MOVE-IN READY RETAIL/OFFICE SPACES AVAILABLE

115 Bannatyne Avenue

EAST EXCHANGE DISTRICT, WINNIPEG, MB

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Introducing 115 Bannatyne Avenue

115 Bannatyne Avenue (the "Property") is centrally located between Main Street and Waterfront Drive, minutes from Portage and Main, The Forks, the underground and skywalk system, and more. 115 Bannatyne offers 39,729 sq. ft. of rentable office space over 5 storeys. The Property offers premium visibility for westbound traffic along Bannatyne, and ample diagonal street parking. The Property is walking distance from all amenities within the Exchange District and The Forks.

Highlights

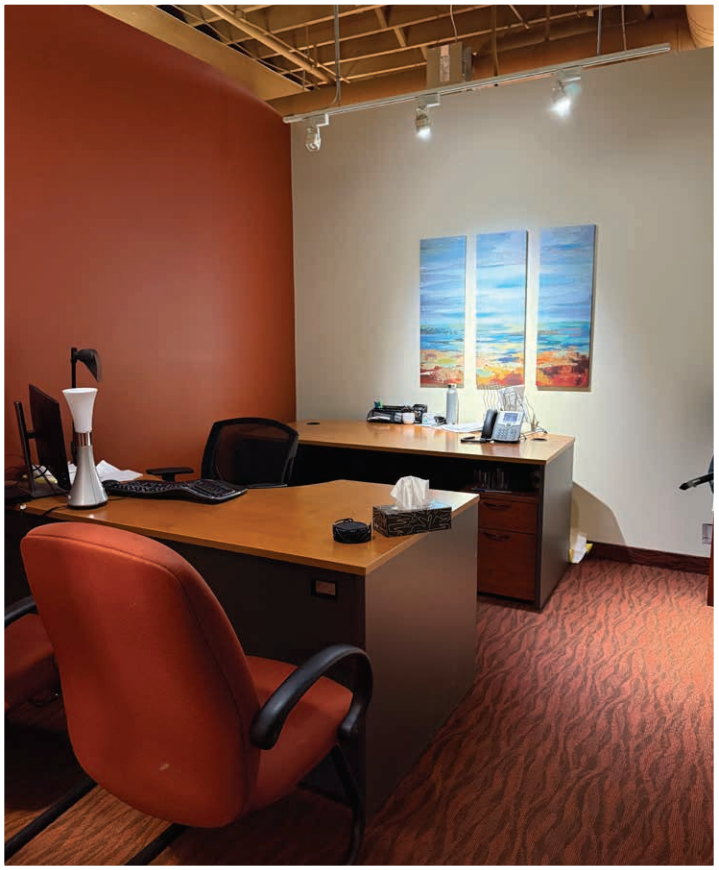
- Centrally located with access to all amenities the Exchange District has to offer
- Upgraded and renovated building with historic feel
- Very Attractive Rental Rates
- Many restaurants and cafés in the immediate area, and in close proximity to skywalk and underground connections

Leasing Opportunity

CIVIC ADDRESS	115 Bannatyne Avenue, Winnipeg, MB
LOCATION	East side of Main Street and steps from Waterfront Drive
# OF FLOORS	5
AVAILABILITY	Unit 104: 4,029 sq. ft. Unit 408: 908 sq. ft. Unit 504: 1,546 sq. ft.
ASKING NET RENT	$13.00 - $16.00 per sq. ft.
ADDITIONAL RENT	$10.58 per sq. ft. (plus 5% mgmt fee of gross rent)
SPACE HIGHLIGHTS	• Available immediately • In-place entry fob system • 1 Passenger elevator • On-site fitness centre and bike storage

