

FOR LEASE

Character Office Space in the Historic Exchange District

2nd Floor - 72 Princess Street, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**BIKER'S
PARADISE**



**ONSITE
PARKING**



**WALKER'S
PARADISE**

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UNIT 200 FLOOR PLAN - 2,615 SF



MONTHLY PARKING IN THE IMMEDIATE VICINITY



| | Address | Cost | Type | Stalls |
|----|----------------|-------|---------------|--------|
| 1 | 337 McDermot | \$175 | Random 24/7 | 36 |
| 2 | 85 Princess | \$125 | Motorcycle | 10 |
| 3 | 100 King | \$210 | Random 24/7 | 156 |
| 4 | 116 King | \$190 | Random 24/7 | 27 |
| 5 | 211 Bannatyne | \$225 | Random 24/7 | 62 |
| 6 | 450 - 456 Main | \$225 | Reserved 7-6 | 34 |
| 7 | 416 Main | \$225 | Random 24/7 | 59 |
| 8 | 35 Albert | \$195 | Reserved 24-7 | 828 |
| 9 | 35 King | \$185 | Random 24/7 | 44 |
| 10 | 366 Smith | \$180 | Random | 31 |
| 11 | 318 Notre Dame | \$170 | Random 24/7 | 146 |

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PROPERTY SUMMARY

Space Available (+/-) 2,615 SF

Rate* \$3,500/Month

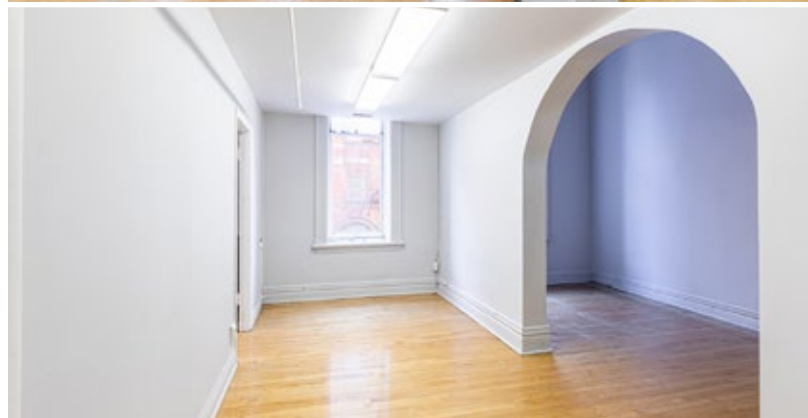
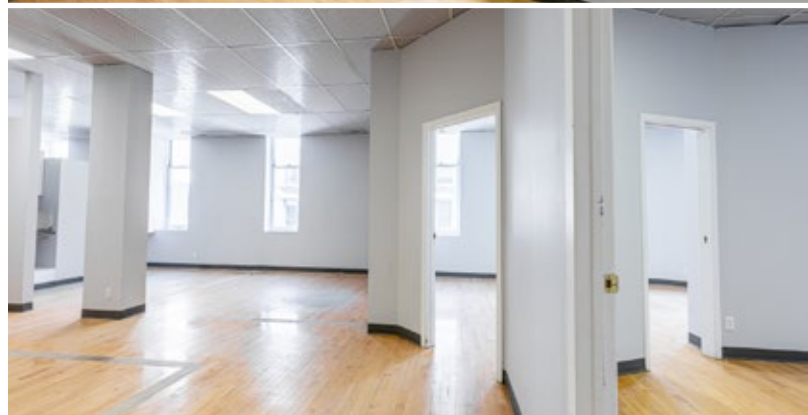
*Semi Gross Rent; base year for property taxes & operating costs. Utilities included

FEATURES

- Clean, modern space with unique character features.
- Windows, on east and north sides, provide ample natural light.
- Dock loading available with freight elevator.
- Staff parking available on-site.
- Beautiful hardwood floors.
- Internal washroom.

