

**DOWNTOWN OFFICE SPACE
AVAILABLE FOR LEASE IN THE
EAST EXCHANGE DISTRICT**

177 Lombard Avenue
WINNIPEG, MB

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Services provided by Trevor Clay Personal Real Estate Corporation



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



Capital is pleased to offer historic office space for lease in downtown Winnipeg's East Exchange District.

177 Lombard Avenue is steps away from Portage & Main and the amenities of the East Exchange District. The building is also directly across the Richardson Building which is accessible via the underground walkway.

The property includes various tenant amenities including bike storage, and Salisbury restaurant. The building also features on-site security and recent upgrades to the HVAC and common areas.



PROPERTY DETAILS

	Unit 500	7,217 sq. ft.
	Unit 600	7,107 sq. ft.
	Unit 801	1,246 sq. ft.
AREA AVAILABLE (+/-)	Unit 805	1,275 sq. ft.
	Units 807/809	4,427 sq. ft.
	Unit 810	157 sq. ft.

7,105 sq. ft. of contiguous space available on the 8th Floor

NET RENTAL RATE \$12.00 per sq. ft.

ADDITIONAL RENT	Property Tax	\$2.31 per sq. ft.
	Utilities	\$2.52 per sq. ft.
	Insurance	\$0.75 per sq. ft.
	CAM	\$8.97 per sq. ft.
	Total	\$14.55 per sq. ft.

TENANT INCENTIVES

- Financial incentives available for qualified offers
- Turnkey and design-build options available for qualified offers

HIGHLIGHTS

- Heritage building in close proximity to Portage and Main and the East Exchange District
- Connected to the parkade at 170 McDermot Avenue
- Salisbury restaurant located on the main floor
- On-site security guard
- Easy access to the amenities of the Exchange District and Main Street



