

OFFICE/RETAIL SPACE FOR LEASE



# 89 ARTHUR STREET

## WINNIPEG, MB

*Live/Work Opportunity*



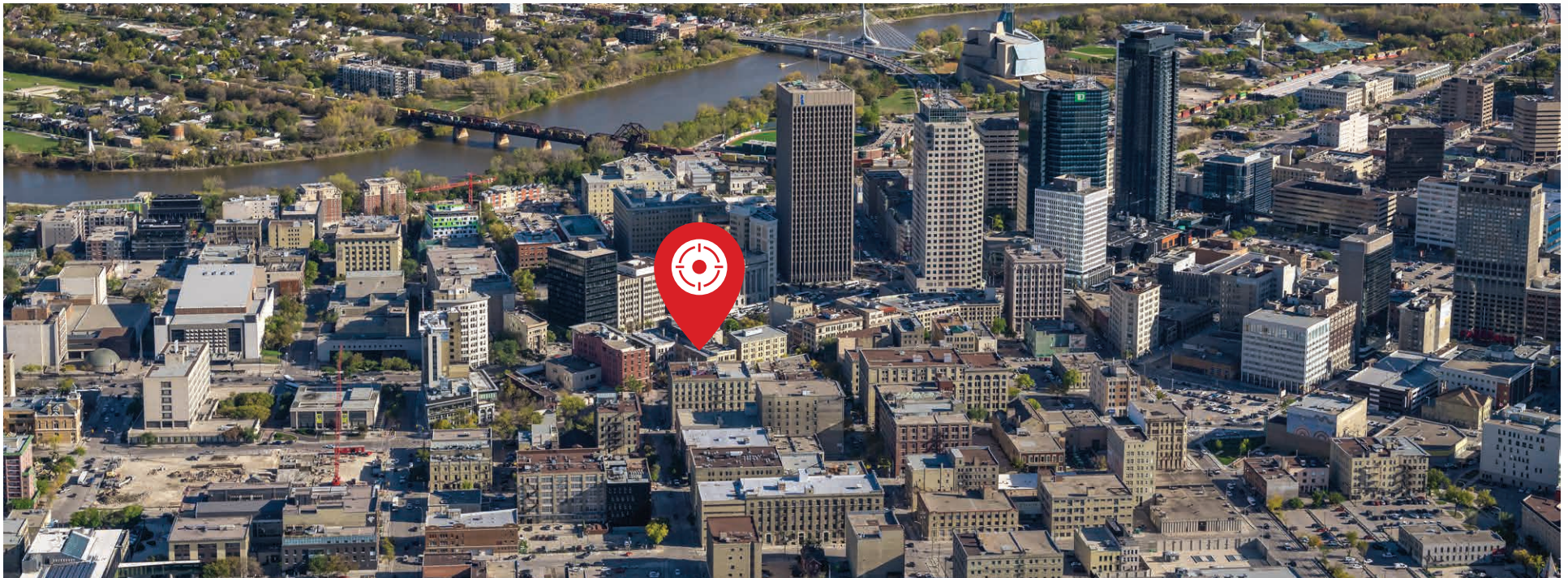


# PROPERTY DETAILS

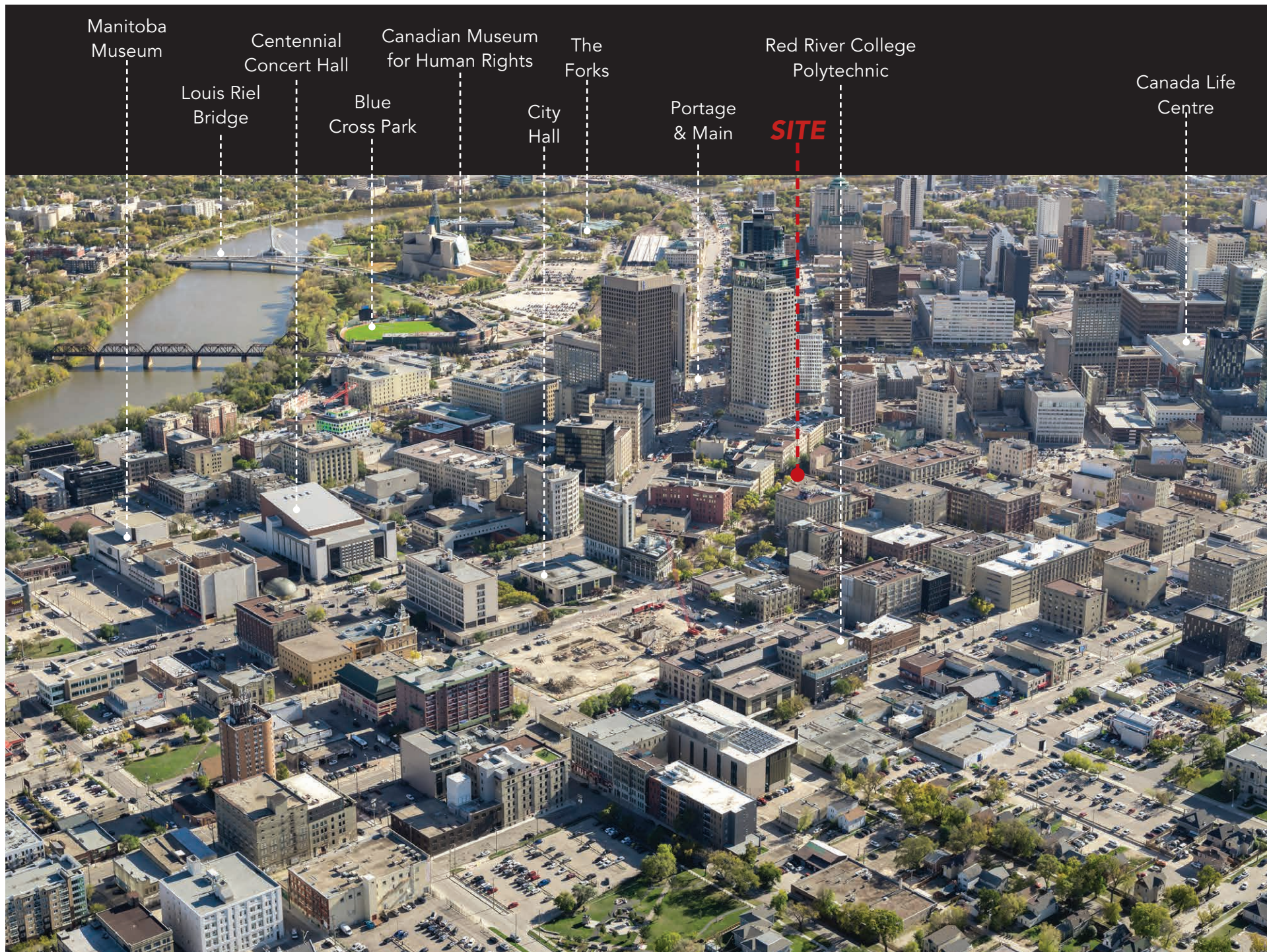
AREA AVAILABLE (+/-)	1,350 sq. ft.
GROSS RENT	\$2,800.00 plus GST
ZONING	C-Character
SIGNAGE	Building signage opportunities available
PARKING	Dedicated parking lot next to building
AVAILABILITY	Immediately

## HIGHLIGHTS

- Three-storey, open concept, **retail/office space**
- **Main floor access** and large windows offering ample natural light with synchronized electric blinds
- Exchange District Charm with **impressive interior improvements** in place, offering move-in ready opportunity
- **Opportunity for live/work** set up with two open concept floors plus a large loft
- Two full bathrooms with **heated floors**
- All new **stainless steel appliances and in-suite laundry**





