

FOR LEASE / FOR SALE

89 Princess Street, Suite 1A, Winnipeg

Main Floor Office / Retail  
Condo Available

**Reno Augellone**

Senior Associate  
D 204 560 1507  
[reno.augellone@avisonyoung.com](mailto:reno.augellone@avisonyoung.com)

**Lindsay Ward**

Senior Associate  
D 204 560 1508  
[lindsay.ward@avisonyoung.com](mailto:lindsay.ward@avisonyoung.com)

**AVISON  
YOUNG**

# Highlights

89 Princess Street – located in the Exchange District in Winnipeg – offers a variety of experiences for office and retail workers who enjoy a vibrant atmosphere and spending time on patios for lunch or strolling into unique and trendy retail shops.

This building sits between McDermot Avenue and Bannatyne Avenue which is among the most active streets in this part of Winnipeg. Public green spaces are especially well-located and there are a few of them nearby for one to explore, which makes them easily accessible within the Exchange District.

The Exchange District is home to artists, galleries, and performance venues that are alongside larger institutions like the Centennial Concert Hall, RRC Polytech, the Royal Manitoba Theatre Centre and the upcoming Market Lands Development.

It is also home to a growing technology and innovation cluster at the Innovation Centre Red River College. The neighbourhood boasts dozens of unique independent shops and plenty of home grown eateries, pubs, coffee shops, brewers, and gourmet restaurants. Over the last decade the neighbourhood has undergone a residential renaissance, with historic buildings being converted to condominium and rental apartments, now housing over 3,000 new residents.

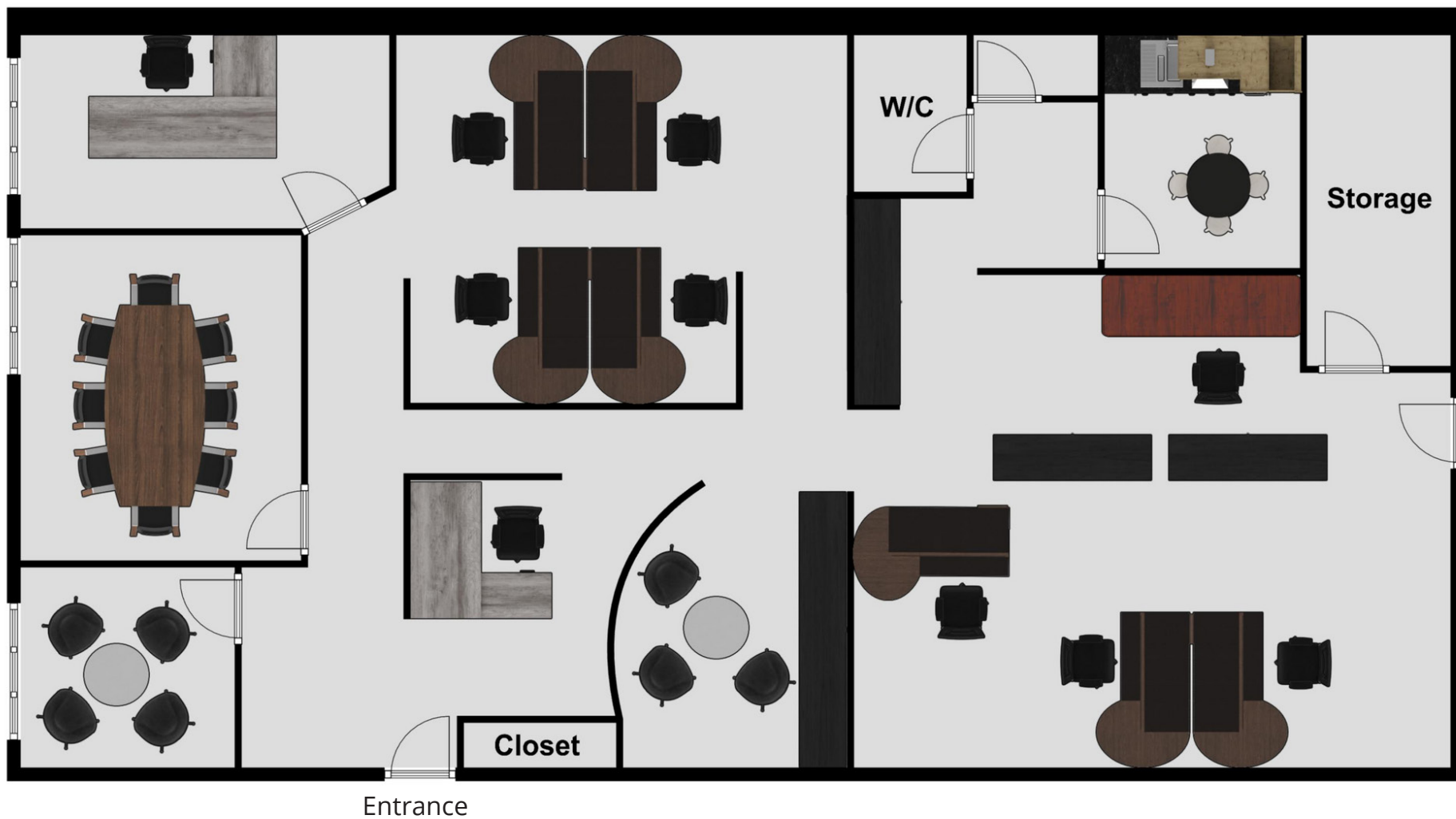


# Space Details

- Located on the ground floor within the Hemisphere Building
- Zoning: C-Character : maintaining the architectural and cultural heritage of the West Exchange
- 2,797 sf available
- Contemporary 'open plan' offices
- Retail potential with great exposure
- Independent HVAC control
- Condo offered for sale or for lease
- **For sale: \$625,000**
- **For lease: \$18.00 psf / gross / annum**



