



5th Floor - 211 Bannatyne Avenue, Winnipeg, Manitoba

Join Winnipeg's Vibrant Historic Exchange District

For Sale/Lease 

Property Details

+/- 8,068 sq. ft.

RENTABLE SPACE

SALE OPTION

\$1,100,000

SALE PRICE

\$32,206.20

2025 PROPERTY TAXES

\$7.14/sq. ft.

COMMON ELEMENT FEE + RESERVE FUND

\$4.13/sq. ft.

UTILITIES (BUDGET 2024)

LEASE OPTION

\$10.00/sq. ft.

LEASE RATE

\$11.40/sq. ft.

CAM & TAXES (INCLUDING MANAGEMENT)

\$4.13/sq. ft.

UTILITIES BUDGET (2024)

Features

- Completely renovated in 2021 and 2022, with new design, finishings and fixtures
- Huge windows surround the space and fill it with natural light
- Combination of open work spaces, private offices and boardroom
- 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



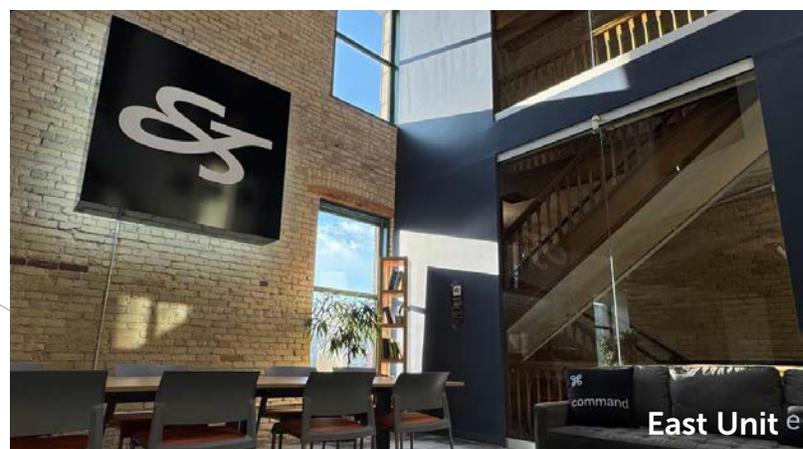
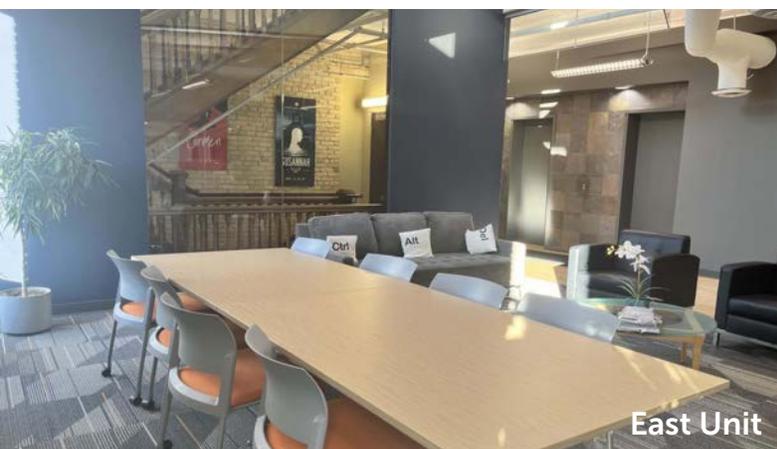
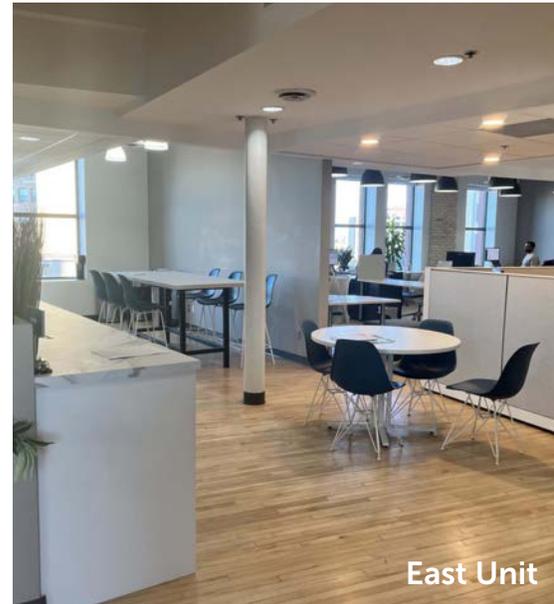
Great access

