

GRAIN EXCHANGE BUILDING

WINNIPEG, MB

<https://grainexchangebuilding.com/>

FOR LEASE: OFFICE



STARTING FROM:
\$13.00 PER SF

Located in the Exchange/Waterfront district
of downtown Winnipeg

PROPERTY HIGHLIGHTS

- 10-storey Grade II Heritage Building constructed in 1906 that has been undergoing extensive floor-by-floor renovations since 2007
- A historic landmark of yesteryear, and a thriving hub of business and commerce in the new millennium
- Building is connected to the Winnipeg Square underground retail concourse
- Indoor heated and surface parking available in the Lombard/McDermot Parkade. Monthly and hourly parking available
- All major bus routes to suburbs within 250 feet of entrance
- Major tenant is Public Works and Government Services

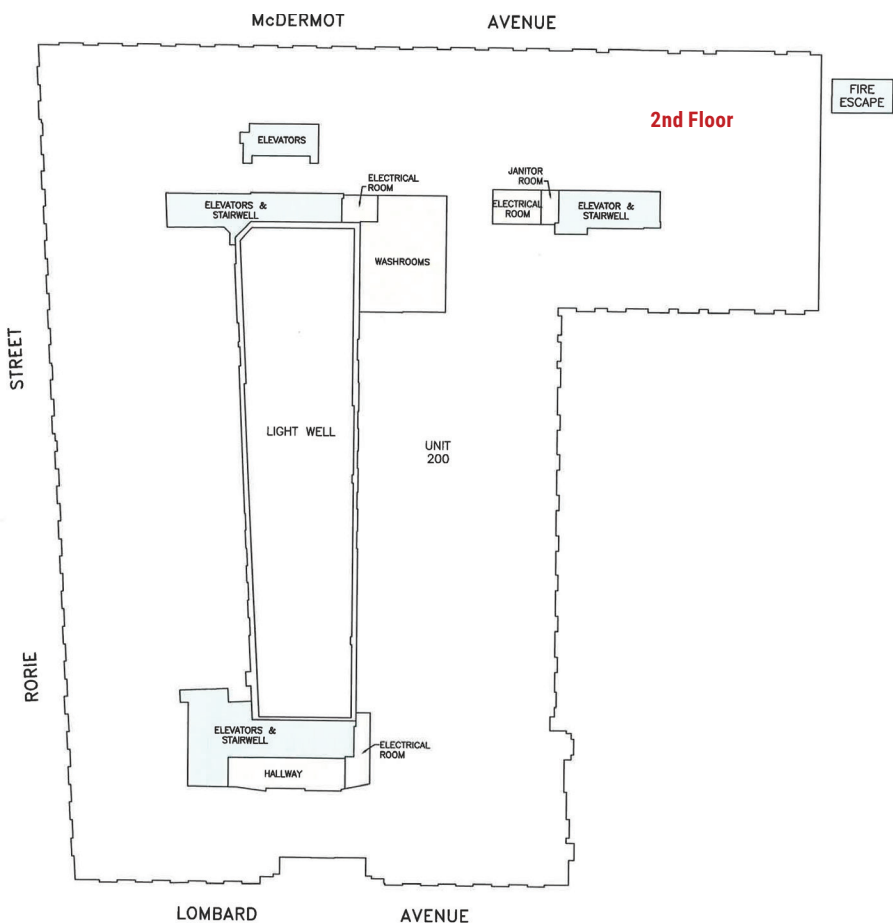
CHRIS VODREY

Director—Leasing—Central Region
(+1) 204-934-2798
cvodrey@artisreit.com





AVAILABLE IMMEDIATELY



Suite #	Size
110	6,108 SF
140	987 SF
200	24,934 SF
428	1,478 SF
476	1,155 SF
510	2,671 SF
523	1,076 SF
565	1,474 SF
604	777 SF
635	526 SF
665	1,635 SF
806	275 SF
884	2,885 SF
878	696 SF
910	760 SF
920	670 SF
960	568 SF

