## AVISON Young



## MAIN STREET @ BANNATYNE AVENUE WINNIPEG, MB

### Partnership. Performance.

## **OFFICE SPACE FOR LEASE**

Various units availabe in a premier downtown location.



Linda Capar, Senior Associate, Office & Industrial Leasing 204.947.2242 ext. 229 linda.capar@avisonyoung.com

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### Details

### WHY PEOPLE LOVE WORKING DOWNTOWN

- A strong sense of community amongst local businesses
- Central location makes downtown a transit hub
- More than 72,000 office workers create density during business hours
- A bustling entertainment crowd keeps the population thriving in the evening
- Downtown projects a strong worldwide brand and socio-economic image
- Positive momentum keeps flowing with both public and private investments

### Area Highlights

- Just two blocks away from Portage and Main / Winnipeg Square
- One block to concourse connection
- Serviced by over 25 transit routes
- 24/7 building operation
- Many parking options available in surrounding area
- On-site security and Building Engineer
- Efficient floor plate for open concept



### Building Highlights

- Constructed in 1976
- Upgraded HVAC in 2010
- Upgraded elevators (2015)
- New lobby and upgraded common areas
- Contractual parking available
- Units available:

Unit	Size	Net rental rates
1210	5,685	\$10.00 psf
1000	9,633	\$10.00 psf
920	2,192	\$10.00 psf
310	5,762	\$10.00 psf
100 (End Cap)	2,534	\$12.00 psf

CAM/Tax: \$16.48 psf/annum (2016 Est. budget)
Includes Property Management fees

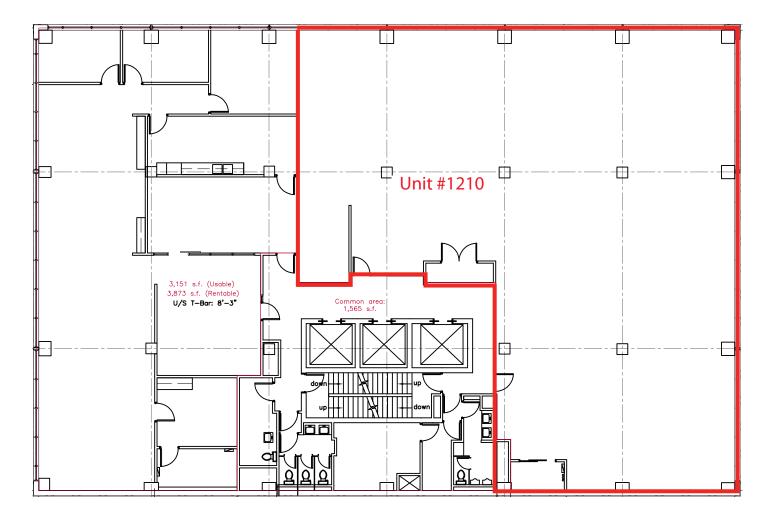
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### Please contact the agent below for more information

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### 12th Floor – Unit 1210: 5,685 sf



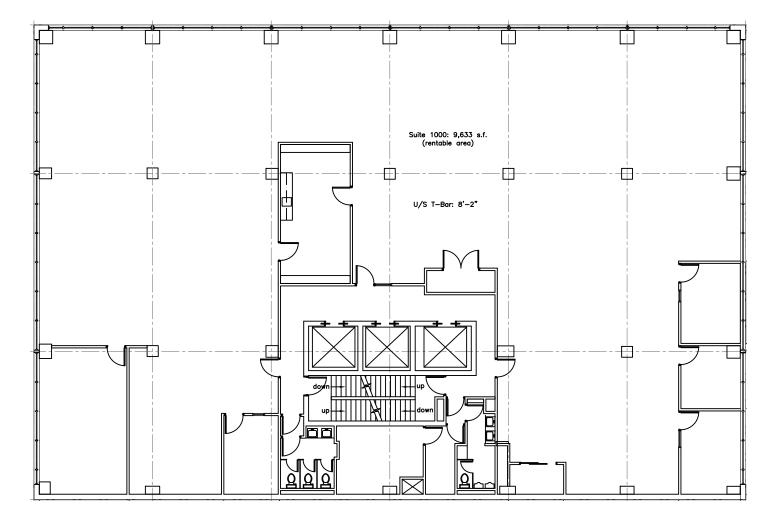
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### 10th Floor – 9,633 sf



