



### Building Information

|                        |            |
|------------------------|------------|
| Building Size:         | 132,000 sf |
| Shipping & Receiving:  | Yes        |
| # of Floors:           | 6          |
| Surface Transit Route: | Yes        |

## 111 Lombard Avenue

111 Lombard Ave, Winnipeg, Manitoba R3B

### Building Description

- To be the best office space in Winnipeg.
- Class A Heritage Redevelopment.
- Extraordinary quality.
- 132,000 sq. ft. building (6 floors x 22,000 sq. ft./floor)



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## General

**Building Zoned**  
Commercial

## Building Size

**Number of Floor(s)**  
6

**Typical Low Rise Floor**  
22,000 sf

**Total Office Space**  
132,000 sf

**Total Space**  
132,000 sf

**Available Office Space**  
7,629 sf

**Total Available Space**  
7,629 sf

## Construction

**Fibre Optic Capability**  
Yes

**Shipping & Receiving**  
Yes

## Safety & Access

**Fire Detection System**  
Yes

**Security System**  
Yes

**Barrier Free Access**  
Yes

**Sprinkler System**  
Yes

## Parking

**Description**  
Surplus surface level parking available

## Public Transport

**Surface Transit Route**  
Yes