



5th Floor - 211 Bannatyne Avenue, Winnipeg, Manitoba

Join Winnipeg's Vibrant Historic Exchange District

For Sale/Lease 

Property Details

+/- 8,503 sq. ft.

SPACE AVAILABLE

\$1,350,000

SALE PRICE

\$13.00/sq. ft.

LEASE RATE

\$25,287.00

2024 PROPERTY TAXES

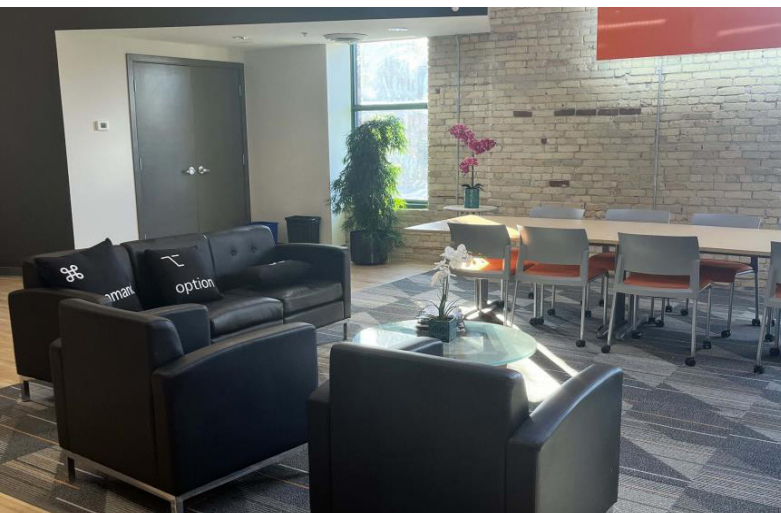
\$10.14/sq. ft.

COMMON ELEMENT FEE

(INCLUDES ALL UTILITIES & RESERVE FUND
CONTRIBUTION (2024))

\$13.12/sq. ft.

CAM & TAXES (INCLUDES ALL UTILITIES)



Features

- Completely renovated in 2021 and 2022, with new design, finishings and fixtures
- Huge windows surround the space and fill it with natural light
- Combination of open work spaces, private offices and boardroom
- Each office has a large window with incredible light and views of the Exchange District
- 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



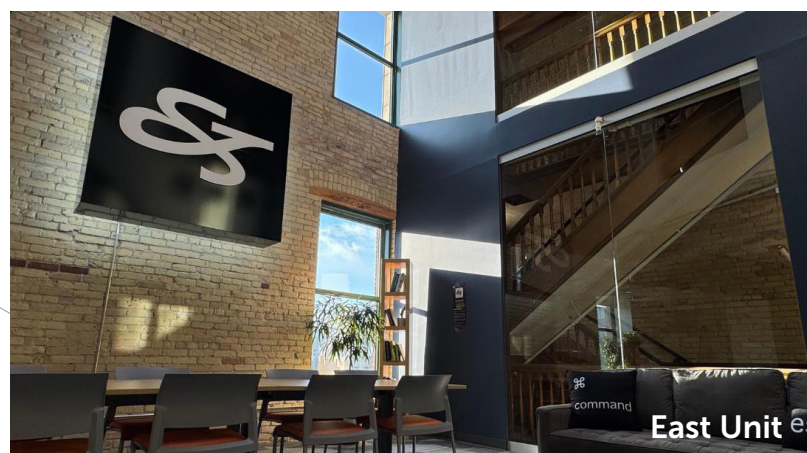
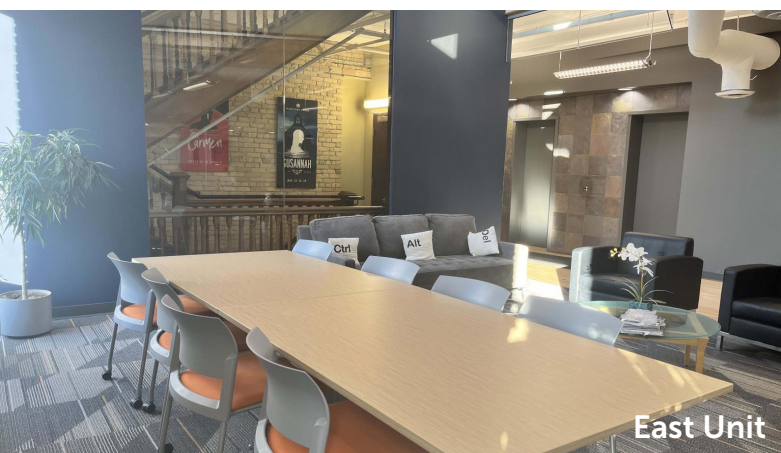
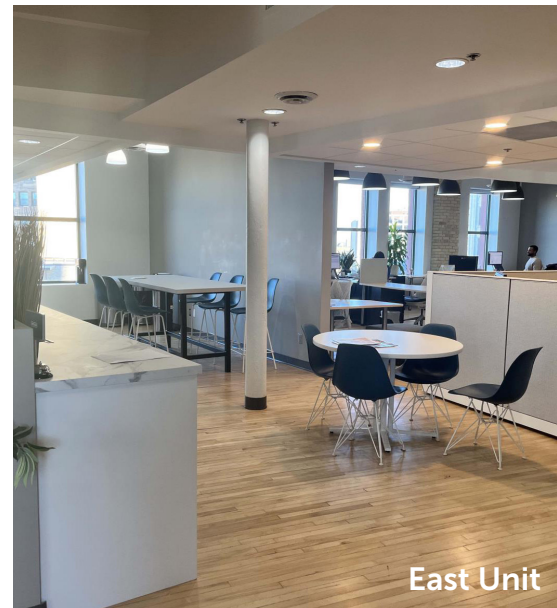
Great access