LOCATION AERIAL

Health Sciences Centre
Winnipeg



TRUE NORTH
SQUARE

canada life centre

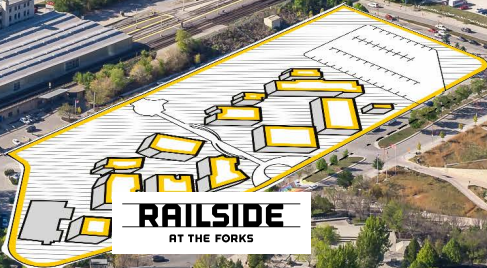
RBC Convention Centre
WINNIPEG

PORTAGE
&
MAIN

THE FORT GARRY
HOTEL SPA AND CONFERENCE CENTRE

BLUE CROSS
PARK

VIA Rail Canada



CANADIAN MUSEUM FOR
HUMAN RIGHTS
MUSEE CANADIEN POUR LES
DROITS DE LA PERSONNE

The
FORKS

RAILSIDE
AT THE FORKS

EXCHANGE DISTRICT AMENITIES

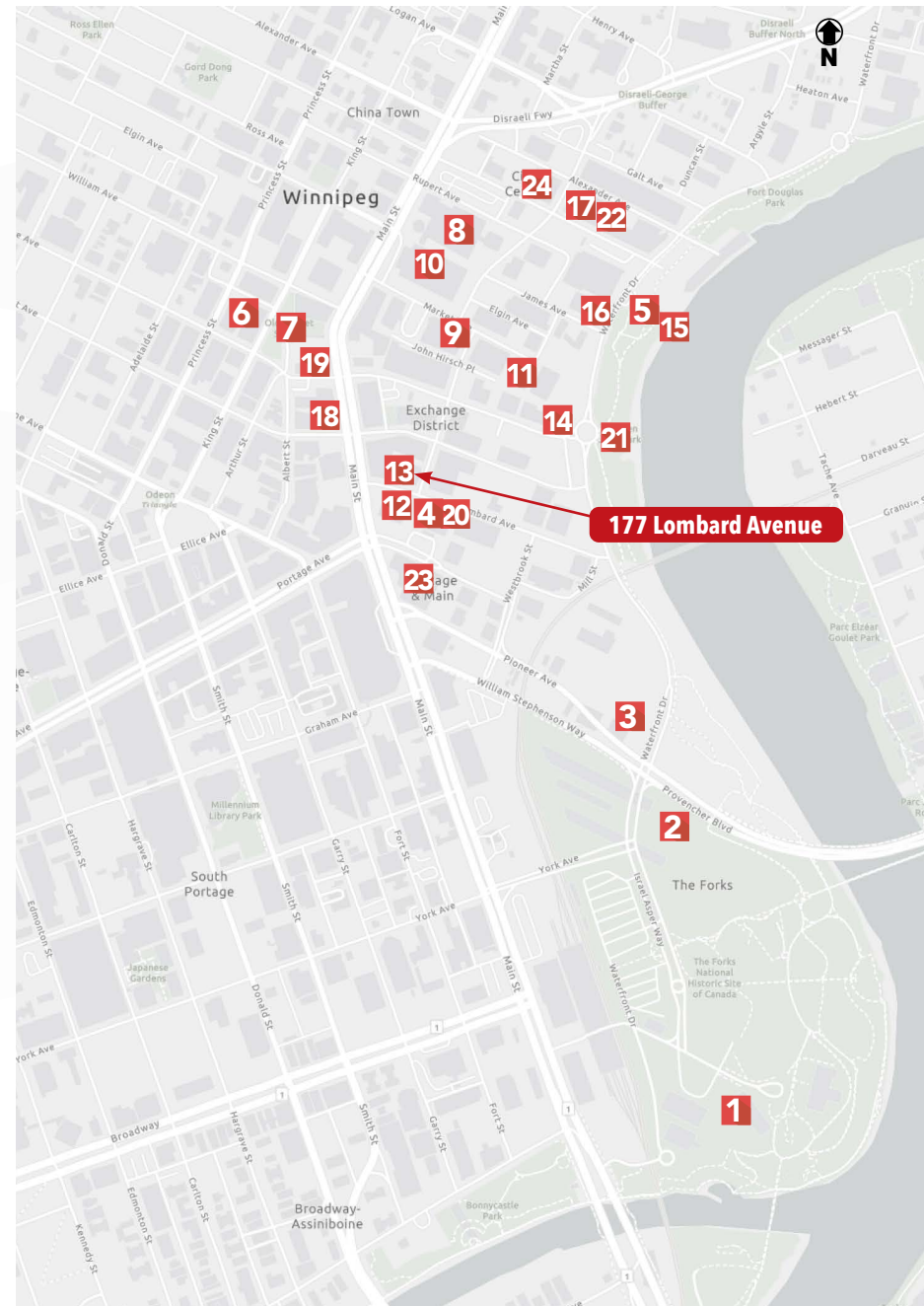
The Exchange District is a National Historic Site of Canada in the downtown area of Winnipeg one-block from Portage & Main. The district boasts the largest collection of turn-of-the-20th-century buildings in North America. In all, 62 of the city's 86 heritage structures are in the Exchange District's 20-city block area. The historic structures include massive stone and brick warehouses, elegant terracotta-clad buildings, narrow angled streets, and cobblestone paths.

This architecture provides a perfect backdrop for a thriving commercial and cultural centre home to an array of specialty retailers, restaurants, nightclubs, art galleries, wholesalers, and multifamily developments. The Exchange District offers developers, businesses, and residents boutique hotel options, high-end restaurants and some of Canada's finest brick and beam office assets including a burgeoning tech sector called Innovation Alley.

The Exchange is also home to the city's Theatre District, Old Market Square, Centennial Concert Hall, Royal Manitoba Theatre Centre, City Hall, Red River College Polytechnic Exchange District Campus, Paterson Global Foods Institute, and the new Richardson Innovation Centre. In recent years, the area has attracted redevelopment of commercial buildings for multi-residential use in the form of lofts, condos, and apartments.

