



111 Lombard Avenue, Winnipeg, MB

Premium “Brick and Beam” Office Space **for lease**

111 Lombard is located in the Exchange District, a National Historic Site of Canada in the downtown area of Winnipeg. The Building has been restored to maintain its character, only a block away from Portage & Main.

111 Lombard is a completely restored character building, offering modern fixtures while maintaining the sought after brick and beam architecture. The walls are lined with large new windows offering plenty of natural light.

Steps away from the building is Waterfront Drive, which is accessible from a variety of transportation options with well landscaped walking paths and bike paths that serve as a connector drawing people east, west, north and south.



Semi-Gross Rent:

\$29.00
PSF



Historic
Exchange
District



Landlord
controlled
parking



Amenity rich
neighbourhood



Close to
parks &
landmarks

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Building Overview



Salient Facts

Civic Address	111 Lombard Avenue, Winnipeg, Manitoba
Location	The Property is located between Lombard and McDermot Avenue, 1 block away from Waterfront Drive.
Year Built	1903
Building Area	132,000 SF
Land Area	0.52 Acres
Zoning	C - Character Sector
Gross Rent	Starting at \$29.00 PSF
Available Space	Unit 225: 6,600 SF Unit 310: 2,992 SF Unit 300: 4,602 SF
Parking Ratio	Landlord controlled parking stalls
Features	Wheelchair accessible 2nd & 3rd floor units Excellent transit access Fibre optic enabled (Bell, Shaw, MTS, Telus)
Available	Immediately



Current
population (2KM)
54,845



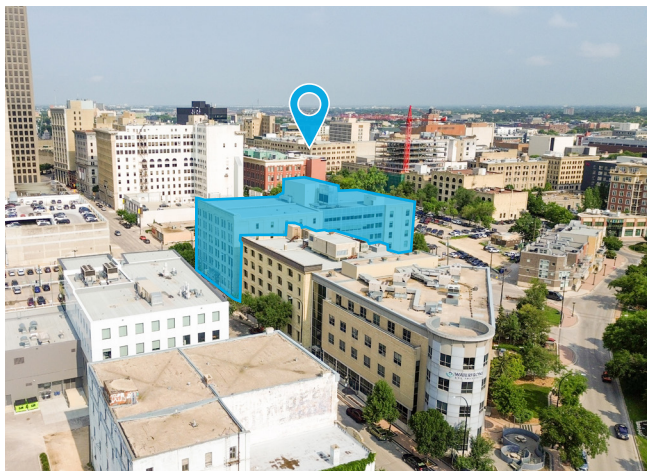
Projected 2028
population
64,252



Average household
income (1KM)
\$80,692



Median
Age
34.9



Location Overview

The Exchange District in Winnipeg is a vibrant and historically rich neighborhood known for its well-preserved early 20th-century architecture and dynamic cultural scene. Surrounding 111 Lombard Avenue, several highlights make this area noteworthy:

- **The Forks:** Just a short walk from the Building, The Forks is a major landmark where the Red and Assiniboine Rivers meet. It's a hub for cultural activities, featuring the Forks Market with its diverse food vendors, unique shops, and artisan crafts. The area also offers scenic walking trails, parks, and seasonal events.
- **Winnipeg's Exchange District BIZ:** This local business improvement zone works to promote and support the area's businesses and events. They often host festivals, art shows, and other community activities that draw locals and tourists alike.
- **Cultural Institutions:** The Exchange District is home to several key cultural institutions. For instance, the Manitoba Crafts Museum and Library showcases regional crafts and art, while the Winnipeg Symphony Orchestra and the Royal Manitoba Theatre Centre are prominent performance venues in the area.
- **Restaurants/Bars/Hotel:** Immediately surrounding the building offers a diverse range of dining options, notably- James Avenue Pumphouse, Carnaval, Saddlery on Market, Cibo Waterfront Cafe, The Mere Hotel, Patent 5 Distillery, and Nonsuch Brewing Co.



Curious about the Exchange District area? Click [here](#) for a glimpse of it's neighbourhood culture and what it has to offer, courtesy of Tourism Winnipeg.

The Property

Located on Lombard Avenue steps away from Waterfront Drive, it has become one of Downtown Winnipeg's most active development sites to live, work and play.

Surrounded by amenities within walking distance including the Forks Market, the Canadian Museum for Human Rights, Blue Cross Park, and a plethora of high end restaurants, 111 Lombard Avenue provides a spectacular location with a diverse range of offerings for everyone.