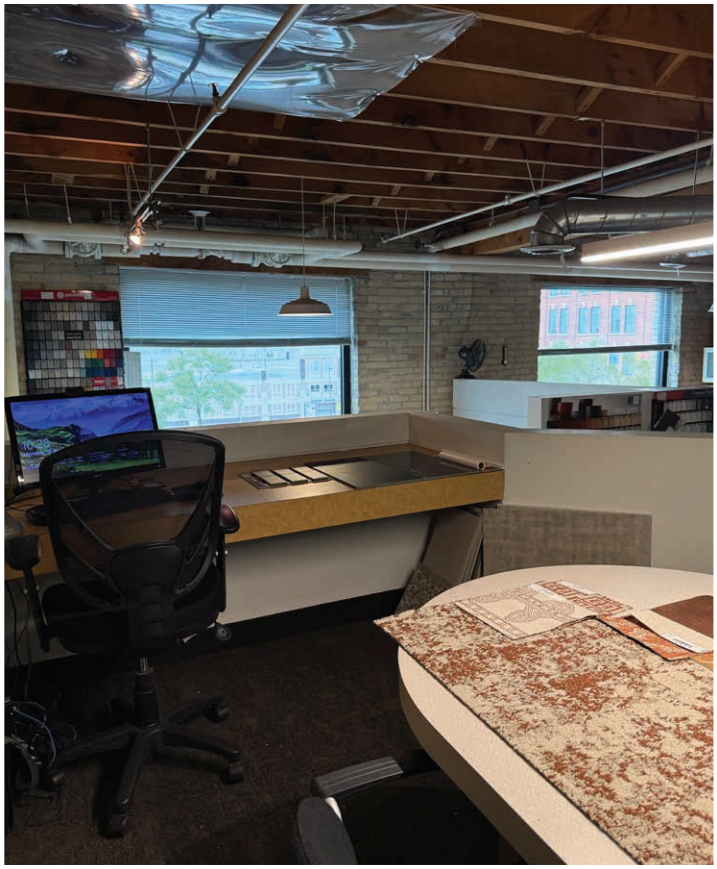
Interior Photos

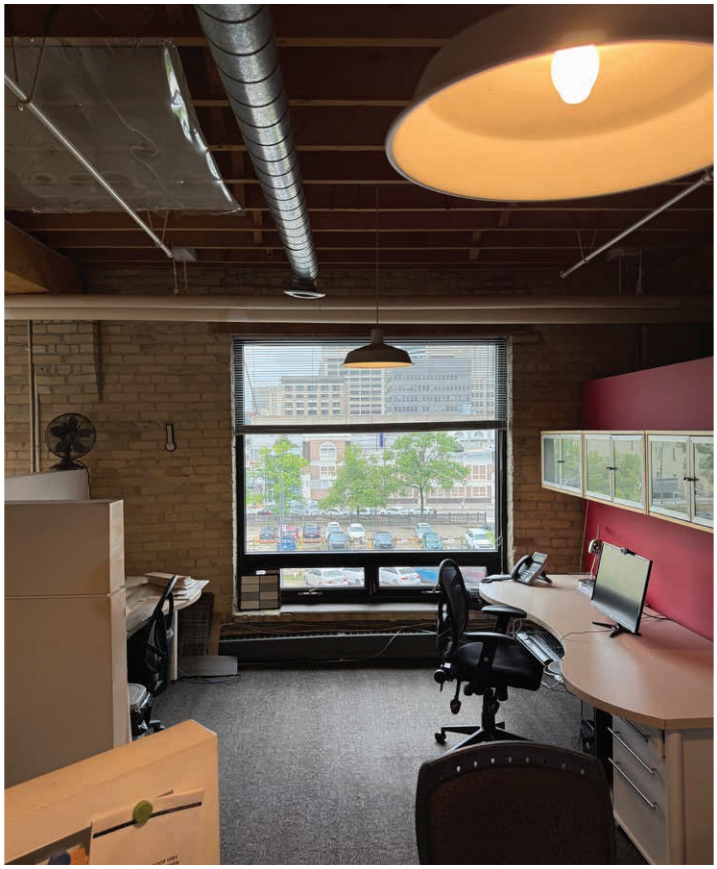
UNIT 104

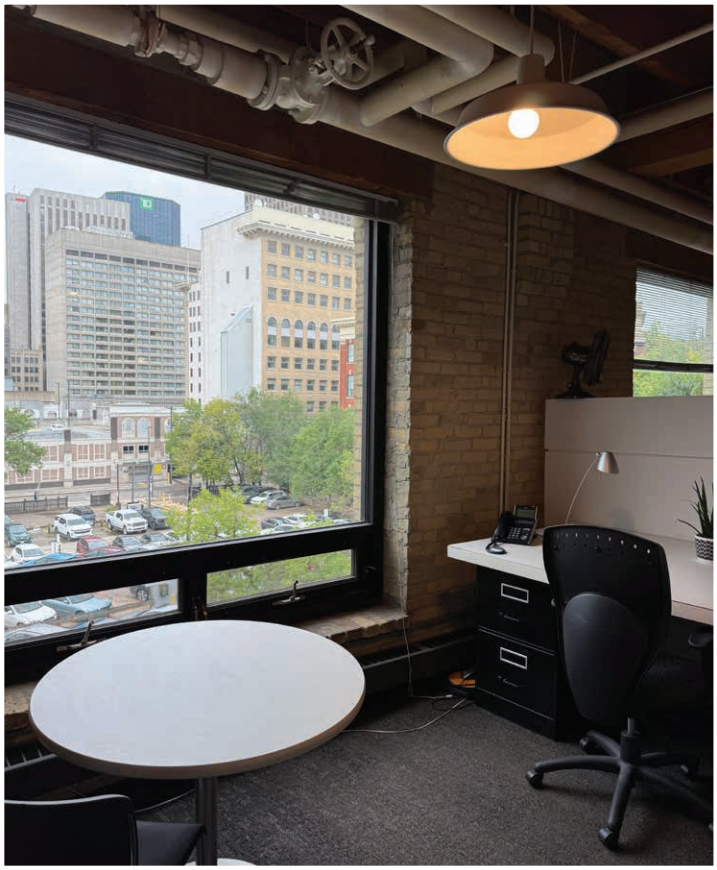


