

OFFICE SPACE FOR LEASE IN THE EXCHANGE DISTRICT



54-70 ARTHUR STREET

WINNIPEG, MB

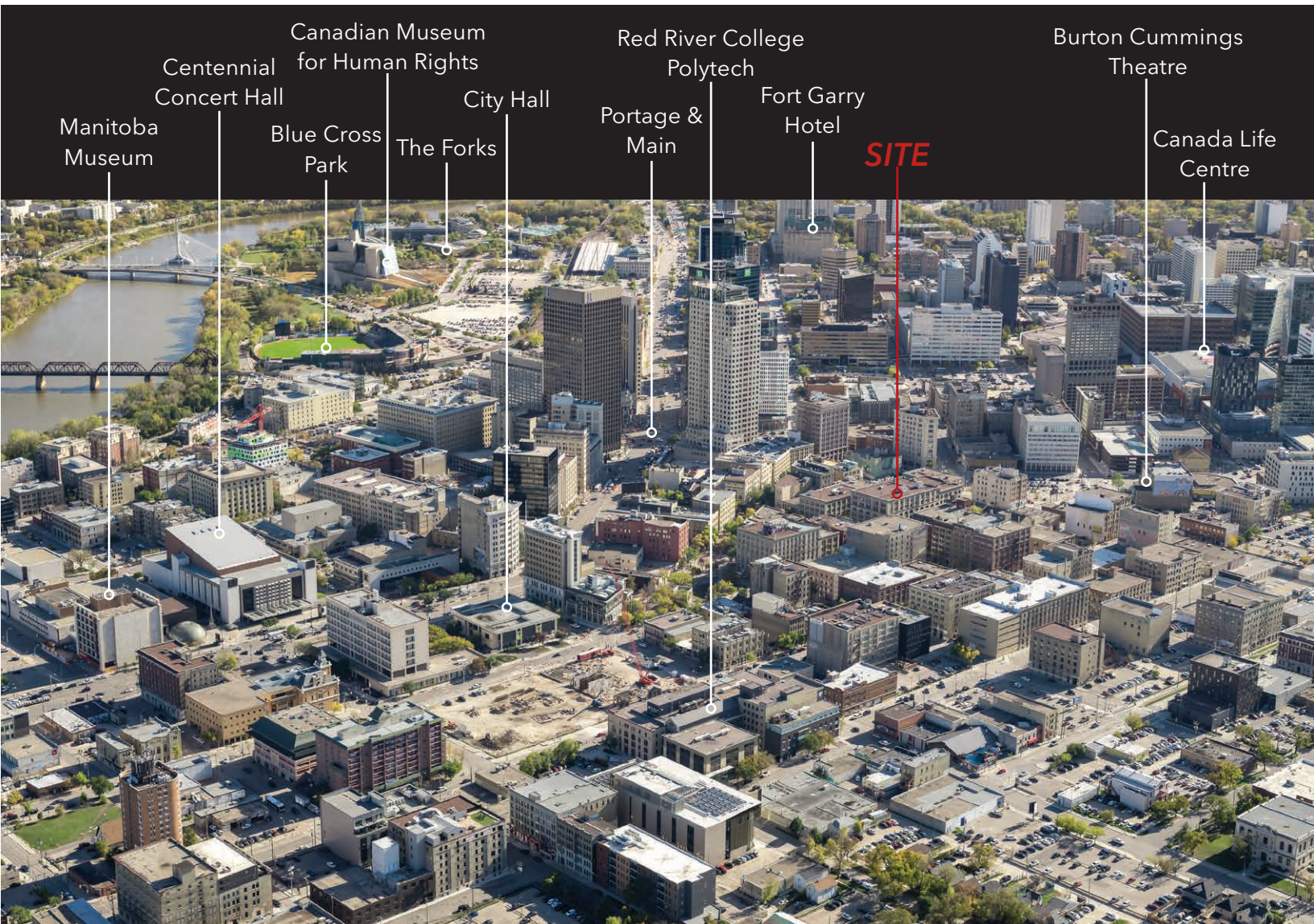
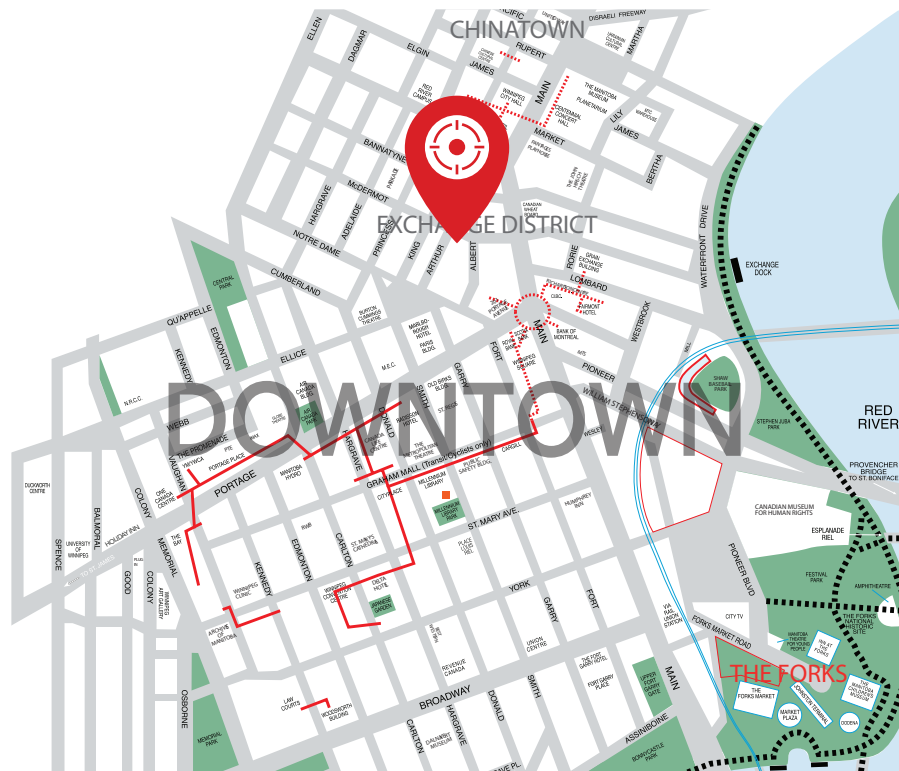