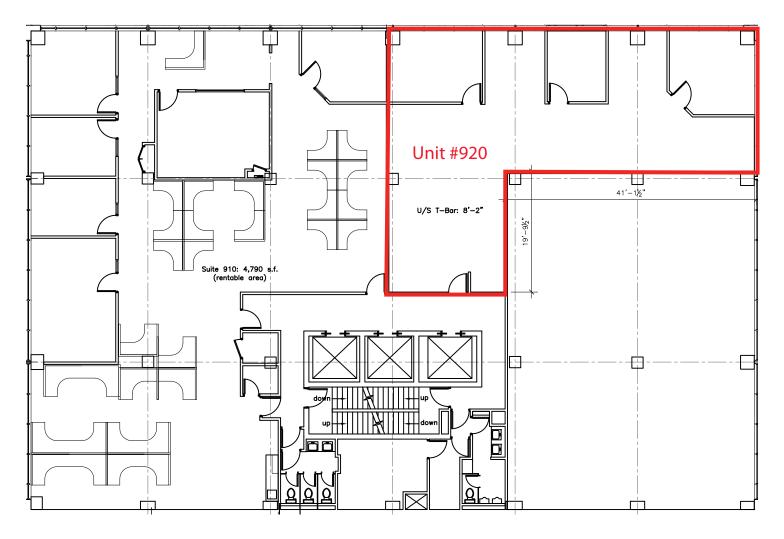
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### 9th Floor – Unit 920: 2,192 sf



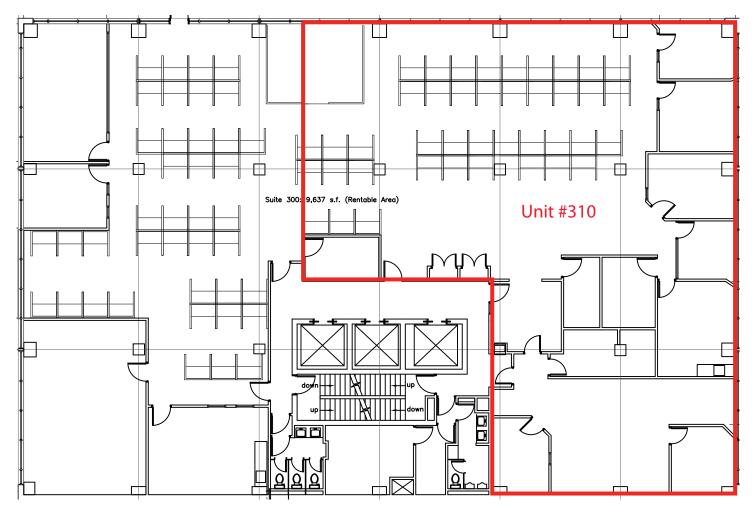


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### 3rd Floor – Unit 310: 5,762 sf



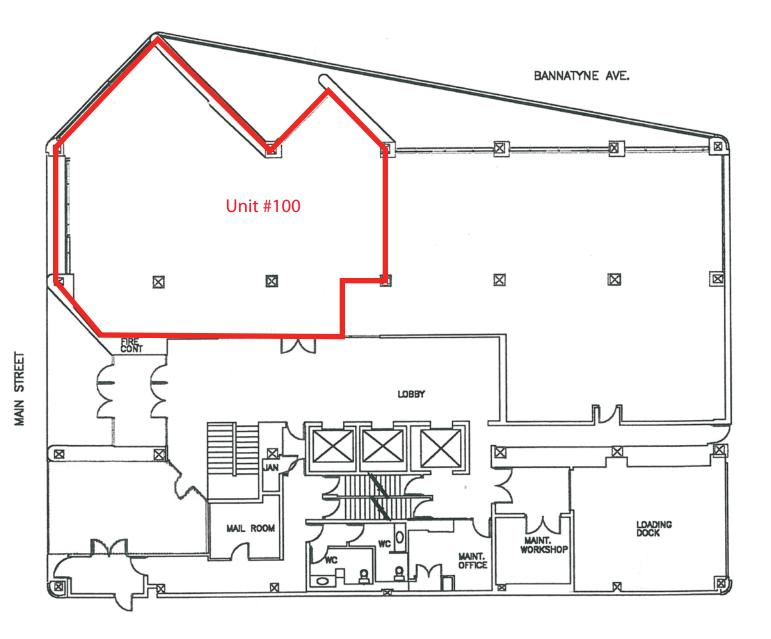
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### Main Floor – 2,534 sf







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