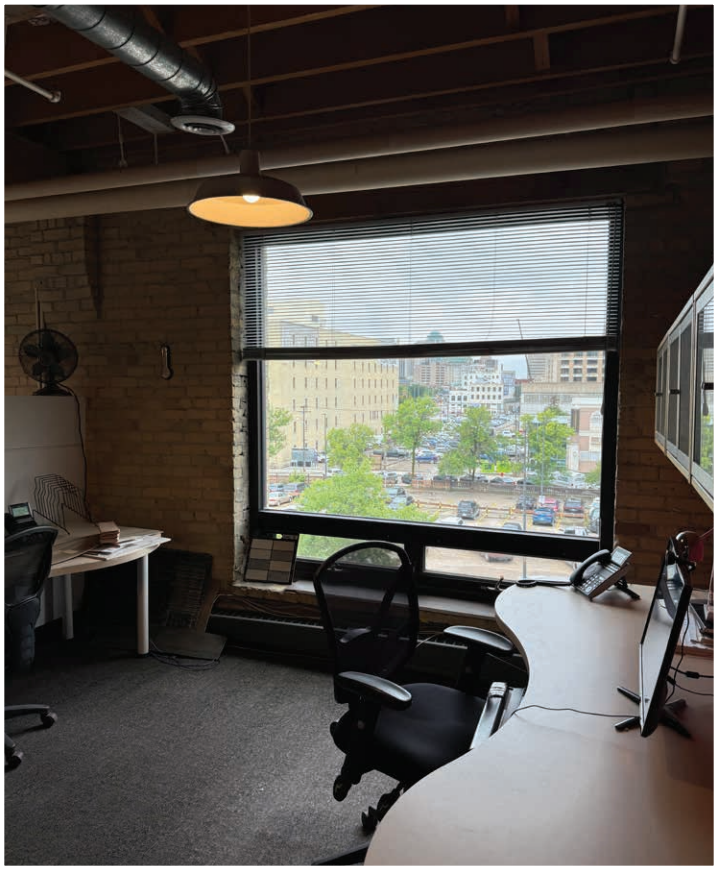
Interior Photos

UNIT 408



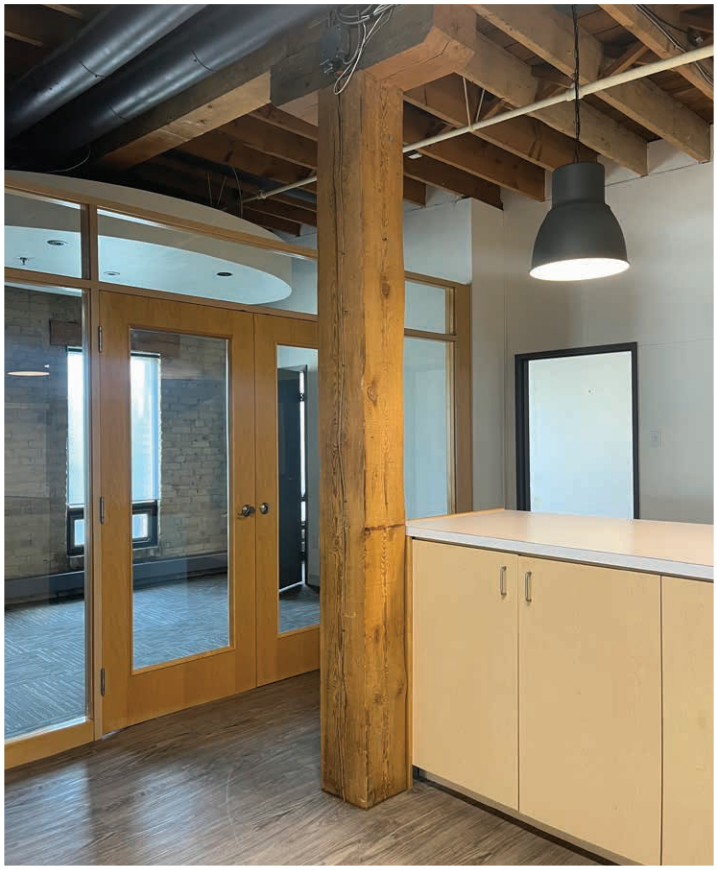






Interior Photos & Floor Plan

UNIT 504