**Transit
Score**

87



**Walk
Score**

98



**Bike
Score**

87

Downtown Amenities

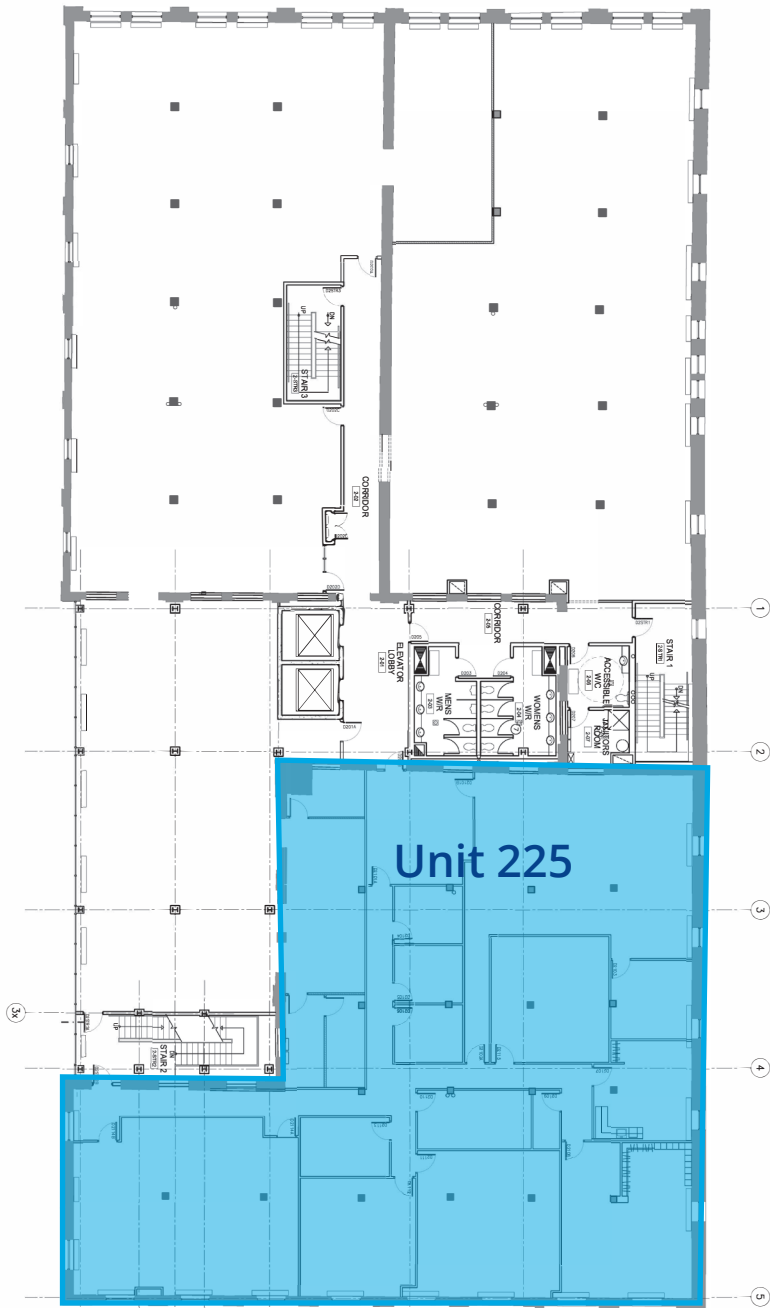


Subject property

- | | |
|----|--|
| 1 | James Avenue Pumphouse, Carnival, Saddlery on Market, Cibo Waterfront Cafe, Mere Hotel, Patent 5 Distillery, Nonsuch Brewing Company |
| 2 | Portage & Main |
| 3 | Earl's Main & OEB Breakfast |
| 4 | GoodLife Fitness |
| 5 | Canadian Museum for Human Rights |
| 6 | The Forks National Historic Site & Market, The Common, Childrens Museum, Johnstons Terminal, Inn at the Forks |
| 7 | Blue Cross Park, Cay Oven, Winnipeg Goldeyes |
| 8 | 529 Uptown Restaurant |
| 9 | Union Station |
| 10 | Canada Life Centre |
| 11 | True North Square, Mottola Grocery, Hargrave Street Market |
| 12 | Millenium Library |



2nd Floor Plans | Unit 225



Highlights

- Spacious offices and classrooms throughout the space
- Exposed brick elements
- 4 Offices
- 4 Classrooms
- Open workstation area

