



Year 1 Net Rent:

\$6.95/PSF*

*Building to be accepted on an as-is, where-is basis. Escalates annually from Year 1, subject to CPI indexation.

For Lease | 357 Bannatyne Avenue, Winnipeg MB.

Main floor office on Bannatyne Ave

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.



Historic Exchange District



Excellent transit access

Sean Kliewer

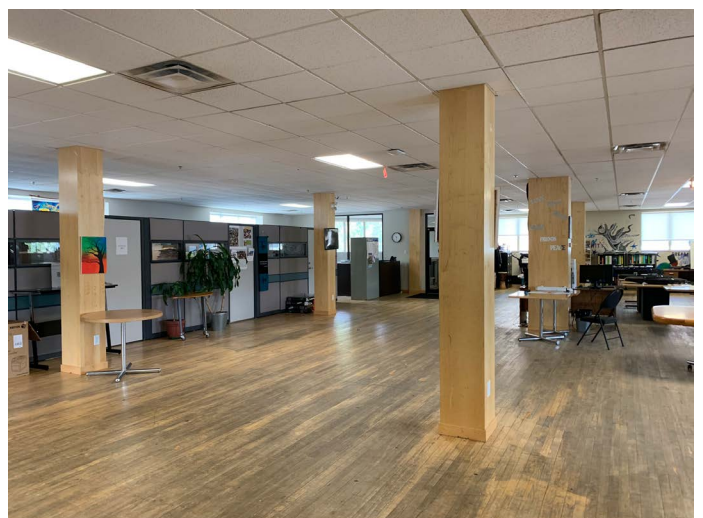
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Property Overview

Address:	357 Bannatyne Avenue
Location	Located on the corner of Bannatyne Avenue and Dagmar Street
Zoning	M-1
Year Built	1951
Rentable Area	5,115
Utilities	Paid directly by tenant
In-Suite Janitorial	Paid directly by tenant
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Additional	Op Costs: \$8.16 PSF Realty Taxes: \$2.07 PSF Total: \$10.23 PSF
Rentable Area:	1,863 SF
Features	<ul style="list-style-type: none">• Main floor office• Bright open concept space• Wheelchair accessible via elevator lift in front entrance• Located in the amenity rich Exchange District• Close to Winnipeg's Sports Hospitality and Entertainment District• Two washrooms• Tenants can utilize space as-is, or office space can be built to suit their needs
Available:	Immediately



Floorplan





357 Bannatyne Avenue, Winnipeg, MB

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