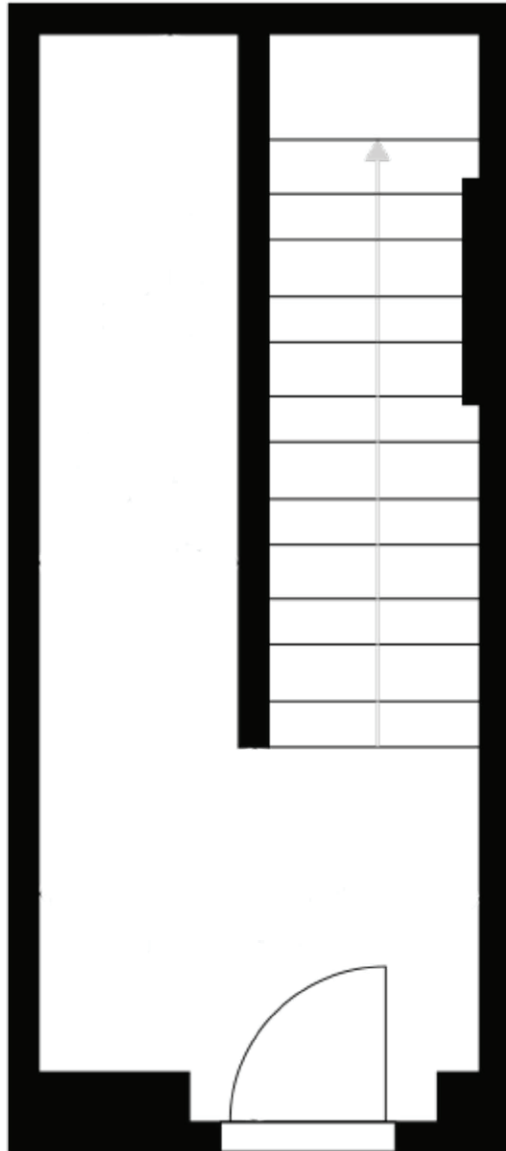




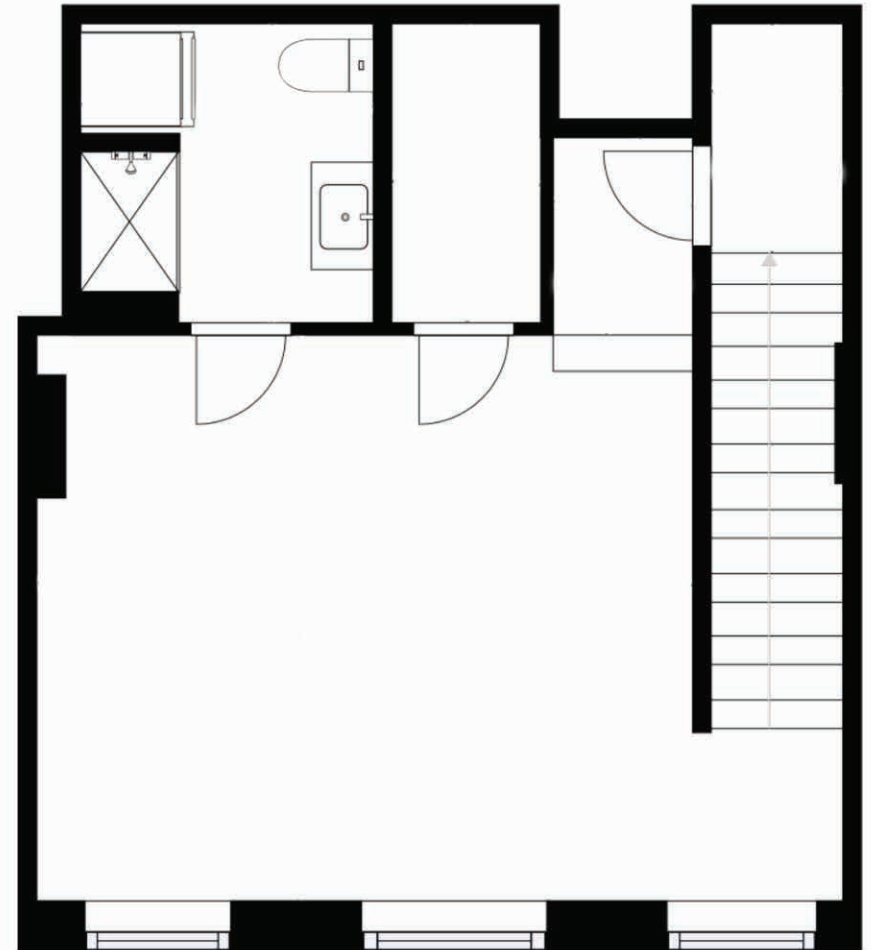
# FLOOR PLAN



## MAIN FLOOR



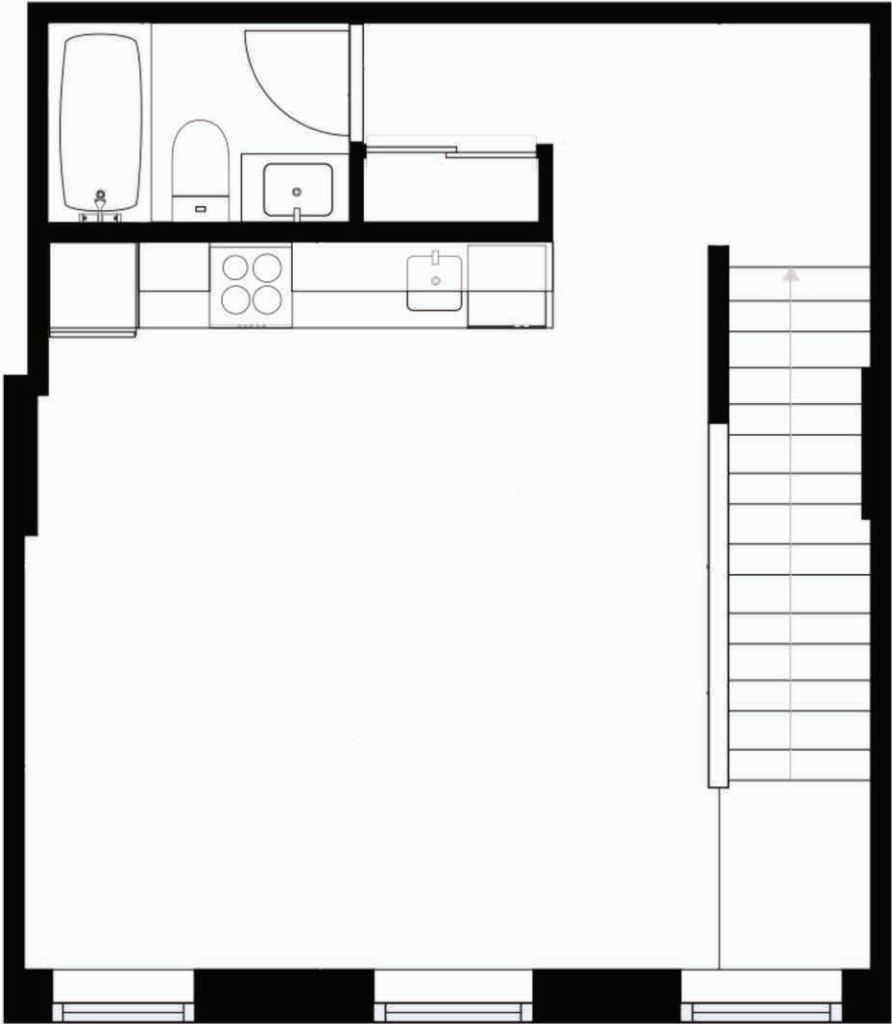
## SECOND FLOOR



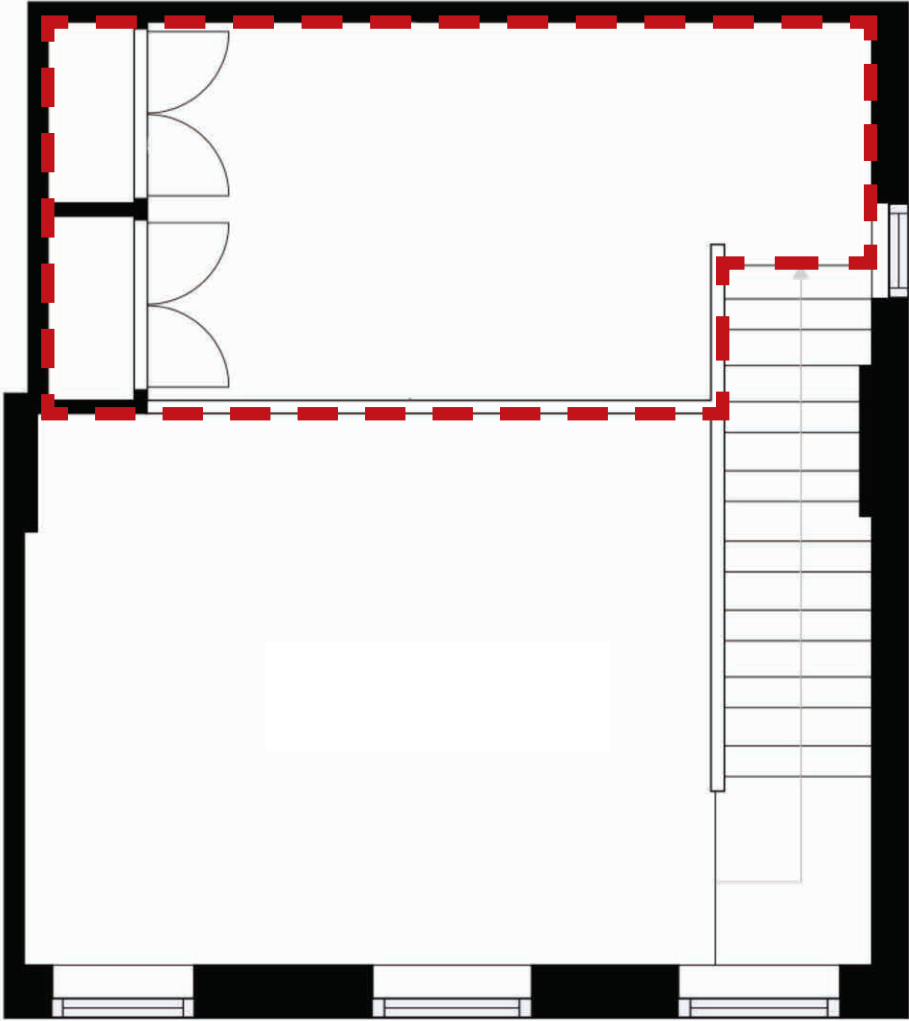
# FLOOR PLAN



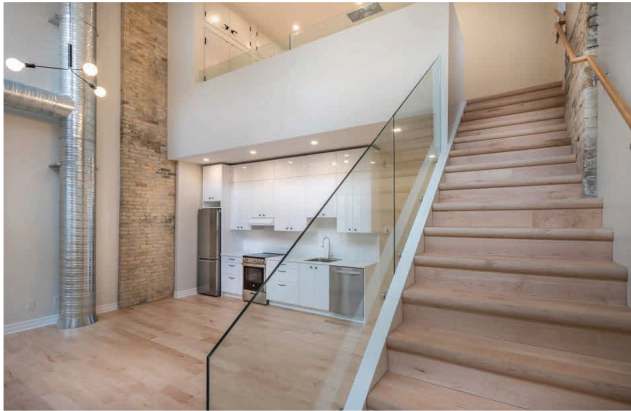
## THIRD FLOOR



## MEZZANINE



# INTERIOR PHOTOS



# AREA AMENITIES

## RESTAURANTS

1. Saddlery on Market
2. Kevin's
3. BluFish Japanese
4. Wee Johnny's Irish Pub
5. The Mitchel Block
6. Hy's Steakhouse
7. Salisbury House
8. Bailey's
9. Ira's Deli
10. Carnaval Brazilian BBQ
11. Cibo Waterfront Cafe
12. James Avenue Pumphouse
13. Nonsuch Brewing Co.
14. Corrienties Argentine Pizzeria
15. Parlour Coffee
16. Amsterdam Tea Room and Bar
17. Peasant Cookery
18. King's Head Pub
19. Chosabi
20. Bronuts Doughnuts + Coffee
21. Deer + Almond
22. La Carnita
23. Clementine
24. Winnipeg Free Press Cafe
25. Shawarma Khan
26. Patent 5 Distillery
27. The Velvet Glove
28. Lounge at the Fairmont