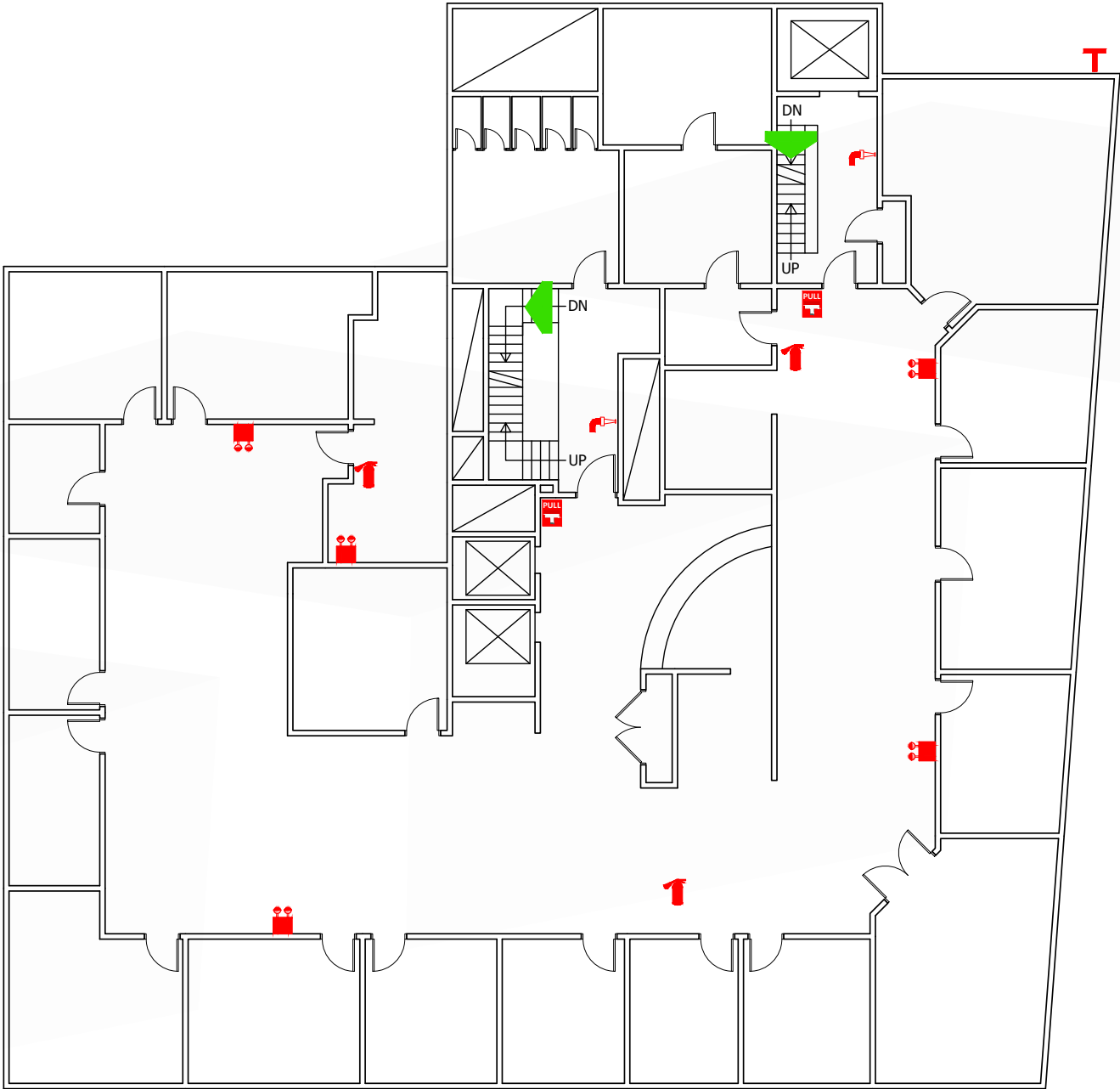
LEGEND

- | | |
|---------------------------------|----------------------------|
| 1. The Forks | 13. Bailey's |
| 2. Cdn. Museum for Human Rights | 14. Carnival Brazilian BBQ |
| 3. Blue Cross Park | 15. Cibo Waterfront Cafe |
| 4. Fairmont Hotel | 16. James Avenue Pumphouse |
| 5. Mere Hotel | 17. Nonsuch Brewing |
| 6. Red River College | 18. Parlour Coffee |
| 7. Market Lands Creative Hub | 19. Amsterdam Tea Room |
| 8. Manitoba Museum | 20. The Velvet Glove |
| 9. Royal Manitoba Theatre | 21. Stephen Juba Park |
| 10. Centennial Concert Hall | 22. Patent 5 Distillery |
| 11. Saddlery on Market | 23. Portage & Main |
| 12. Hy's Steakhouse | 24. Sport Manitoba |



