



UNITED
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Asking Price:

\$29.00/SF



Close to
parks



Attached
parkade

For Lease | 200 Waterfront Drive

Office space available **for lease**

Highly sought after office space in The Exchange District

200 Waterfront Drive offers modern amenities and efficient layouts in the character-building atmosphere of The Exchange District. Located on the corner of Lombard Place and Waterfront Drive, the building boasts long term tenants with rare vacancies coming to market and was the first major step in the development of Downtown Winnipeg's premiere road, Waterfront Drive.

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Property Overview

Civic Address 200 Waterfront Drive, Winnipeg, Manitoba

Location The Property is located on the corner of Lombard and Waterfront Drive across from the Red River.

Zoning C - Character sector

Year Built 2001

Site Area 40,360 SF

Land Area 0.3 Acres

Parking Attached Parkade

Rentable Area

Main Floor 4,906 SF

Main & Mezzanine 2,741 SF

Second Floor 6,011 SF

Total 13.658 SF

Gross Rent \$29.00 PSF

Features

- Wheelchair accessible
- Attached parkade
- Exchange District neighbourhood
- Fiber (Bell, Les Net, Shaw, MTS, Telus)

Available Immediately



Key Highlights



Excellent transit access



Numerous close vicinity restaurants



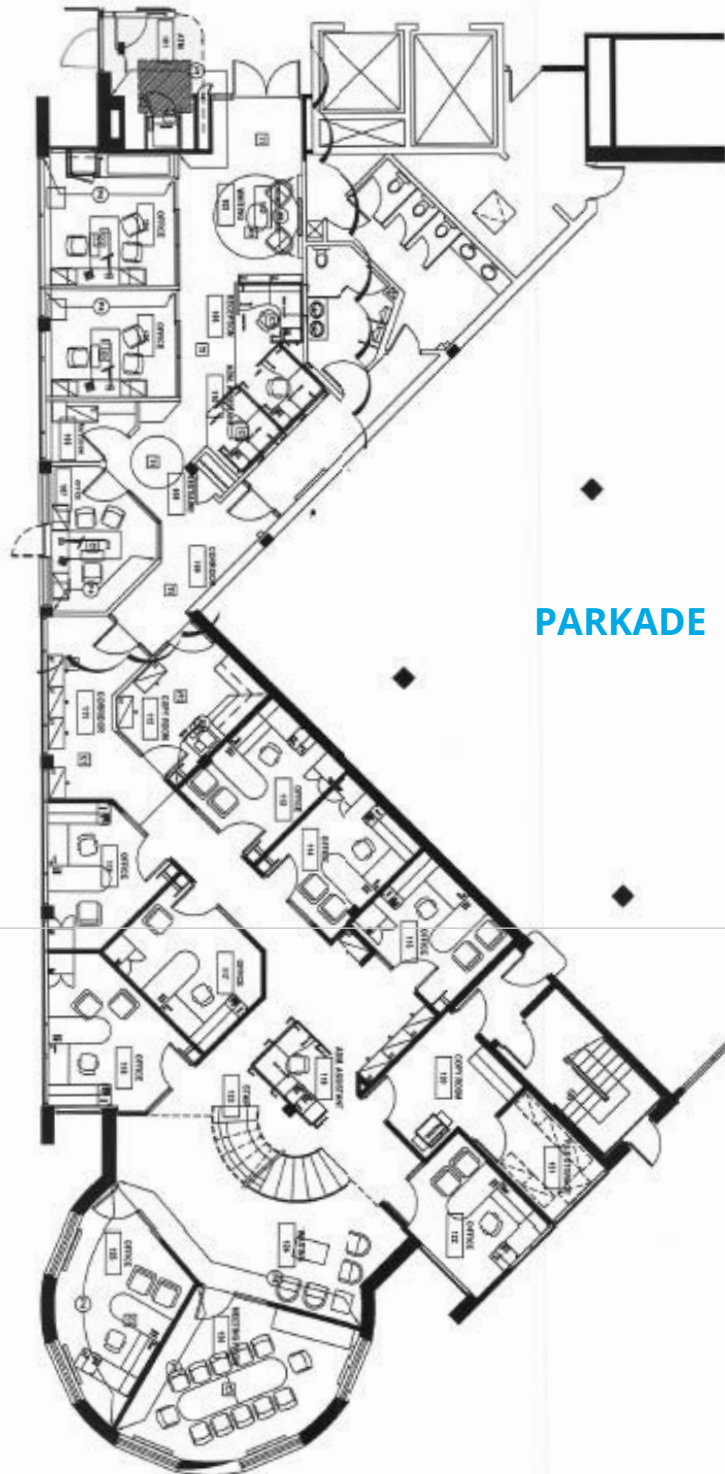
Parkade attached to the building



Adjacent to inner-city green space

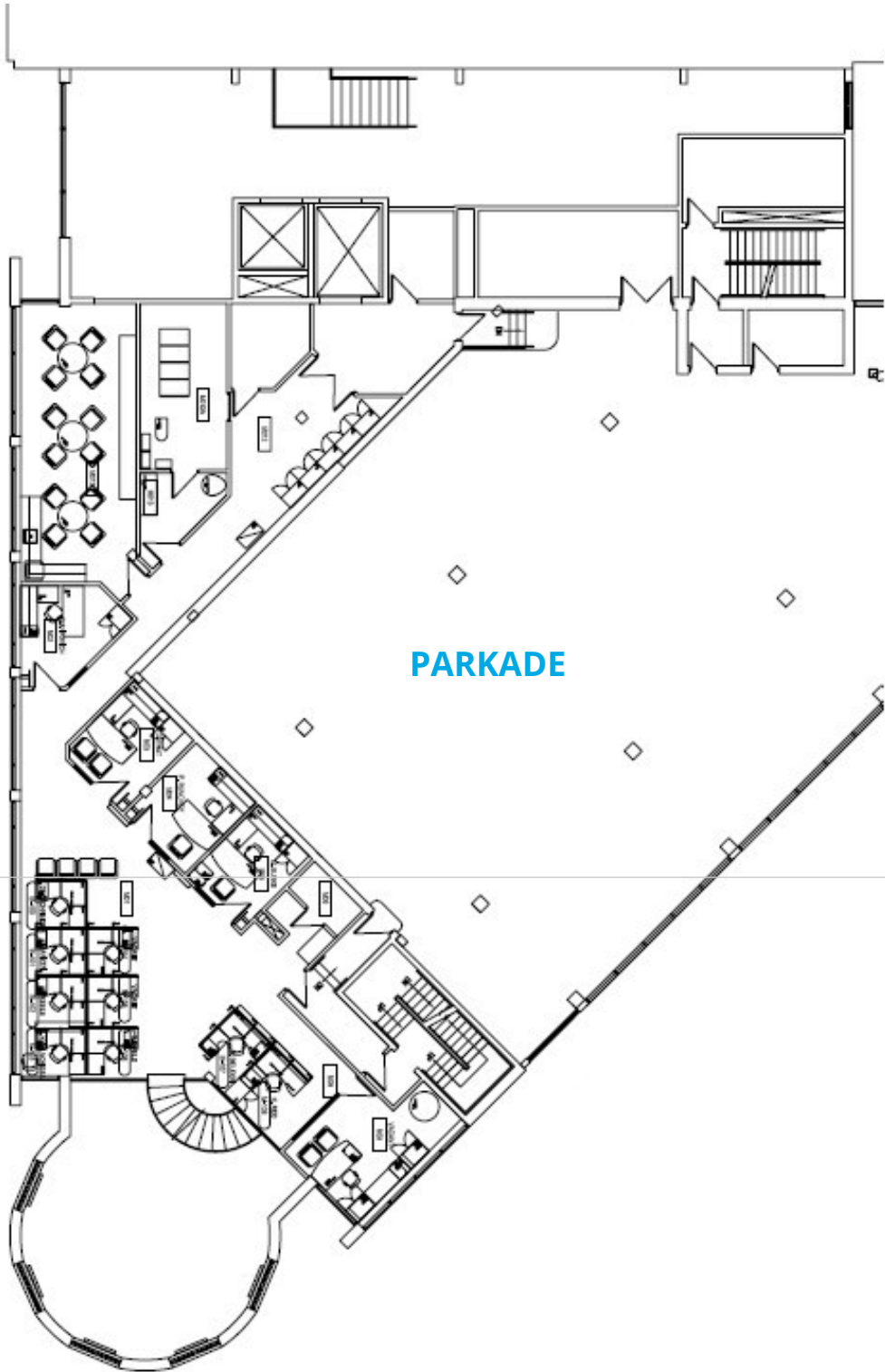
Floor Plan

Main Floor - 4,906 SF

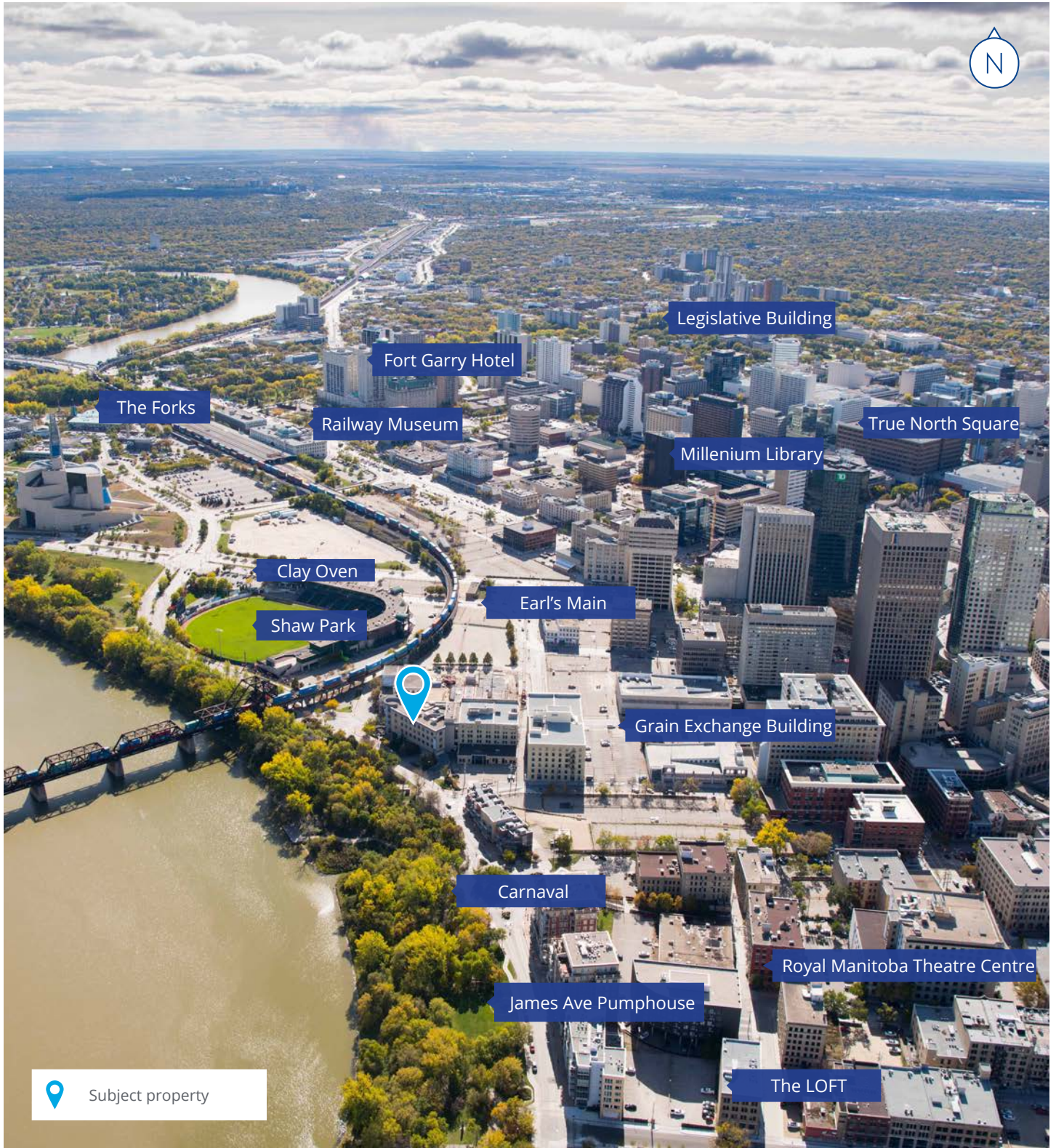



Floor Plan

Mezzanine - 2,741 SF



Surrounding Amenities



 Subject property



Colliers

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