# Floorplan



AVISON  
YOUNG

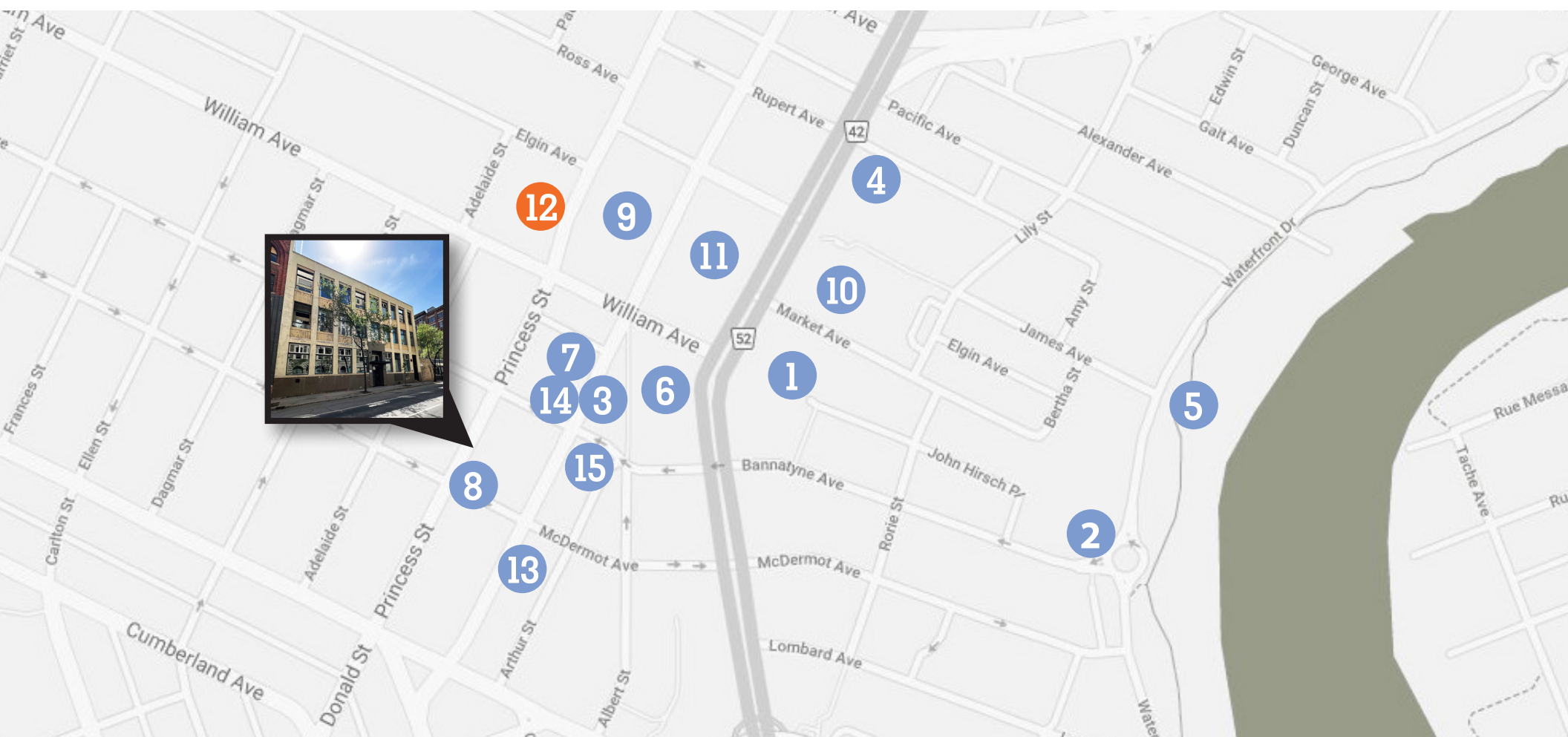


Images

# Location Map

## AREA MAP

1	Centennial Concert Hall	6	Exchange District BIZ	11	Winnipeg's City Hall
2	Carnaval Brazilian BBQ	7	Kings Head Pub	12	RRC Polytech
3	Old Market Square - Cube	8	Deer + Almond	13	Toad Hall Toys
4	Manitoba Museum	9	Market Lands Development	14	Peasant Cookery
5	Cibo Waterfront Cafe	10	Centennial Concert Hal	15	Bronuts & Coffee





# Let's talk.

**Reno Augellone**

Senior Associate

D 204 560 1507

[reno.augellone@avisonyoung.com](mailto:reno.augellone@avisonyoung.com)

**Lindsay Ward**

Senior Associate

D 204 560 1508

[lindsay.ward@avisonyoung.com](mailto:lindsay.ward@avisonyoung.com)

Avison Young – Winnipeg | 204 560 1500  
185 Provencher Blvd., Unit 200, Winnipeg MB

© 2025 Avison Young Commercial Real Estate (Manitoba) Inc. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

---

**AVISON  
YOUNG**

---