



Colliers

Asking Price:

\$12.95/SF



Close to
hotels



Parking
nearby

For Lease | 357 Bannatyne Avenue

Office space available **for lease**

Free standing office building located in the heart of the
iconic and vibrant Exchange District

Nicknamed the “Chicago of the North”, the Exchange District features over 150 immaculate heritage buildings within 30-square-blocks. 357 Bannatyne offers a full main floor office space suitable for a wide variety of tenants, with a wheelchair lift helping to make the space more accessible.

Sean Kliwer

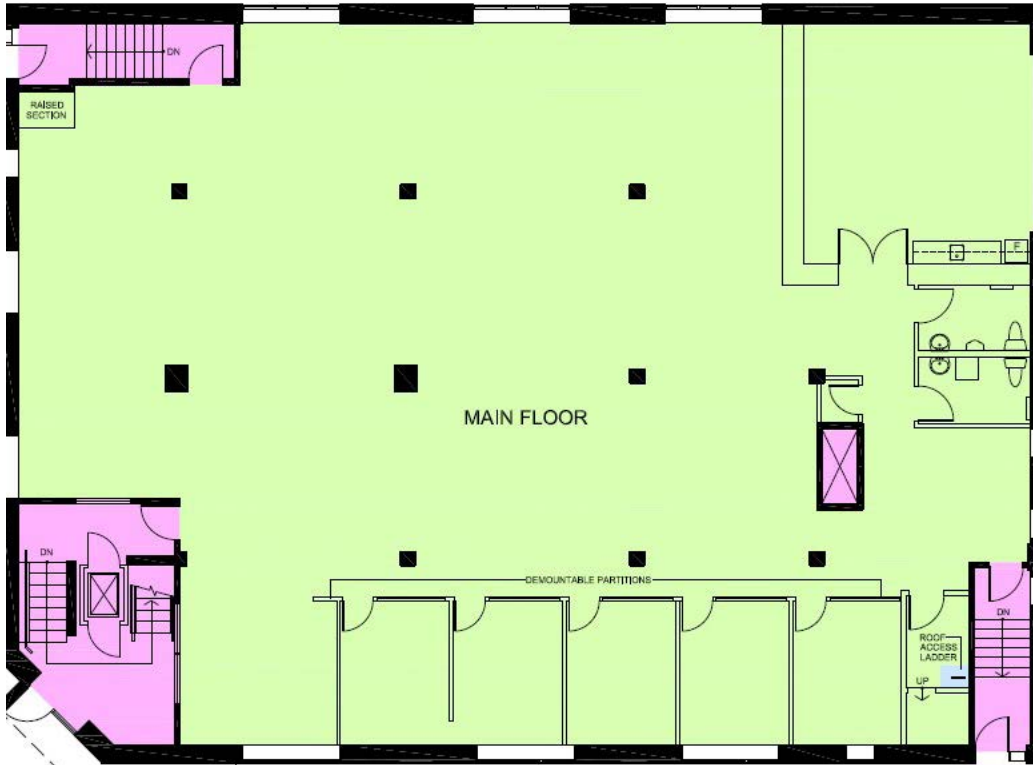
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Accelerating success.

Floor Plan



Main Level

5,115 SF available

Property Overview

Legal Address	357 Bannatyne Avenue, Winnipeg, MB	
Location	The Property is located on the corner of Bannatyne Avenue and Dagmar Street, in the Exchange District.	
Zoning	M-1	
Year Built	1951	
Total Building Area	9,636 SF	
Utilities	Paid directly by tenant	
In-suite Janitorial	Paid directly by tenant	
Rentable Area	Lower Level	4,521 SF
	Main Level	5,115 SF
Net Rent	\$12.95 PSF	
CAM	\$6.05 PSF (2023)	
Tax	\$2.26 PSF (2023)	
Available	Immediately	
Term	TBD	



Key Highlights



Easily accessible via Transit



Numerous high-end restaurants



Main and Lower Level lift service



Large open concept floors with natural light



357 Bannatyne Avenue, Winnipeg, Manitoba

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