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AREA OVERVIEW

54-70 Arthur Street (the "Property") is centrally located on the corner of Arthur Street and McDermot Avenue, just steps away from Old Market Square in the heart of the West Exchange District in downtown Winnipeg. The Property offers approximately 134,509 sq. ft. of office space over 7 storeys. The Property offers on-site parking with premium visibility for traffic along McDermot. The Property is walking distance from all amenities within the Exchange District and The Forks.



PROPERTY DETAILS

BUILDING DETAILS

ADDRESS	54-70 Arthur Street
YEAR BUILT	1899-1965
BUILDING AREA (+/-)	134,509 sq. ft.
FLOORS	7
BUILDING HOURS	7:30 a.m. - 6:00 p.m.
SECURITY	Securitas Canada

LEASING DETAILS

GROSS RENTAL RATE	\$17.00 per sq. ft. inclusive of utilities		
AREA AVAILABLE	Unit 203:	768 sq. ft.	LEASED
	Unit 300:	6,999 sq. ft.	
	Unit 305:	3,279 sq. ft.	
	Unit 310:	1,759 sq. ft.	
	Unit 314:	361 sq. ft.	
	Unit 315:	1,520 sq. ft.	
	Unit 330:	2,378 sq. ft.	
	Unit 405:	947 sq. ft.	
	Unit 415:	965 sq. ft.	
	Unit 444:	6,999 sq. ft.	
	Unit 480:	1,166 sq. ft.	
	Unit 495:	2,005 sq. ft.	
	Unit 508:	756 sq. ft.	
	Unit 555:	897 sq. ft.	
	Unit 560:	720 sq. ft.	LEASED
	Unit 607:	2,070 sq. ft.	
	Unit 660:	620 sq. ft.	LEASED
*Units 305 & 315 can be combined for a total of 4,799 sq. ft.			