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GRAIN EXCHANGE BUILDING, 167 LOMBARD AVENUE, WINNIPEG, MB

PROPERTY DETAILS

Asking Net Rent	\$13.00/SF
Additional Rent (2024 Estimate)	Operation Cost: \$15.26/SF Tax: \$2.13 5% Management Fee included in Additional Rent
GLA	231,108
Site Area	2.65 acres
Floors	10
Parking	270 stalls Monthly for Non-Reserved: \$255.00 + GST Monthly for Reserved: \$295.00 + GST Monthly for Reserved (Heated): \$315.00 + GST Monthly for Reserved (6:00am to 6:00pm): \$285.00 + GST
Zoning	Heritage Class C
Year Constructed	1906
Extensive Floor-by-Floor Renovations	Since 2007

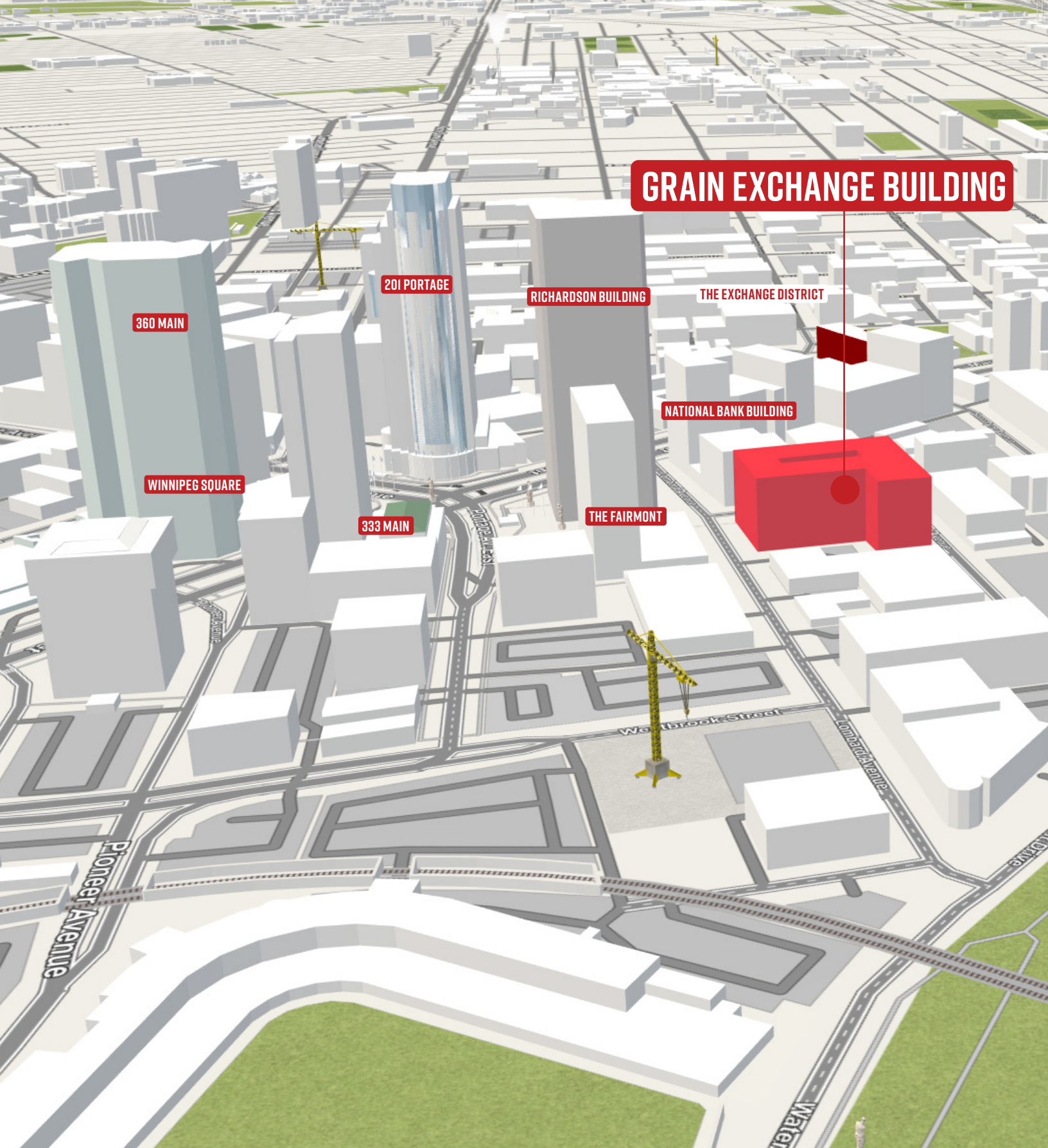
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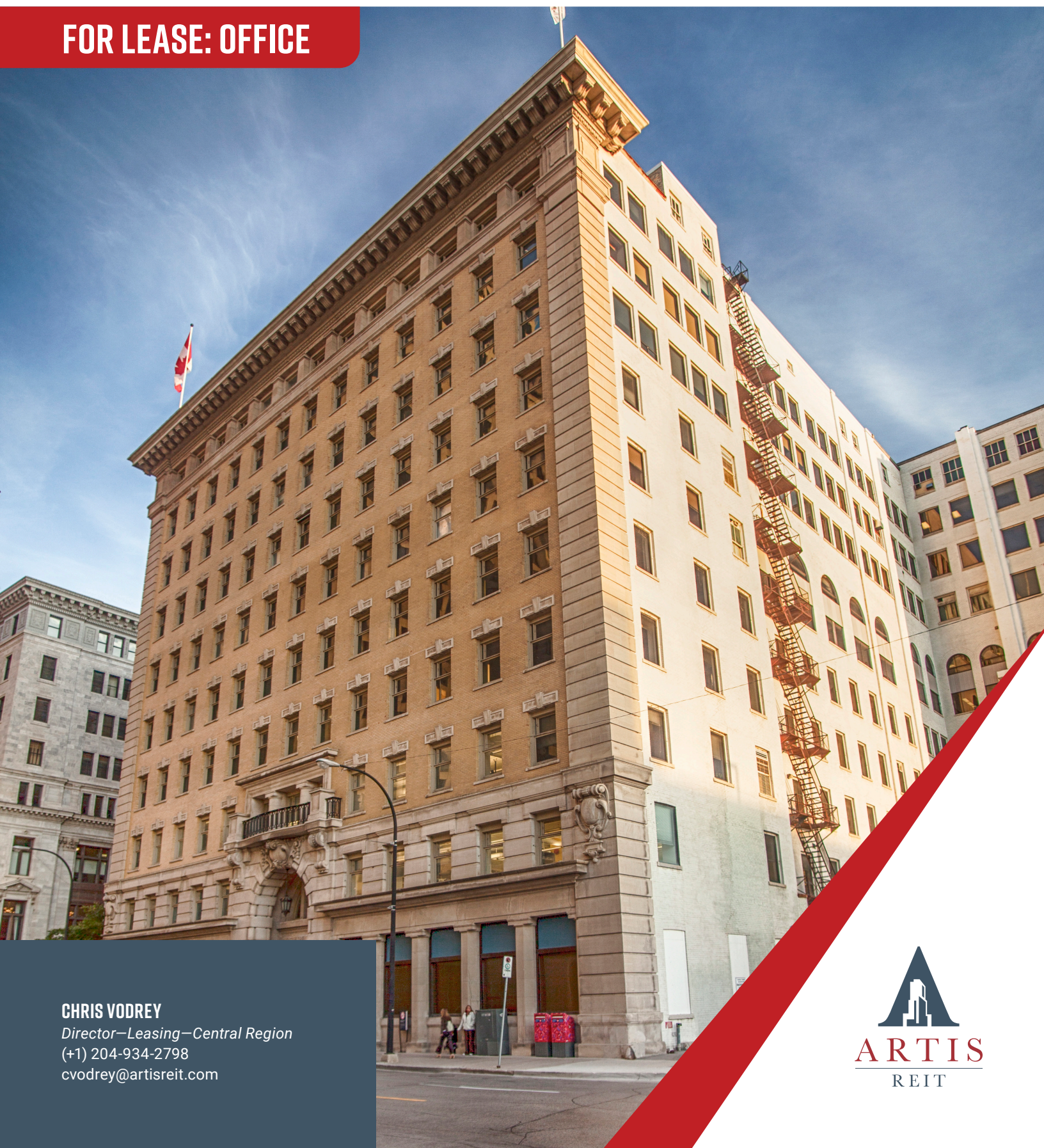
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