



112 MARKET AVENUE

WINNIPEG, MB

112

MARKET AVENUE

JOIN WINNIPEG'S VIBRANT EAST EXCHANGE DISTRICT

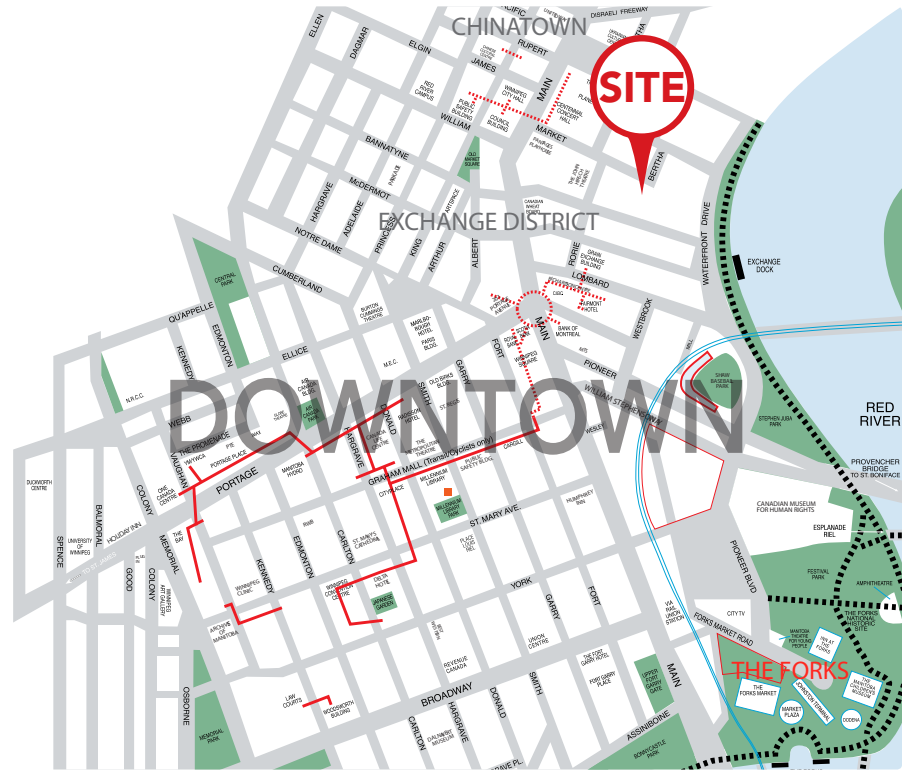


We are pleased to offer over 23,000 sq. ft. of developed downtown office space for lease. This beautiful 5-storey heritage building formerly known as The Great West Saddlery Company was built in 1898 and is located on the southwest corner of Market and Bertha Street in Winnipeg's Exchange District. The space is located steps from Portage and Main, Old Market Square, the theatre district and Exchange District shops and services. The building is a municipally-designated historic site on the exterior, but its interior's have been extensively renovated into functional office space. The building provides elevator accessible, reception corridors, private offices, conference rooms and common areas with kitchenettes.



LOCATION

Situated in the heart of downtown Winnipeg's East Exchange District, 112 Market Avenue is only a short walk to many downtown landmarks including; Portage & Main, Shaw Park, The Canadian Museum for Human Rights, The Forks, Canada Life Centre, the Centennial Concert Hall, and the Manitoba Museum. The location also affords the 112 Market close proximity to the city's financial, legal and technology hub.







BUILDING HERITAGE

This five-storey brick structure was designed and constructed in 1898 by James McDiarmid, at the southwest corner of Market Avenue and Bertha Street, at an estimated cost of \$40,000, for businessman Elisha F. Hutchings. The basement was devoted to his firm's major product, horse collars. Company offices were on the ground floor, along with shipping and receiving areas. The second floor was used for storage, mostly of saddles. A sample room and more storage space was on the third floor, and the top floor was used for manufacturing boots and shoes, saddles, cases, and other leather products. Additions were made to the building in 1903, 1909, and 1929. The Great West Saddlery Company continued to occupy the building until 1962. It is a municipally-designated historic site.

LEASING DETAILS

BUILDING AREA

46,750 sq. ft. (+/-) Main to 5th Floor
7,841 sq. ft. (+/-) Lower Level
54,564 sq. ft. (+/-) Total

AVAILABLE SPACE

Lower Level	5,113 sq. ft. (+/-)
2nd Floor -LEASED	9,350 sq. ft. (+/-)
3rd Floor	2,380 sq. ft. (+/-)
4th Floor	2,222 sq. ft. (+/-)
5th Floor	2,108 sq. ft. (+/-)
Total	11,823 sq. ft. (+/-)

RENTAL RATE

\$14.00 per sq. ft. net (Floors 1-5)
\$15.00 per sq. ft. gross (Lower Level)

ADDITIONAL RENT

\$5.45 per sq. ft. per annum (est. 2023)
(inclusive of CAM, taxes, utilities and mgmt. fee)