## HOTELS

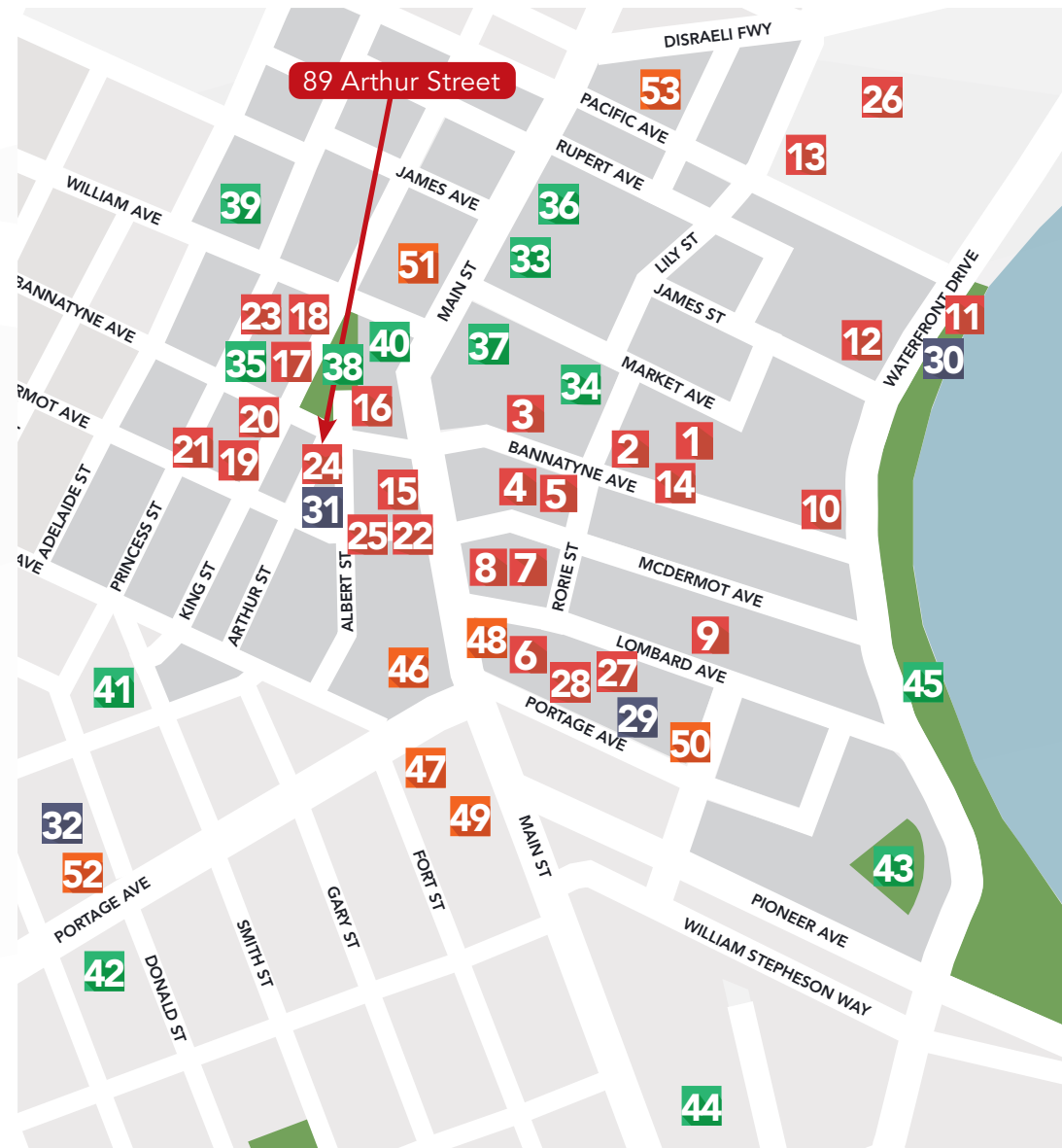
29. The Fairmont Hotel
30. Mere
31. Mariaggi's Hotel
32. Alt Hotel

## THEATRES AND ATTRACTIONS

33. Centennial Concert Hall
34. Royal Manitoba Theatre
35. Exchange Event Centre
36. The Manitoba Museum
37. Pantages Playhouse
38. Old Market Square
39. Red River College Polytechnic
40. Paterson GlobalFoods
41. Burton Cummings Theatre
42. Canada Life Center
43. Shaw Park
44. The Forks
45. Stephen Juba Park

## NEARBY OFFICE TOWERS

46. 201 Portage Avenue
47. 220 Portage Avenue
48. Richardson Building
49. 360 Main
50. 161 Portage
51. City Hall
52. Centreport
53. Sports Manitoba





