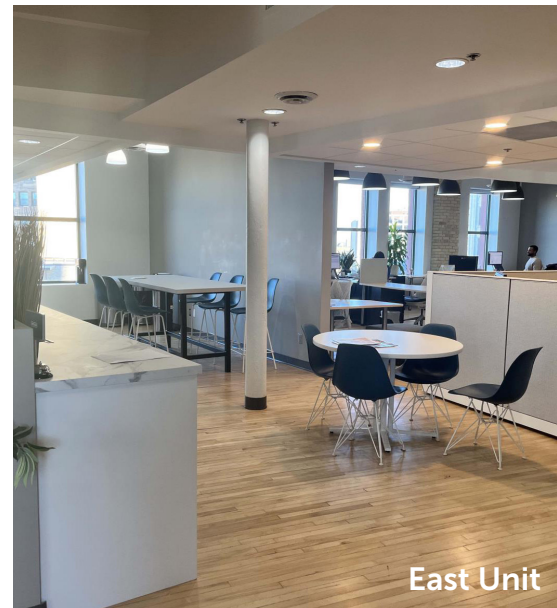
### Great access

TO PUBLIC TRANSIT



### Convenient

PARKING ONSITE &  
ADJACENT TO BUILDING



# Floor Plan



| AREA CALCULATIONS                                                                                       |                       |         |
|---------------------------------------------------------------------------------------------------------|-----------------------|---------|
|                    | TENANT A EAST         | 3845 SF |
|                    | TENANT B WEST         | 3155 SF |
|                    | VERTICAL PENETRATIONS | 435 SF  |
|                    | FLOOR COMMON AREA     | 1068 SF |
| AREA CALCULATIONS ARE SUBJECT TO CHANGE, BASED ON THE AS-BUILT LOCATION OF THE PROPOSED DEMISING WALLS. |                       |         |



## Walk Time & Parking Lots

- |                                        |                                     |
|----------------------------------------|-------------------------------------|
| 1. 180 Bannatyne Ave. Parking          | 9. Lot #164 - 90 Market Ave.        |
| 2. 166-170 McDermot Ave. Garage        | 10. Indigo Parking - 128 James Ave. |
| 3. Lot #256 - 178-179 Market Ave.      | 11. W018 - 210 Bannatyne Ave.       |
| 4. Lot #246 - 116 Market Ave.          | 12. Lot #25 - 124 Bannatyne Ave.    |
| 5. Lot #207 - 104 James Ave.           | 13. W020 - 129 McDermot Ave.        |
| 6. Lot #258 - West of Amy & James Ave. | 14. W026 - Rorie St. Parking        |
| 7. Lot #251 - 141-147 Amy & James Ave. | 15. W027 - Grain Exchange Garage    |
| 8. Impark Lot - John Hirsch Pl.        |                                     |


**LEGEND**

1. The Forks Marketplace
2. Canadian Museum for Human Rights
3. Union Station
4. Hotel Fort Garry
5. Blue Cross Park
6. Winnipeg Square  
Earl's  
OEB Breakfast Co.
7. Millenium Library
8. Canada Life Centre
9. Richardson Building
10. Fairmont Hotel
11. Parlour Coffee
12. King + Bannatyne Sandwich Shop  
Bronuts & Coffee
13. Peasant Cookery  
Kings Head Pub
14. Red River College
15. City Hall
16. Hermano's Restaurant & Wine Bar
17. Carnavale Brazilian BBQ  
Harrison's Coffee
18. Saddlery on Market
19. Royal Manitoba Theatre Centre  
Pantages Playhouse Theatre
20. Centennial Concert Hall
21. Manitoba Museum
22. James Ave Pumphouse Food & Drink
23. Mere Hotel  
Cibo
24. NonSuch Brewery
25. Patent 5 Distillery & Tasting Room

**SUBJECT  
PROPERTY**

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