



GRAIN EXCHANGE BUILDING

167

LOMBARD AVENUE

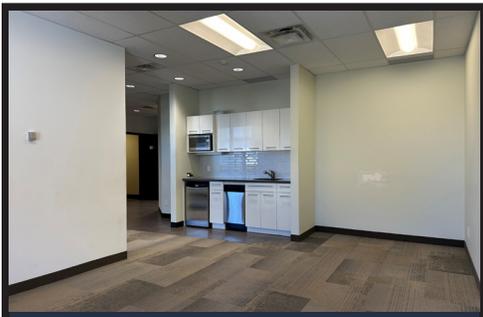
Office Spaces for Lease
200 – 24,000 RSF

Highlights

- Connected to the Winnipeg Square underground retail concourse and the skywalk system from Portage and Main
- Indoor heated and surface parking available
- Convenient location between the Exchange District and Portage and Main
- 24/7/365 security in the building
- Accessible to all major bus routes
- Walking distance to restaurants, shops, parking lots and Waterfront Drive

RFA
ASSET MANAGEMENT

**AVISON
YOUNG**

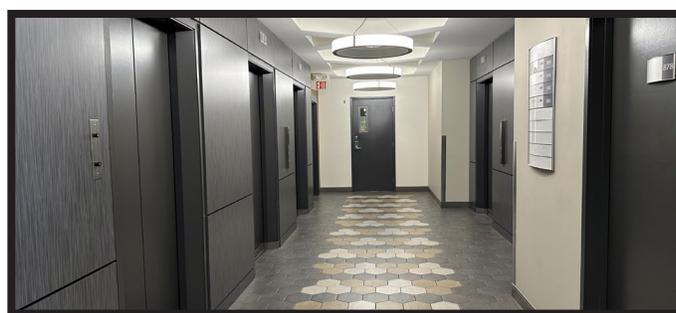


UNIT 910 - 760 SF

UNIT 920-670 SF

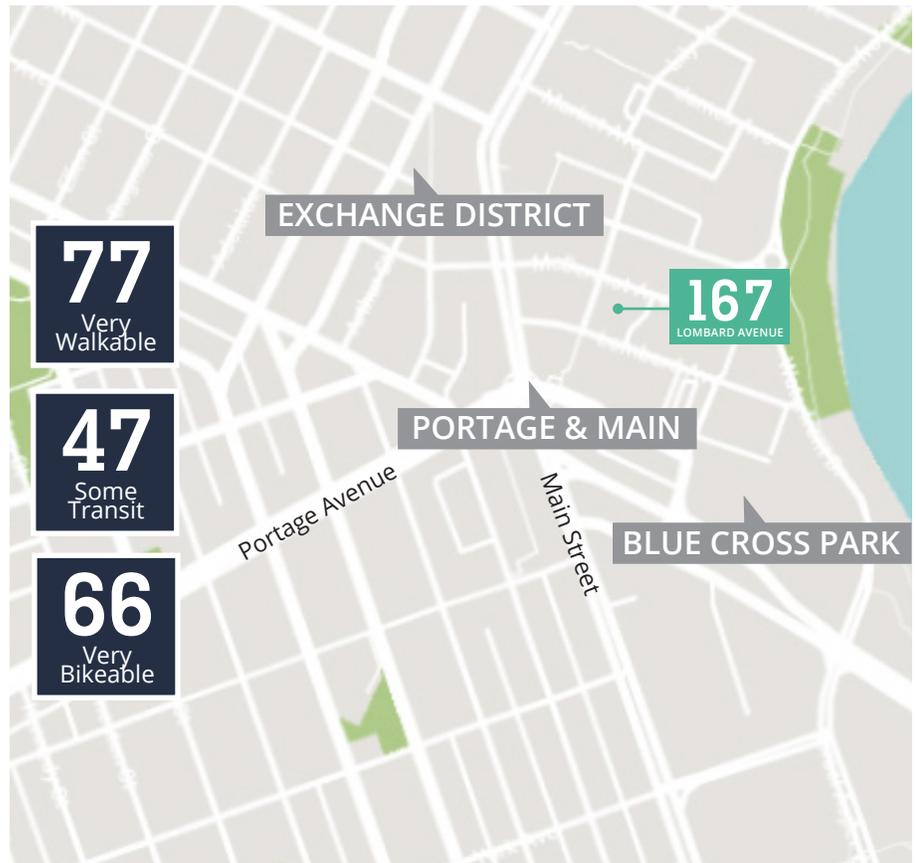


UNIT 965 - 795 SF



Space Under 1,000 SF

Space	Size	Rent / Mth
Suite 649	215 SF	\$540
Suite 653	221 SF	\$555
Suite 915	294 SF 	\$740
Suite 426	319 SF	\$800
Suite 838	422 SF	\$1,060
Suite 635	526 SF	\$1,325
Suite 940	543 SF	\$1,370
Suite 960	568 SF 	\$1,450
Suite 625	648 SF	\$1,625
Suite 920	670 SF 	\$1,690
Suite 878	696 SF 	\$1,750
Suite 910	760 SF 	\$1,925
Suite 604	777 SF 	\$1,950
Suite 965	795 SF 	\$2,000
Suite 140	987 SF	\$2,480





UNIT 884 - 2,885 SF



UNIT 665 - 1,635 SF



UNIT 550 - 1,044 SF

Space Over 1,000 SF

Space	Size
Suite 550	1,044 SF
Suite 647	1,047 SF
Suite 476 	1,155 SF
Suite 950 	1,375 SF
Suite 665 	1,635 SF
Suite 884 	2,885 SF
Suite 110 	6,108 SF
Suite 200	24,934 SF



Building Details

Asking Net Rent	\$13.00 PSF
Additional Rent	Operational Cost \$14.85 PSF Tax \$2.27 5% Mgmt Fee Incl. in Additional Rent
GLA	231,108 SF
Site Area	2.65 Acres
Floors	10
Parking	270 Stalls Monthly for Non-Reserved: \$255 + GST Monthly for Reserved: \$295 + GST Monthly for Reserved (Heated): \$315 + GST Monthly for Reserved (6AM-6PM): \$285 + GST
Classification	Heritage Class C
Year Built	1906
Floor-to-Floor Renovations	Since 2007



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For more information,
please contact:

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**AVISON
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