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# THE EXCHANGE DISTRICT

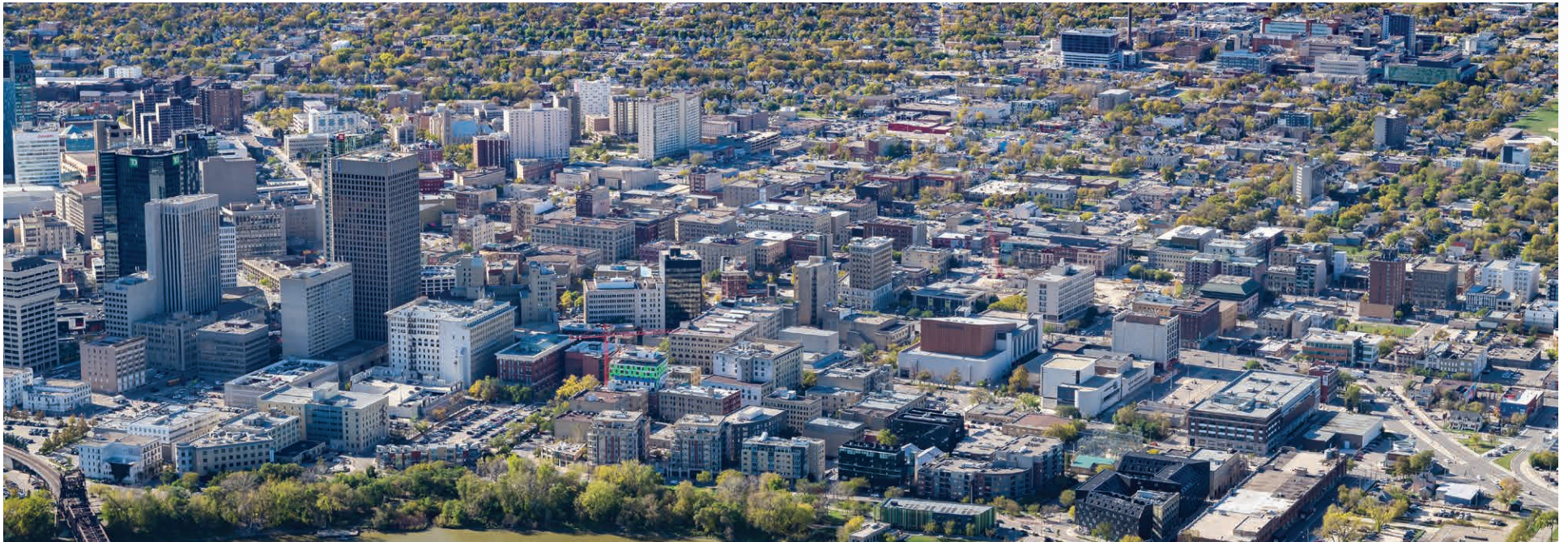
The Exchange District is a National Historic Site of Canada in the downtown area of Winnipeg. Just one block north of Portage and Main and boasts the largest collection of turn-of-the-20th-century buildings in North America. In all, 62 of the city's 86 heritage structures are in the Exchange District's 20-city block area. The historic structures include massive stone and brick warehouses, elegant terracotta-clad buildings, narrow angled streets, and cobblestone paths. This architecture provides a perfect backdrop for a thriving commercial and cultural centre home to an array of specialty retailers, restaurants, nightclubs, art galleries, wholesalers, and multifamily/condo developments. The Exchange is also the home of the city's Theatre District, Old Market Square, City Hall, Red River College Polytechnic Exchange District Campus and the

new Richardson Innovation Centre. In recent years, a new focus of the area has been to attract permanent residents to the area by redeveloping older commercial buildings for multi-residential use in the form of lofts, condos, and apartments. Due to the historic nature of neighborhood, finding vacant land for development is rare and is highly sought after.

Specifically, the West Exchange is home to Waterfront Drive and Theatre District area. This part of the Exchange District offers developers, businesses, and residents boutique hotel options, high-end restaurants, newly multifamily condominiums/apartments along Waterfront Drive as well as a collection of some of Canada's finest brick and beam office assets. The West Exchange is also home to the city's Theatre

District with the Centennial Concert Hall, The Royal Manitoba Theatre Centre, The Manitoba Museum, and the Pantages Playhouse Theatre.

The Exchange District is home to Winnipeg's burgeoning tech sector known as Innovation Alley. This community of innovators and entrepreneurs "are revitalizing the Exchange with a new generation of bold, risk-taking innovators, an emergent start-up community and many of Winnipeg's contemporary artistic groups. The creative density of Innovation Alley, creates a dynamic network of ideas and people, capable of igniting the new organizations, products, and services to fuel the future of our city." In addition, the Exchange District is home to Red River College Polytechnic Exchange District Campus and Paterson GlobalFoods Institute.







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