Click [HERE](#) to view Matterport tour

6,600
square feet
available

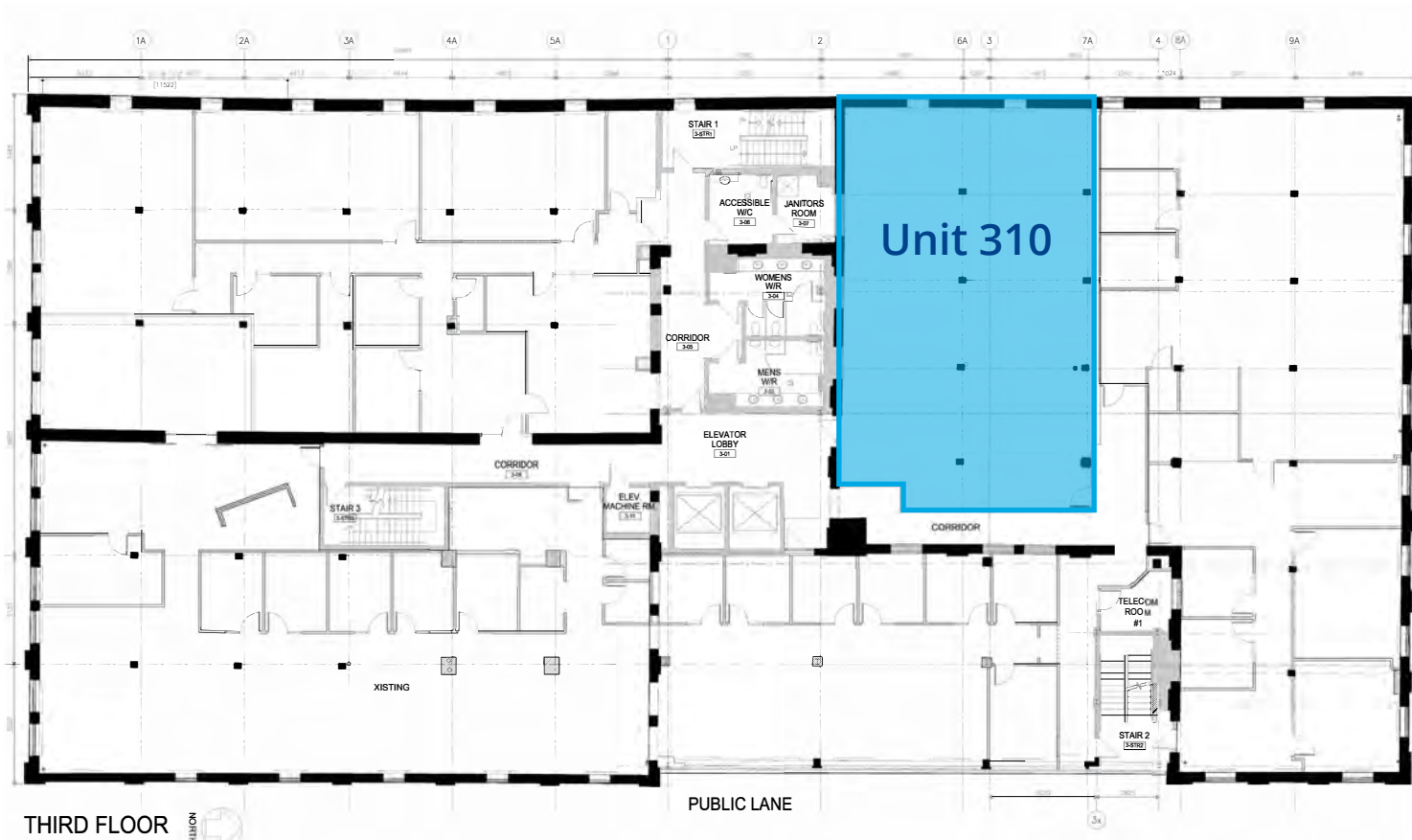


3rd Floor Plans | Suite 310

Highlights

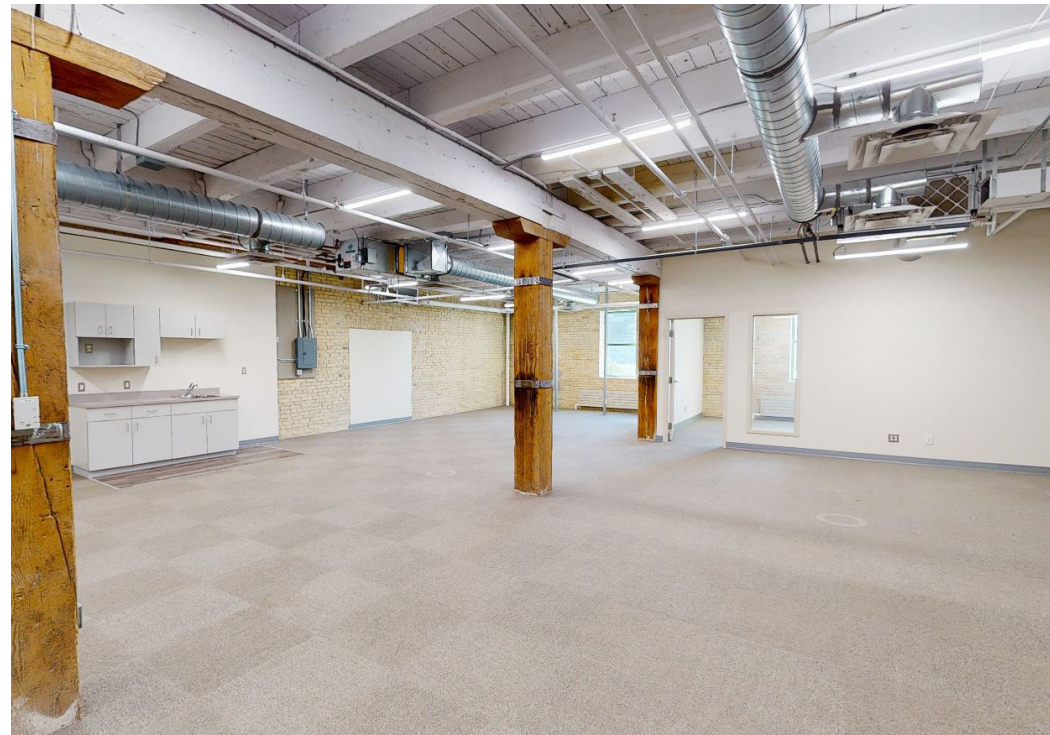
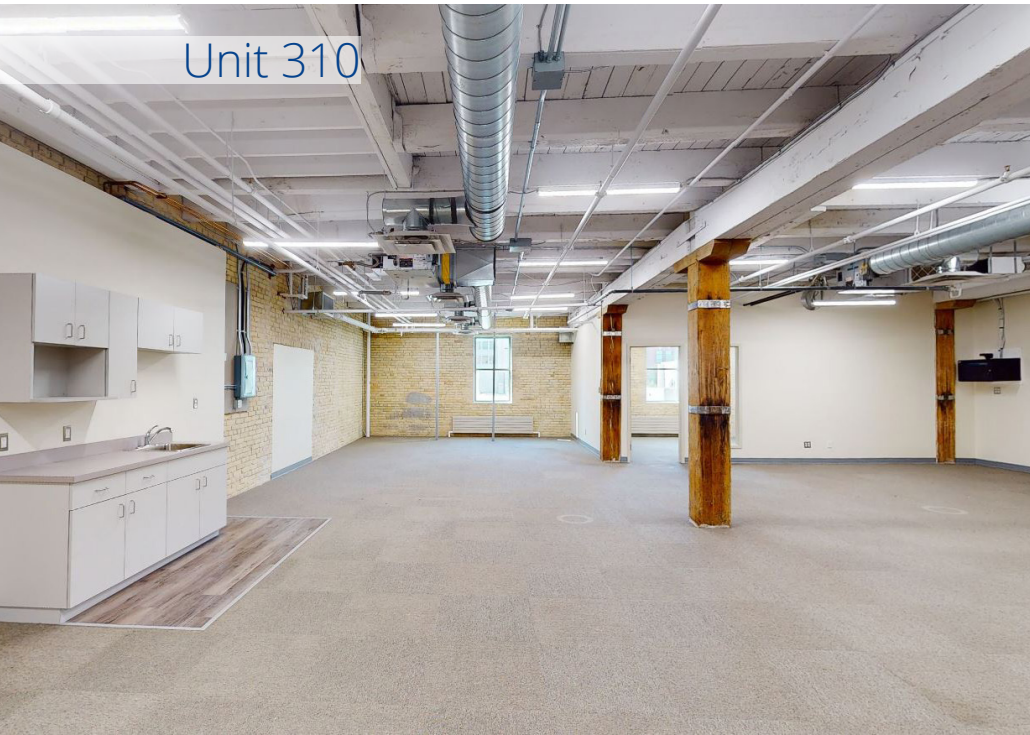
- Open floor space concept and workstations
- Exposed brick & beams with natural light throughout

Click [HERE](#) to view Matterport tour



2,992
square feet
available

Unit 310





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