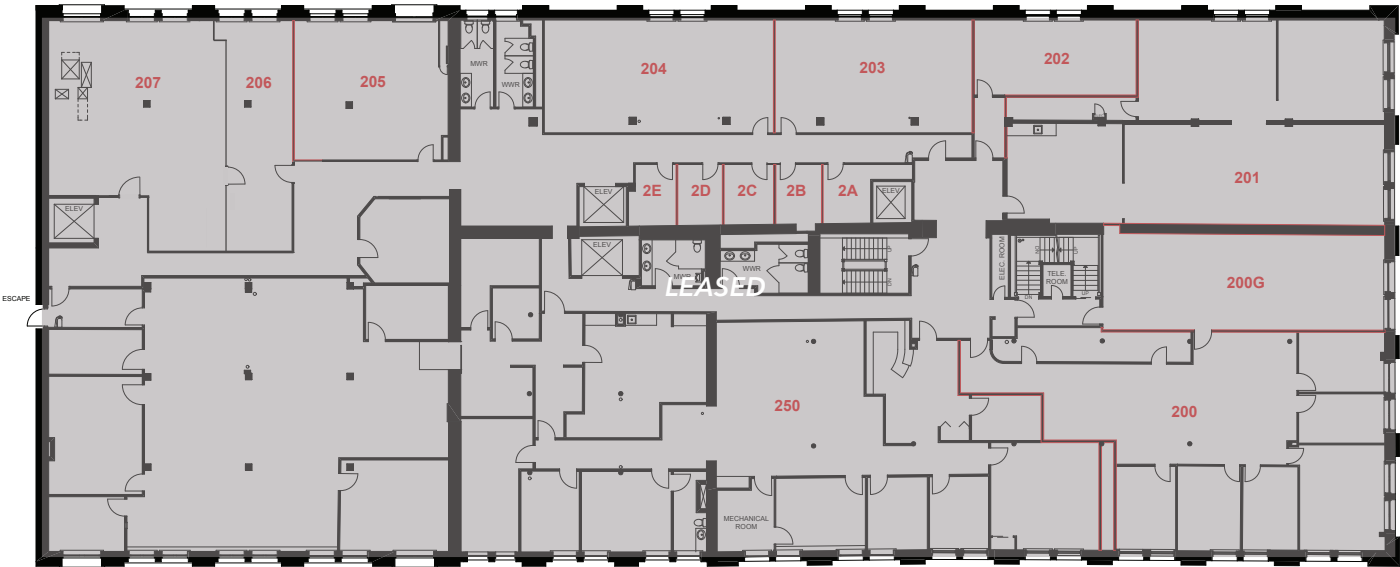
HIGHLIGHTS

- Centrally located in the West Exchange District
- Historic heritage building with modern amenities
- Attractive rental rates
- Elevator access
- Attached parking lot
- Flexible lease terms
- Storage availability
- Key Fob system
- Main floor tenants include Mas Coffee and Clothing Bakery