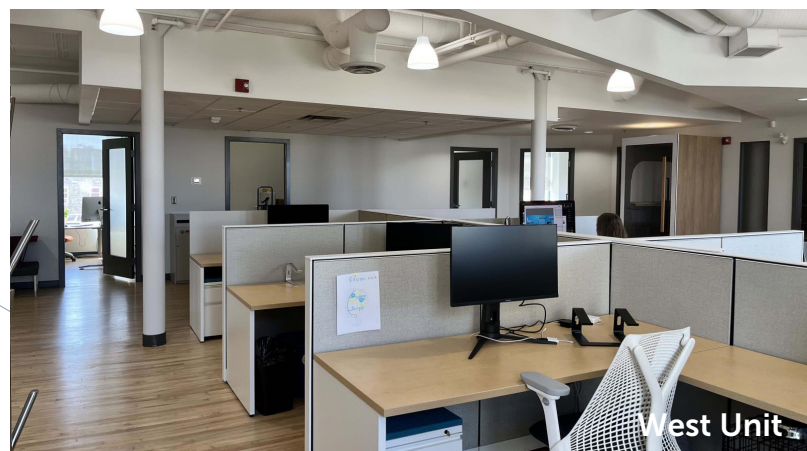
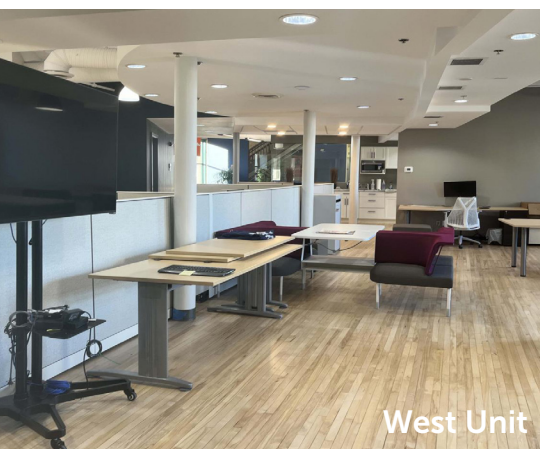
TO PUBLIC TRANSIT



Convenient

PARKING ONSITE &
ADJACENT TO BUILDING

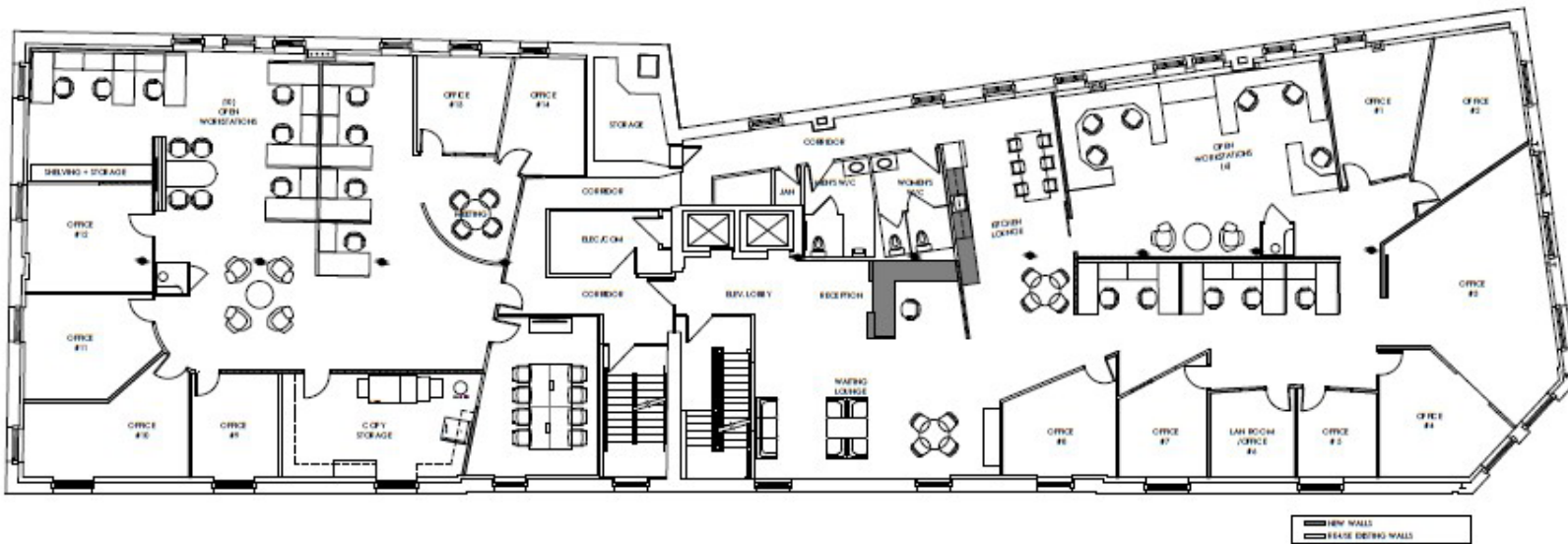




Floor Plan

WEST UNIT

EAST UNIT





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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