

FOR LEASE

HISTORICAL BUILDING OFFICE SPACE

AREA AVAILABLE:			Rental Rate TBN
Lower Level	1,496 SF		\$17.00 psf gross
Lower Level	4,500 SF		\$21.00 psf gross
Unit 310	1,294 SF		\$21.00 psf gross
Unit 340	1,045 SF		\$21.00 psf gross
Unit 370	4,157 SF		\$21.00 psf gross
Unit 510	2,135 SF		\$21.00 psf gross
Unit 520	3,122 SF		\$21.00 psf gross
7th Floor	16,000 SF		\$21.00 psf gross
8th Floor	16,000 SF		\$21.00 psf gross
Total:	45,592 SF		

ZONING: C - Character

**136
MARKET
AVENUE**

LOCATED IN THE EXCHANGE DISTRICT AT MARKET AVE. & RORIE ST.



FOR MORE INFORMATION CONTACT:

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Sales Associate

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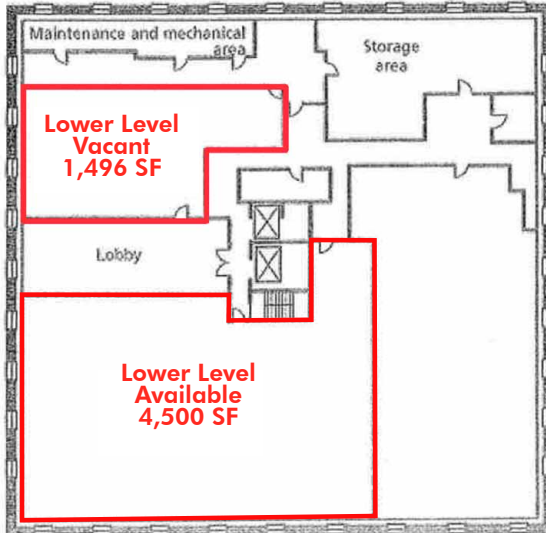
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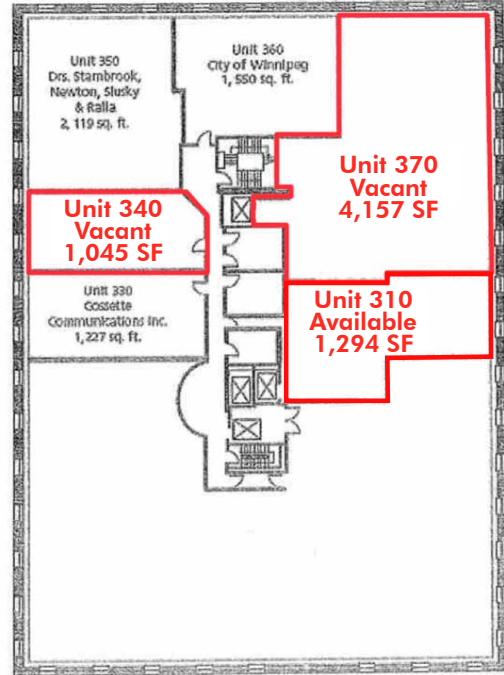
136 MARKET AVENUE

WINNIPEG, MANITOBA

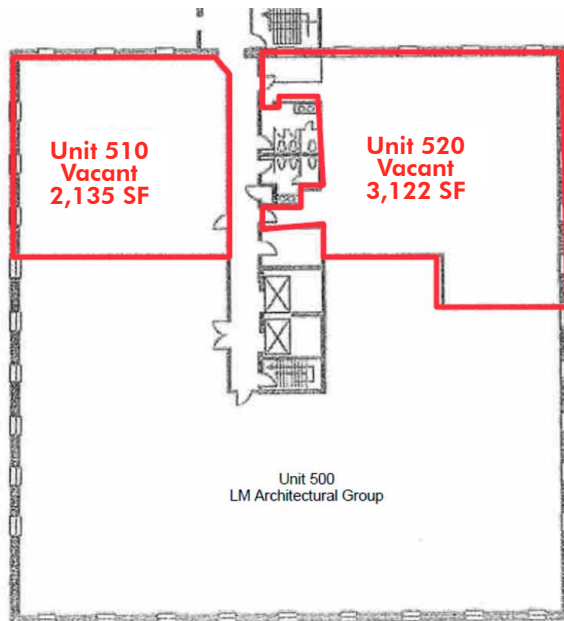
LOWER LEVEL PLAN



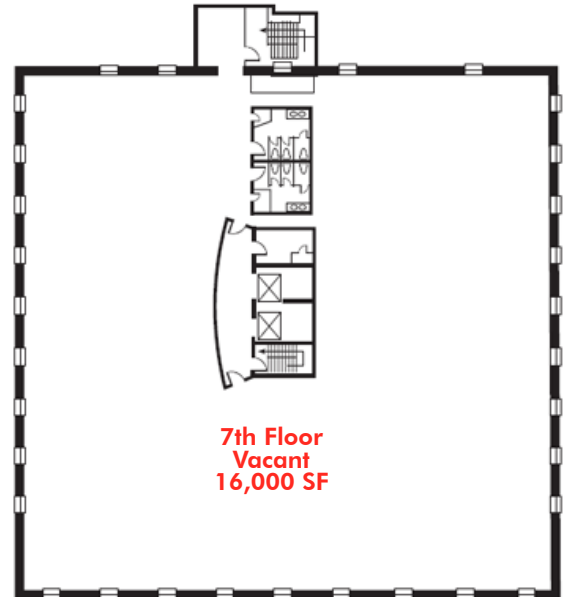
THIRD FLOOR PLAN



FIFTH FLOOR PLAN



7th & 8th FLOOR PLATE



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CB Richard Ellis Manitoba | 570 Portage Ave. | 2nd Floor | Winnipeg, MB R3C 0G4 | www.cbre.com/winnipeg

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136 MARKET AVENUE

WINNIPEG, MANITOBA

FEATURES

- :: Excellent professional office space
- :: Heritage Building character exists throughout the available space.
- :: Brick & Beam featured throughout.
- :: High efficiency heat pump
- :: Owned and controlled surplus parking
- :: Units 310 & 370 can be combined to 5,451 SF (+/-)
- :: Two whole adjacent upper floors available (up to 32,000 SF)

INTERIOR PHOTOGRAPHS



www.cbre.com/WINNIPEG

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