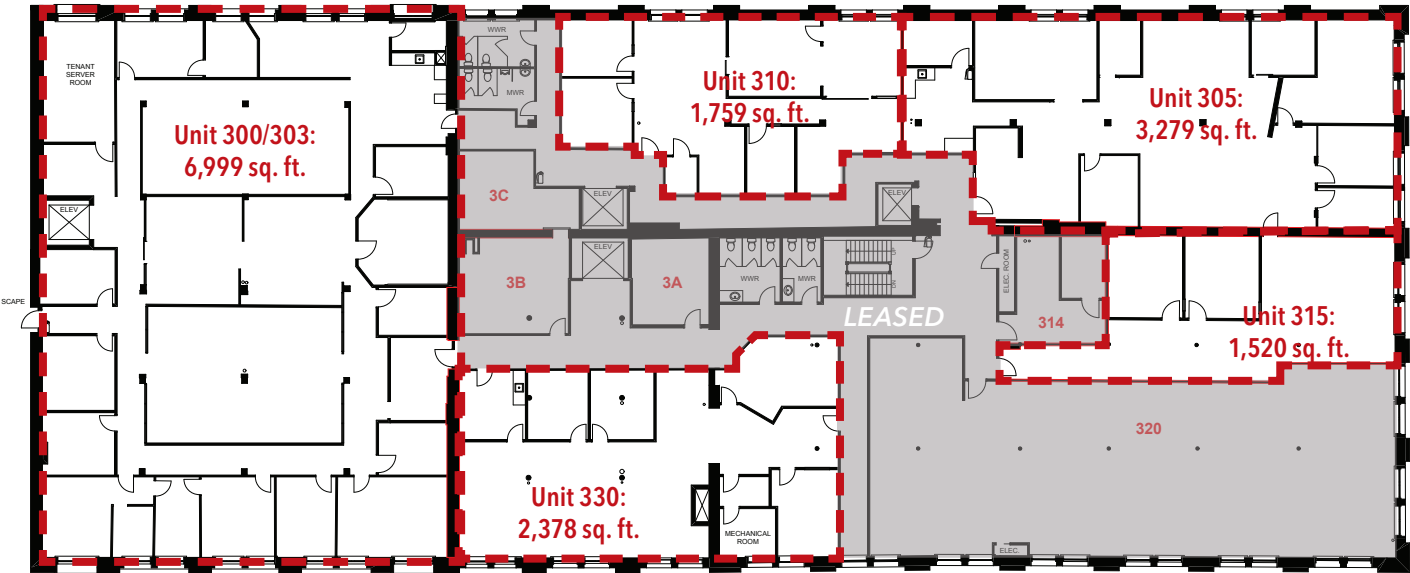
FLOOR PLAN

*All square footages +/-

SECOND FLOOR



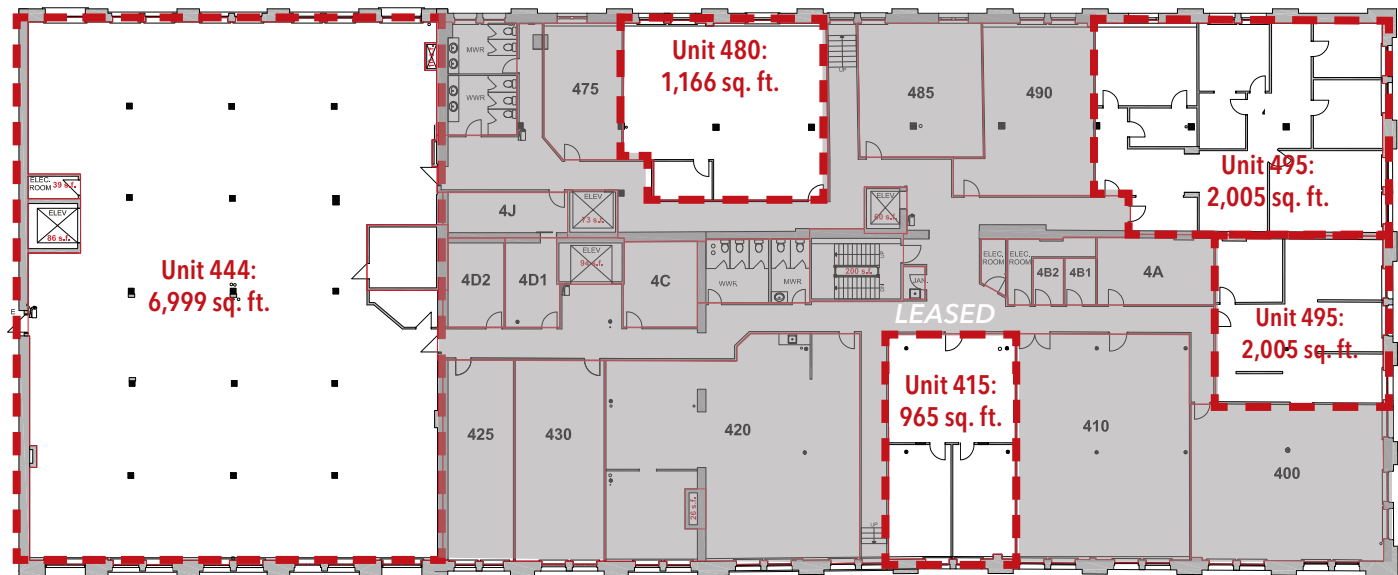
THIRD FLOOR



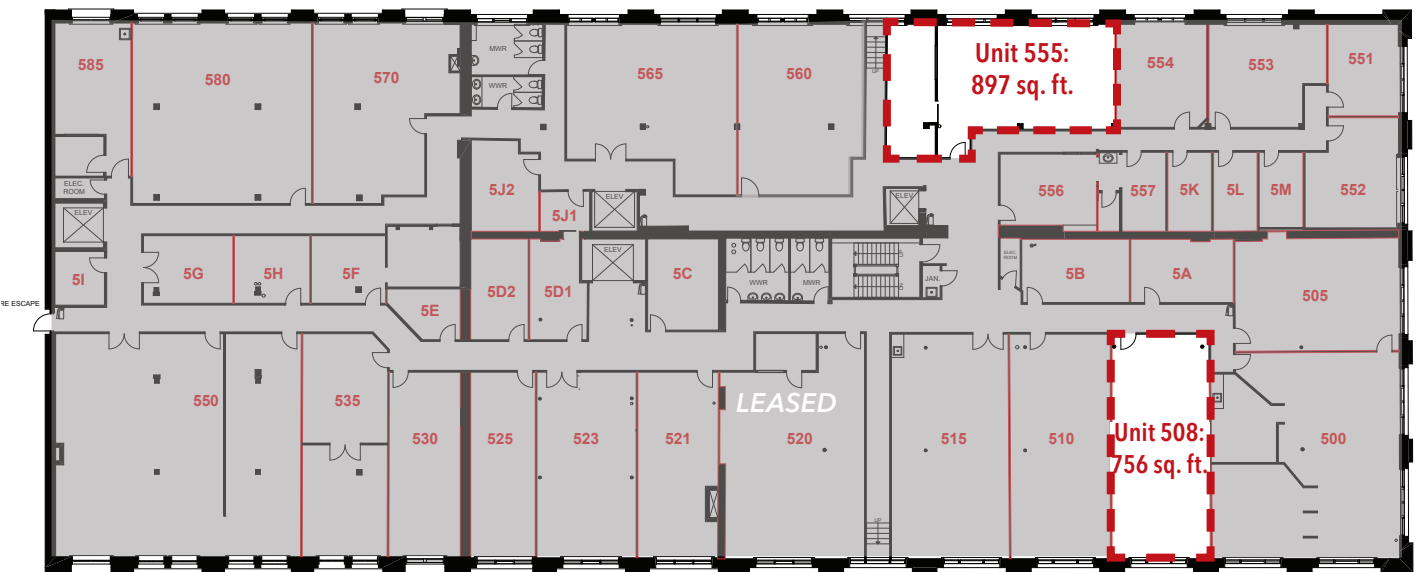
FLOOR PLAN