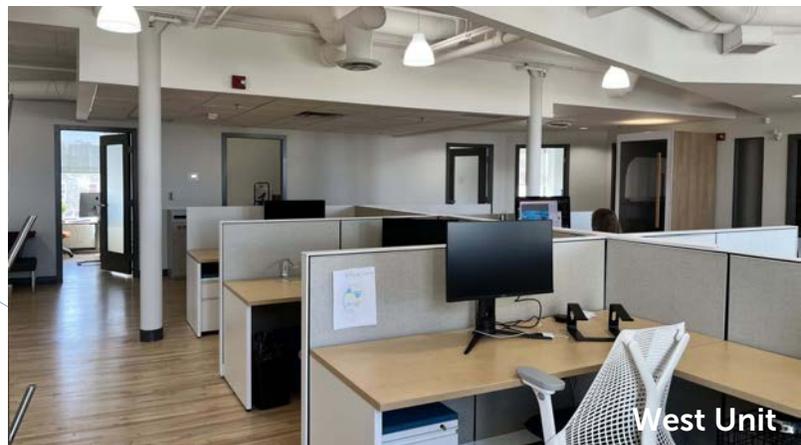
TO PUBLIC TRANSIT



Convenient

PARKING ONSITE &
ADJACENT TO BUILDING

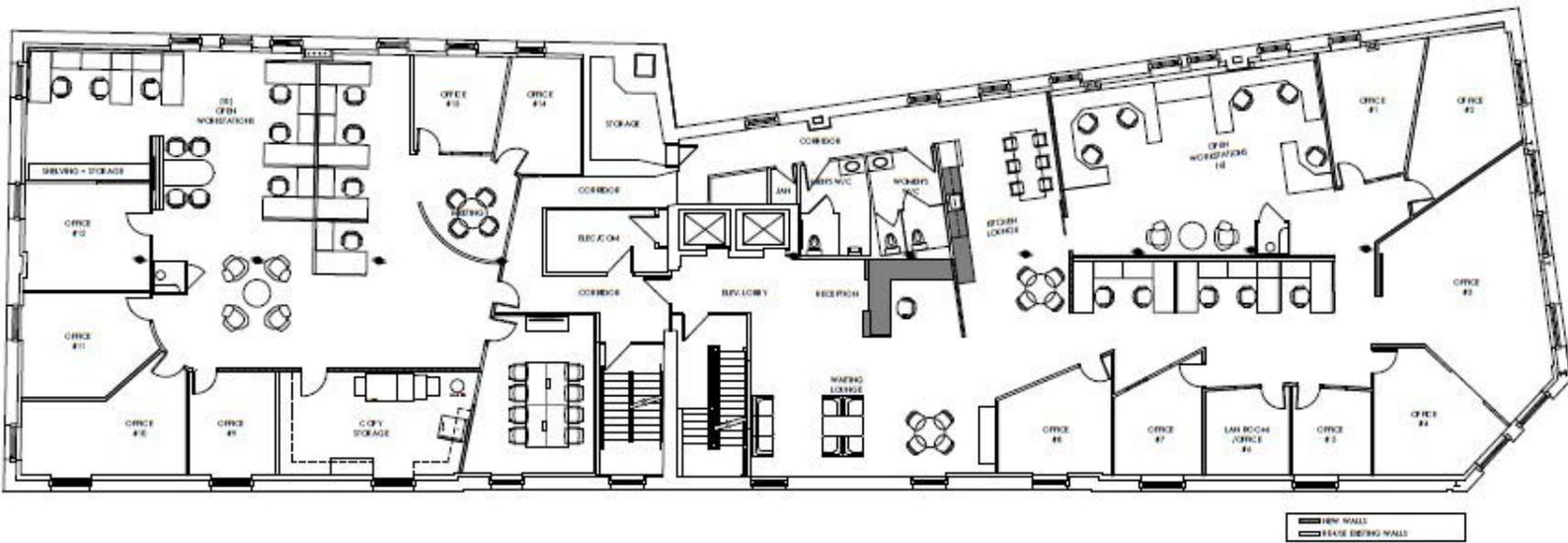




Floor Plan

WEST UNIT

EAST UNIT





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
- 7. Millennium Library
- 8. Canada Life Centre
- 9. Richardson Building
- 10. Fairmont Hotel
- 11. Parlour Coffee
- 12. King + Bannatyne Sandwich Shop
- 13. Peasant Cookery
- 14. Red River College
- 15. City Hall
- 16. Hermano's Restaurant & Wine Bar
- 17. Carnavale Brazilian BBQ
- 18. Saddlery on Market
- 19. Royal Manitoba Theatre Centre
- 20. Centennial Concert Hall
- 21. Manitoba Museum
- 22. James Ave Pumpphouse Food & Drink
- 23. Mere Hotel
- 24. NonSuch Brewery
- 25. Patent 5 Distillery & Tasting Room

SUBJECT PROPERTY

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