



West Unit - 5th Floor - 211 Bannatyne Avenue, Winnipeg, Manitoba

Downtown Office Steps from Iconic Portage & Main

For Sale/Lease 

Property Details

+/- 3,636 sq. ft.

SPACE AVAILABLE

\$507.65

RESERVE FUND

SALE OPTION

\$495,000

SALE PRICE

\$13,155.89

2023 PROPERTY TAXES

\$3,231.53

MONTHLY CONDO FEES (2025)

LEASE OPTION

\$10.00/sq. ft.

LEASE RATE

\$15.68/sq. ft.

CAM & TAXES (INCLUDES ALL UTILITIES)



Features

- Completely renovated in 2021 and 2022, with new design, finishings and fixtures
- Huge windows surround the space and fill it with natural light
- West unit includes seven private offices, with one flexible space suitable as an executive office or meeting room
- Features a dedicated IT room and mailroom for efficient operations
- Spacious central open area allows for versatile desk configurations and can easily scale with team growth
- Each office has a large window with incredible light and views of the Exchange District
- Underground heated parking with elevator access and ample parking in the neighbourhood, including adjacent parking lot
- Tenants can enjoy both on-site restaurants as well as a wide variety of nearby restaurants, coffee houses, breweries and boutique retailers.
- Located a short walk from downtown landmarks including City Hall, Red River College, Shaw Park, The Forks, Canadian Museum for Human Rights, Canada Life Centre, Centennial Concert Hall & Pantages Playhouse.
- Convenient access to Winnipeg Square, Winnipeg's underground office and retail complex.

Highlights



Located

IN WINNIPEG'S HISTORIC
EXCHANGE DISTRICT



Short walk

TO UNDERGROUND
CONCOURSE AT
PORTAGE & MAIN



Great access

TO PUBLIC TRANSIT



Convenient

PARKING ONSITE &
ADJACENT TO BUILDING



West Unit



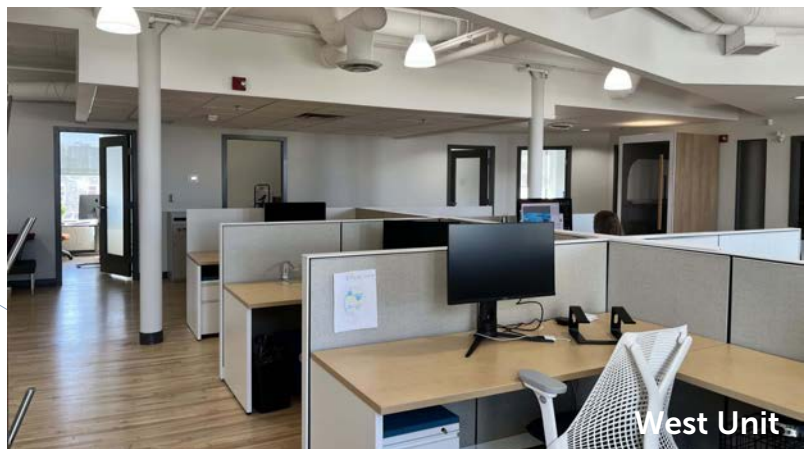
West Unit



West Unit



West Unit



West Unit

Floor Plan



| AREA CALCULATIONS | | |
|---|-----------------------|---------|
| | TENANT A EAST | 3845 SF |
| | TENANT B WEST | 3155 SF |
| | VERTICAL PENETRATIONS | 435 SF |
| | FLOOR COMMON AREA | 1068 SF |
| AREA CALCULATIONS ARE SUBJECT TO CHANGE, BASED ON THE AS-BUILT LOCATION OF THE PROPOSED DEMISING WALLS. | | |



Walk Time & Parking Lots

- | | |
|--|-------------------------------------|
| 1. 180 Bannatyne Ave. Parking | 9. Lot #164 - 90 Market Ave. |
| 2. 166-170 McDermot Ave. Garage | 10. Indigo Parking - 128 James Ave. |
| 3. Lot #256 - 178-179 Market Ave. | 11. W018 - 210 Bannatyne Ave. |
| 4. Lot #246 - 116 Market Ave. | 12. Lot #25 - 124 Bannatyne Ave. |
| 5. Lot #207 - 104 James Ave. | 13. W020 - 129 McDermot Ave. |
| 6. Lot #258 - West of Amy & James Ave. | 14. W026 - Rorie St. Parking |
| 7. Lot #251 - 141-147 Amy & James Ave. | 15. W027 - Grain Exchange Garage |
| 8. Impark Lot - John Hirsch Pl. | |


LEGEND

1. The Forks Marketplace
2. Canadian Museum for Human Rights
3. Union Station
4. Hotel Fort Garry
5. Blue Cross Park
6. Winnipeg Square
Earl's
OEB Breakfast Co.
7. Millenium Library
8. Canada Life Centre
9. Richardson Building
10. Fairmont Hotel
11. Parlour Coffee
12. King + Bannatyne Sandwich Shop
Bronuts & Coffee
13. Peasant Cookery
Kings Head Pub
14. Red River College
15. City Hall
16. Hermano's Restaurant & Wine Bar
17. Carnavale Brazilian BBQ
Harrison's Coffee
18. Saddlery on Market
19. Royal Manitoba Theatre Centre
Pantages Playhouse Theatre
20. Centennial Concert Hall
21. Manitoba Museum
22. James Ave Pumphouse Food & Drink
23. Mere Hotel
Cibo
24. NonSuch Brewery
25. Patent 5 Distillery & Tasting Room

**SUBJECT
PROPERTY**

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