*All square footages +/-

FOURTH FLOOR



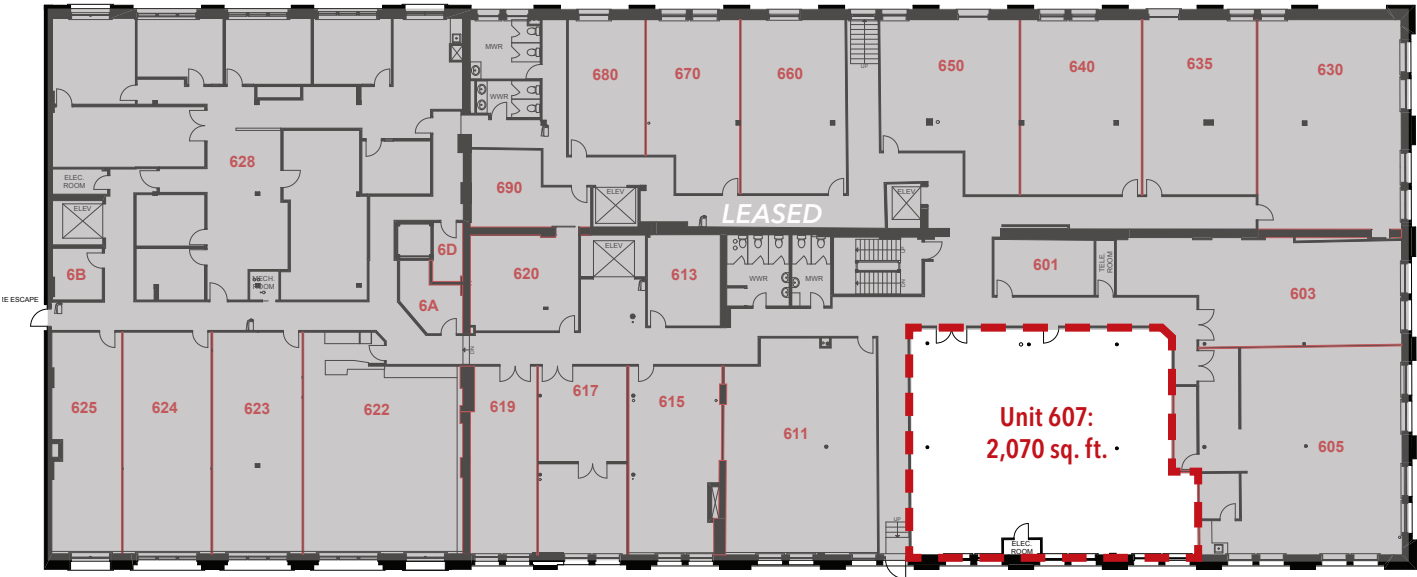
FIFTH FLOOR



FLOOR PLAN

*All square footages +/-

SIXTH FLOOR



INTERIOR PHOTOS

MAIN FLOOR





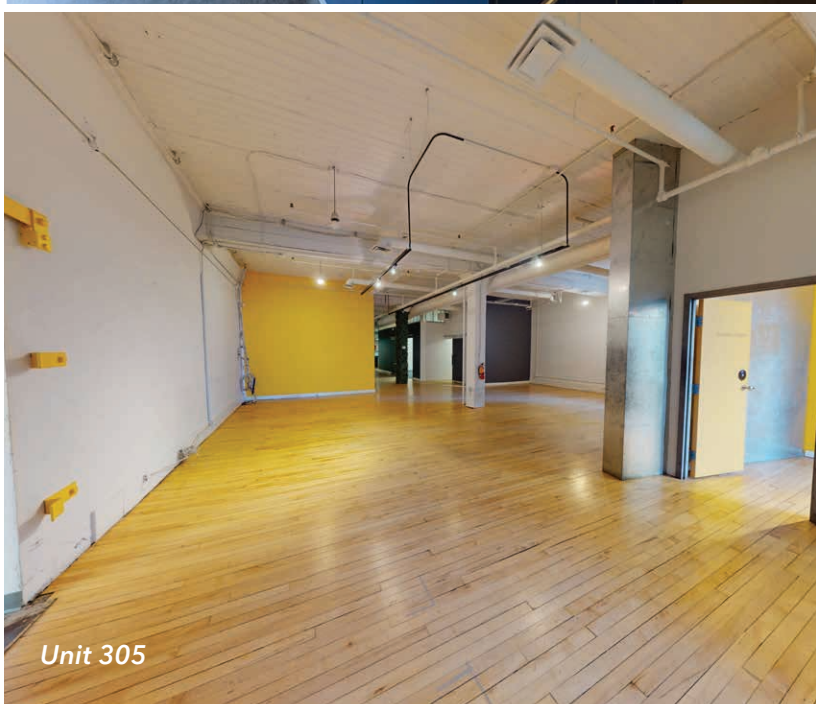
