

OFFICE SPACE FOR LEASE IN THE EXCHANGE DISTRICT



250 MCDERMOT AVENUE

WINNIPEG, MB

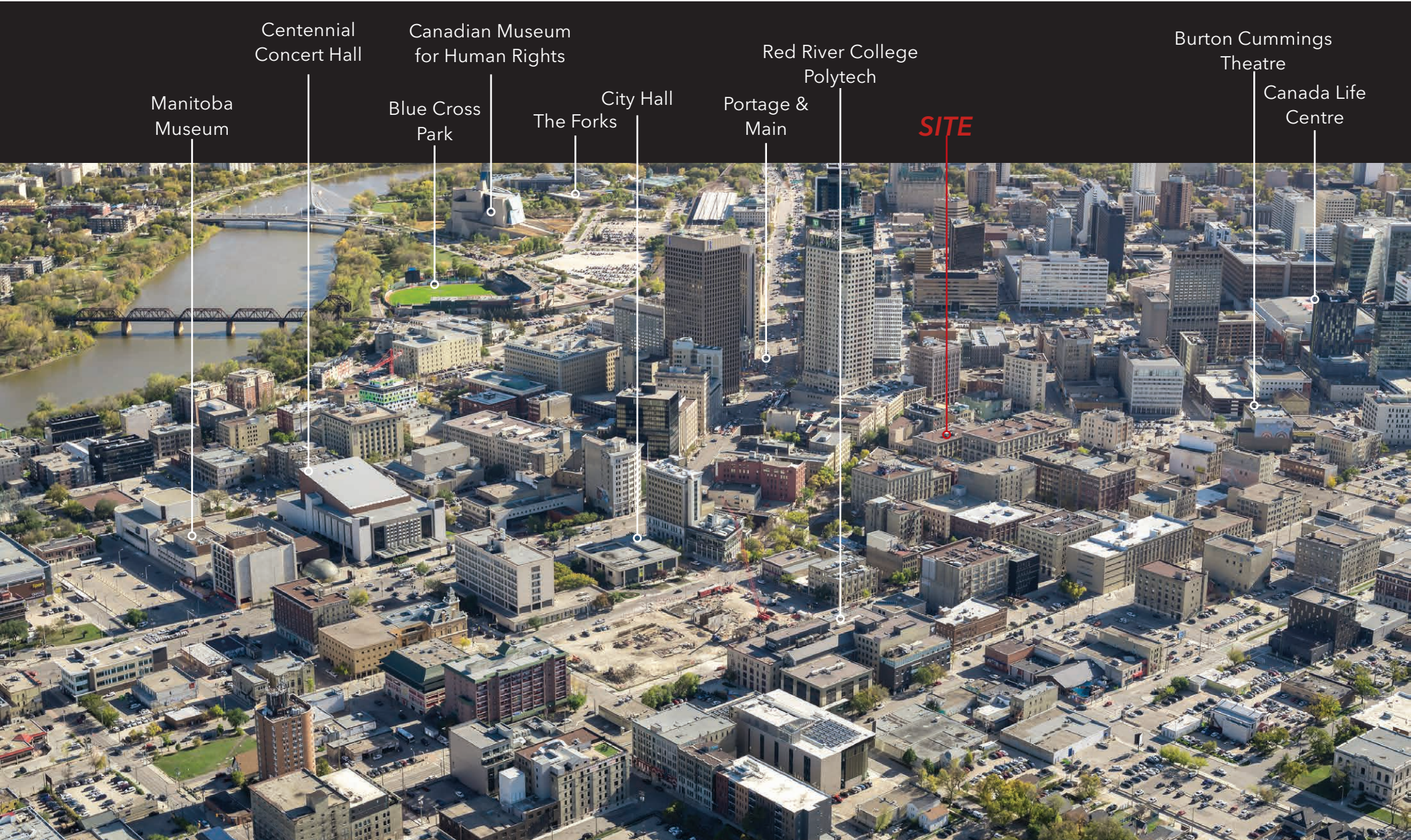


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AREA OVERVIEW

250 McDermot Avenue (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 58,074 sq. ft. of office space over 4 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.



Manitoba
Museum

Centennial
Concert Hall

Canadian Museum
for Human Rights

Blue Cross
Park

The Forks

City Hall

Portage &
Main

Red River College
Polytech

SITE

Burton Cummings
Theatre

Canada Life
Centre

PROPERTY DETAILS

ADDRESS	250 McDermot Avenue
YEAR BUILT	1898-1902
BUILDING AREA (+/-)	58,074 sq. ft.
FLOORS	4
BUILDING HOURS	7:30 a.m. - 6:00 p.m.
SECURITY	Securitas Canada
GROSS RENTAL RATE	\$17.00 per sq. ft.
AREA AVAILABLE (+/-)	Unit 301: 2,780 sq. ft.
	Unit 303: 2,039 sq. ft.
	Unit 305: 1,909 sq. ft.
	Unit 306: 1,697 sq. ft.
	Unit 402: 1,122 sq. ft.
	Unit 404: 2,044 sq. ft.
	Unit 410: 3,550 sq. ft.
	Unit 411: 1,559 sq. ft.

PROPERTY HIGHLIGHTS

- Centrally located in the West Exchange District
- Historic heritage building with modern amenities
- Attractive rental rates
- Elevator access
- Flexible lease terms
- Storage availability
- Key Fob system



FLOOR PLAN



THIRD FLOOR



FLOOR PLAN



FOURTH FLOOR



INTERIOR PHOTOGRAPHS

THIRD FLOOR



INTERIOR PHOTOGRAPHS

FOURTH FLOOR



Contact

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