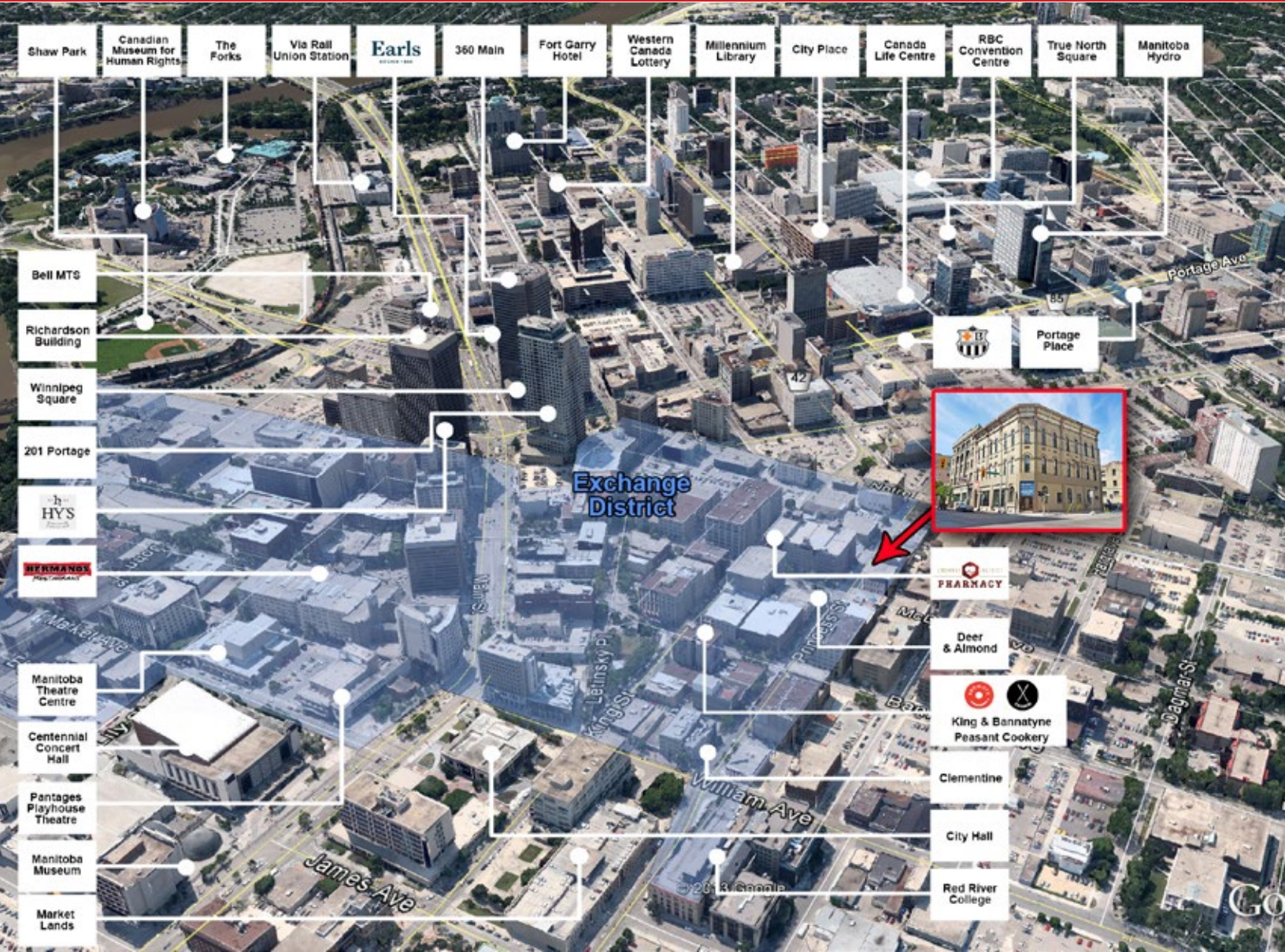
WINNIPEG EXCHANGE DISTRICT

- The Exchange District, a designated National Historic Site, comprises about 20 square blocks of the best preserved collection of heritage buildings - the largest in North America.
- There are over 50 unique restaurants to explore.
- Offering charm, sophistication and creativity, the shops of the Exchange District add a whole new level of inspiration and beauty to the historic district.
- Many major bus routes filter into the Exchange District including 11, 12, 15, 21 & 22.
- Abundant on-street, off-street parking and numerous heated parkades.
- CMHC has committed more than \$27.4 million towards the development of Canada's first net-zero high rise, a 10-storey rental tower that will be built on the southern third of the Market Lands site in the heart of Winnipeg's Exchange District.



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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