Unit 300/333



Unit 300/333



Unit 305



Unit 305



Unit 310



Unit 310

THIRD FLOOR

Unit 315

Unit 315

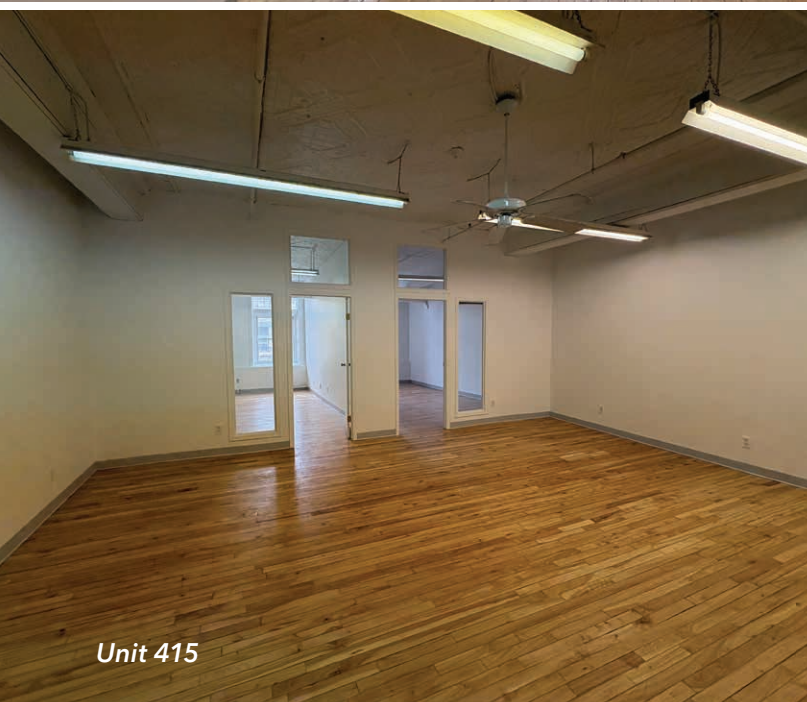
Unit 315

Unit 330

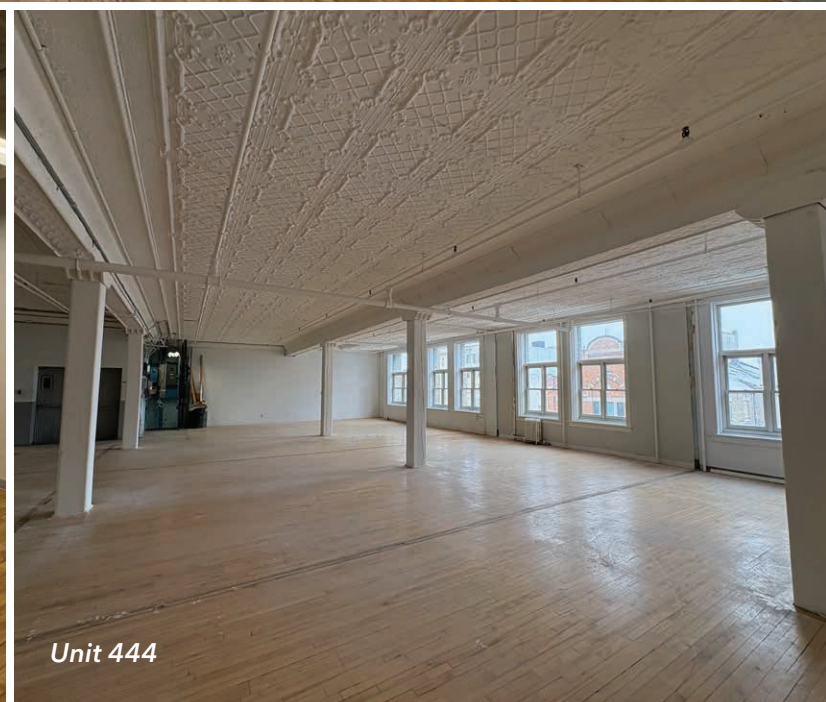
Unit 330

FOURTH FLOOR

Unit 405



Unit 415



Unit 444



Unit 480



Unit 495

FIFTH FLOOR



Unit 508



Unit 555

SIXTH FLOOR



Unit 607 & 609

Contact

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