



For Lease | 357 Bannatyne Avenue

Office space available **for lease**

357 Bannatyne is a 9,636 square foot free-standing office building located in the heart of the iconic and vibrant Exchange District. The main level is an open floor concept making it suitable for a wide variety of tenants. Equipped with a staff room, two washrooms, and a large open area that allows plenty of natural light – the suite can be used as-is or offices can be built to accommodate.

Sean Kliewer

Senior Vice President
+1 204 926 3824
sean.kliewer@colliers.com

Jordan Bergmann

Associate Vice President
+1 204 954 1793
jordan.bergmann@colliers.com

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	Main Level	5,115 SF
Net Rent	Market rates	
CAM	\$7.30 PSF (2024 Estimate)	
Tax	\$2.32 PSF (2024 Estimate)	
Available	Immediately	
Term	Negotiable	



Key Highlights



Easily accessible via Transit



Numerous high-end restaurants



Main and Lower Level lift service

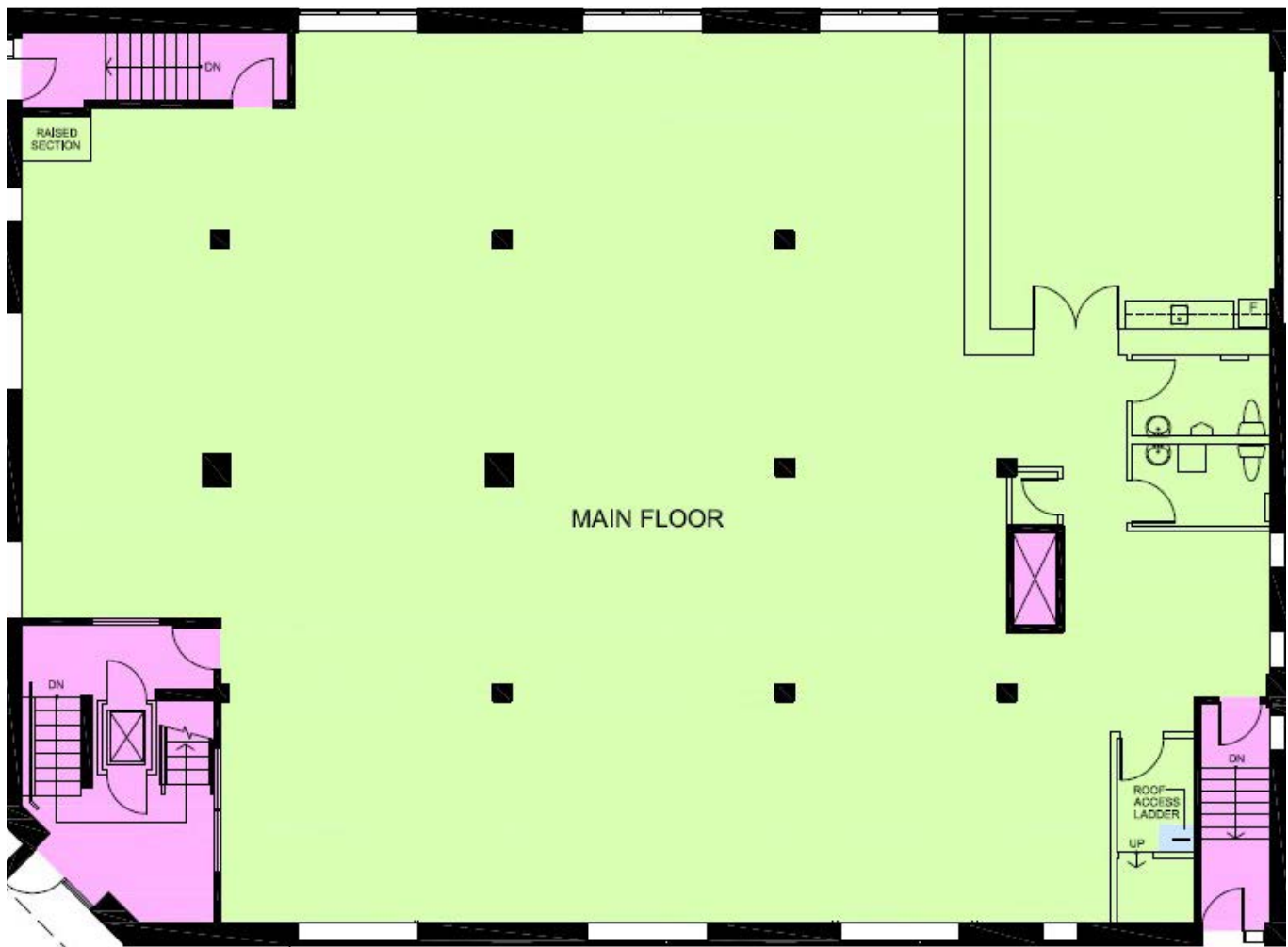


Large open concept floors with natural light

Floor Plan

Main Level

5,115 SF





*Artistic rendering showing possible façade renovation

357 Bannatyne Avenue, Winnipeg, Manitoba

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