



For Lease | 357 Bannatyne Avenue

# Office space available **for lease**

357 Bannatyne is a 9,636 square foot free-standing office building located in the heart of the iconic and vibrant Exchange District. The main level is an open floor concept making it suitable for a wide variety of tenants. Equipped with a staff room, two washrooms, and a large open area that allows plenty of natural light – the suite can be used as-is or offices can be built to accommodate.

**Sean Kliewer**

Senior Vice President  
+1 204 926 3824  
sean.kliewer@colliers.com

**Jordan Bergmann**

Associate Vice President  
+1 204 954 1793  
jordan.bergmann@colliers.com

# Property Overview

<b>Legal Address</b>	357 Bannatyne Avenue, Winnipeg, MB	
<b>Location</b>	The property is located on the corner of Bannatyne Avenue and Dagmar Street, in the Exchange District.	
<b>Zoning</b>	M-1	
<b>Year Built</b>	1951	
<b>Total Building Area</b>	9,636 SF	
<b>Utilities</b>	Paid directly by tenant	
<b>In-suite Janitorial</b>	Paid directly by tenant	
<b>Rentable Area</b>	Main Level	5,115 SF
<b>Net Rent</b>	Market rates	
<b>CAM</b>	\$7.30 PSF (2024 Estimate)	
<b>Tax</b>	\$2.32 PSF (2024 Estimate)	
<b>Available</b>	Immediately	
<b>Term</b>	Negotiable	



## Key Highlights



Easily accessible via Transit



Numerous high-end restaurants



Main and Lower Level lift service



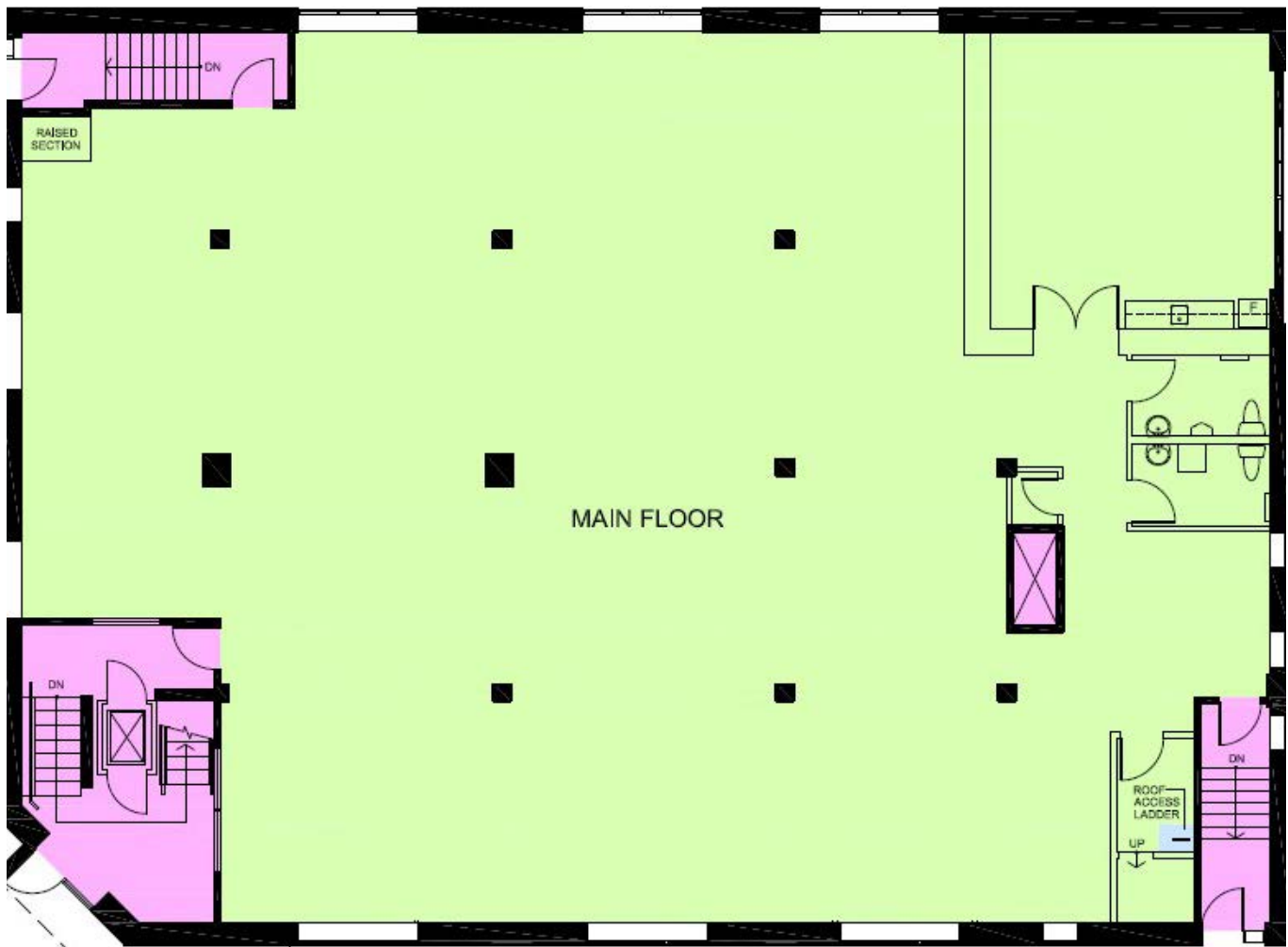
Large open concept floors with natural light



# Floor Plan

## Main Level

5,115 SF





\*Artistic rendering showing possible façade renovation

**357 Bannatyne Avenue, Winnipeg, Manitoba**

**Sean Kliewer**

Senior Vice President  
+1 204 926 3824  
sean.kliewer@colliers.com

**Jordan Bergmann**

Associate Vice President  
+1 204 954 1793  
jordan.bergmann@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2024 Pratt McGarry Inc. O/A Colliers International