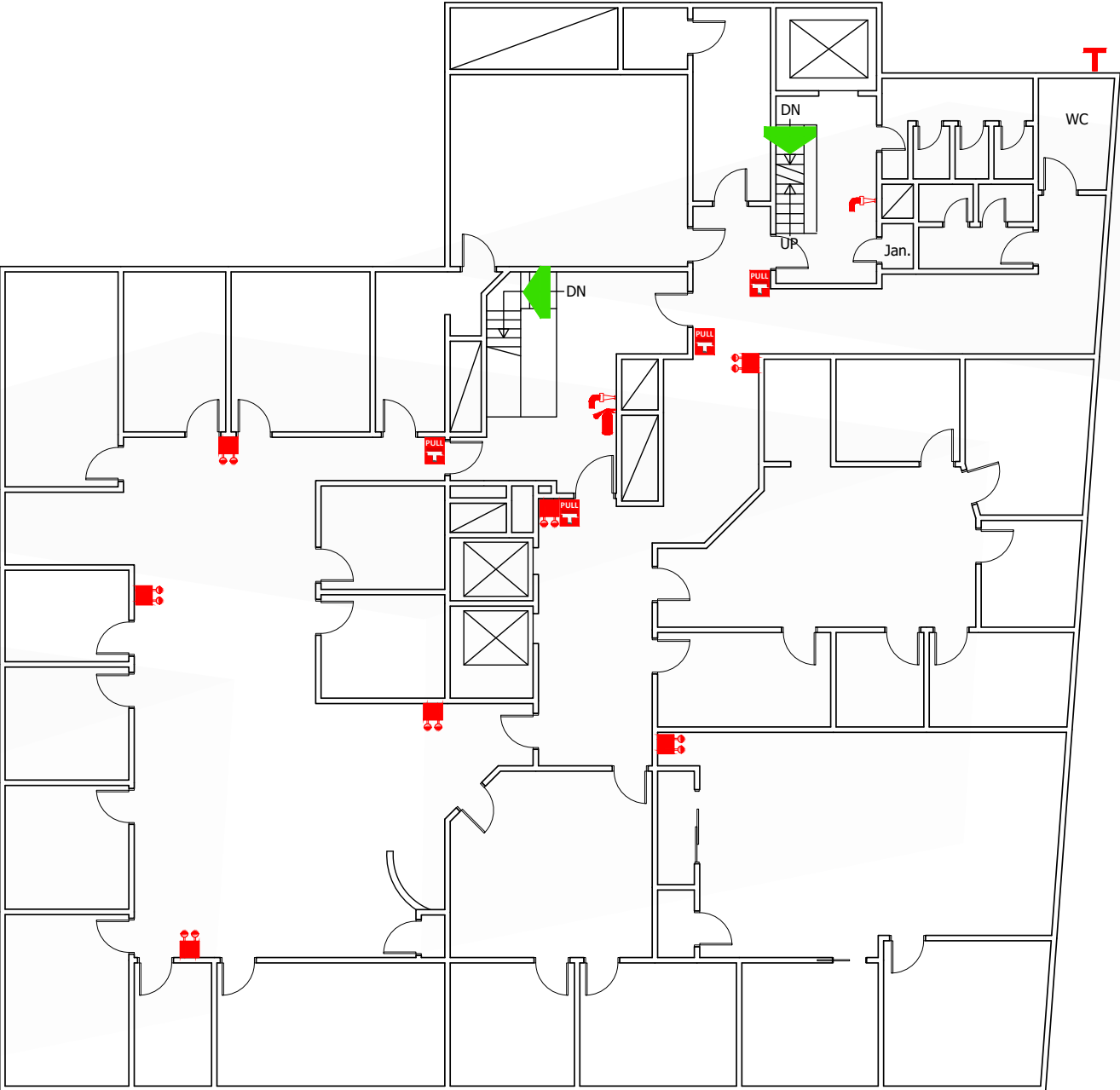
FLOOR PLAN

6TH FLOOR



FLOOR PLAN

8TH FLOOR



INTERIOR PHOTOS

5TH FLOOR



INTERIOR PHOTOS

6TH FLOOR



INTERIOR PHOTOS

8TH FLOOR



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