Floor Plan

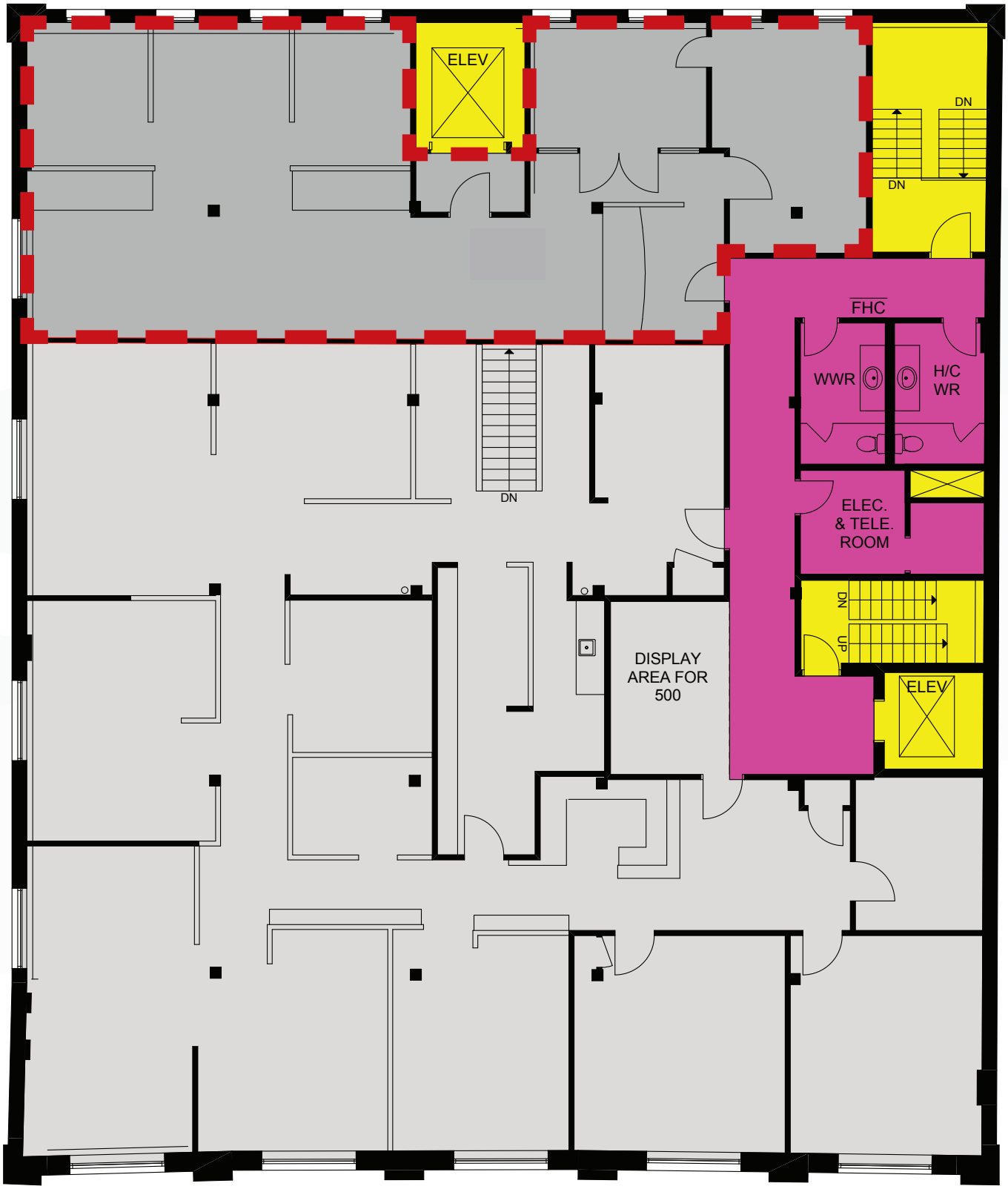
UNIT 104

Floor Plan

UNIT 408

Floor Plan

UNIT 504



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