PROPERTY DETAILS

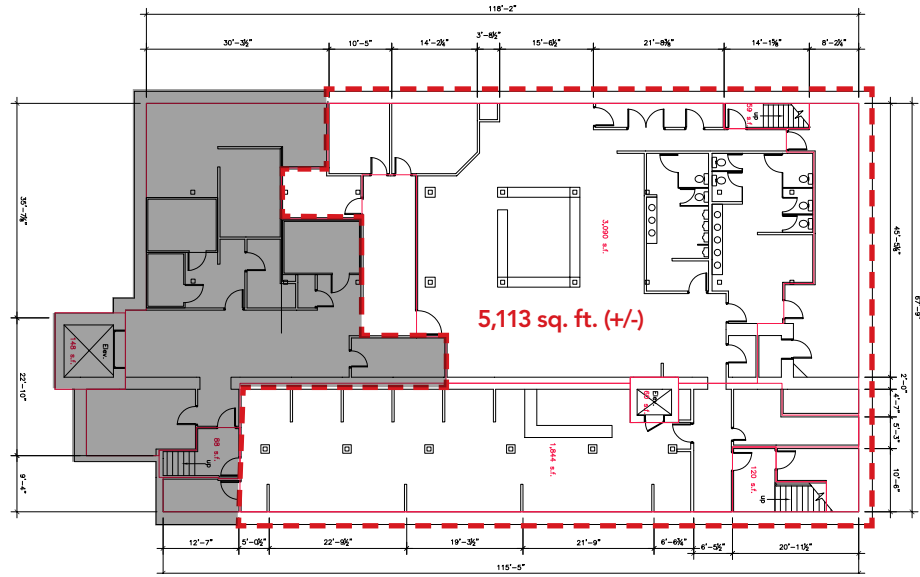
- » 5-storey Heritage Building constructed in 1898
- » Elevator access
- » Functional renovated floorplates
- » Fully redeveloped offices space
- » Large windows provide natural light throughout the space
- » Tenant improvement allowance available for qualified tenants
- » Flexible lease term and various unit sizes available



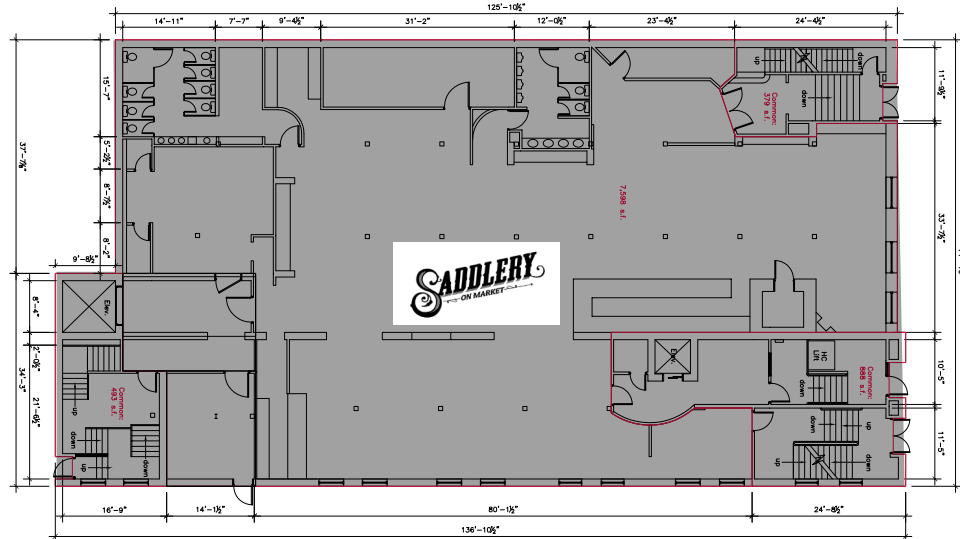
FLOOR PLANS

LOWER LEVEL

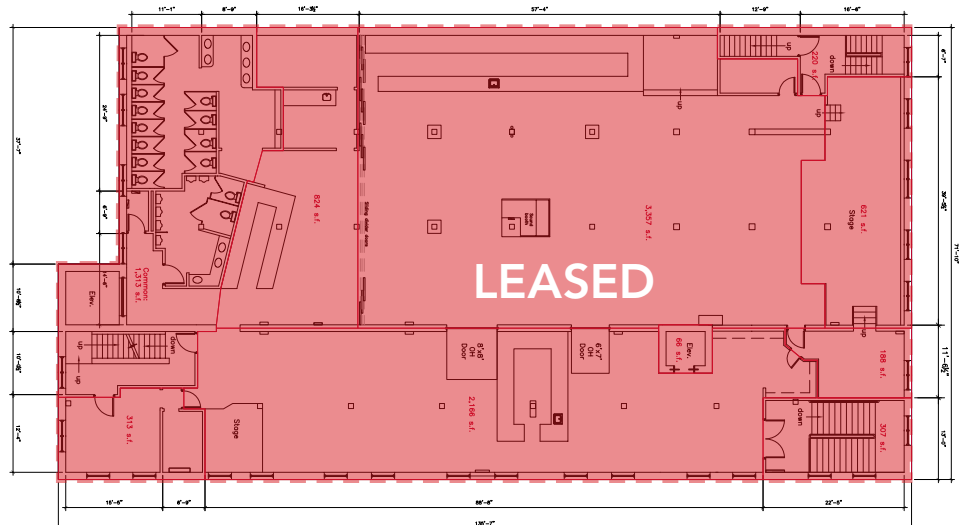
Newly renovated bar with modern finishes and upgraded washrooms



MAIN FLOOR

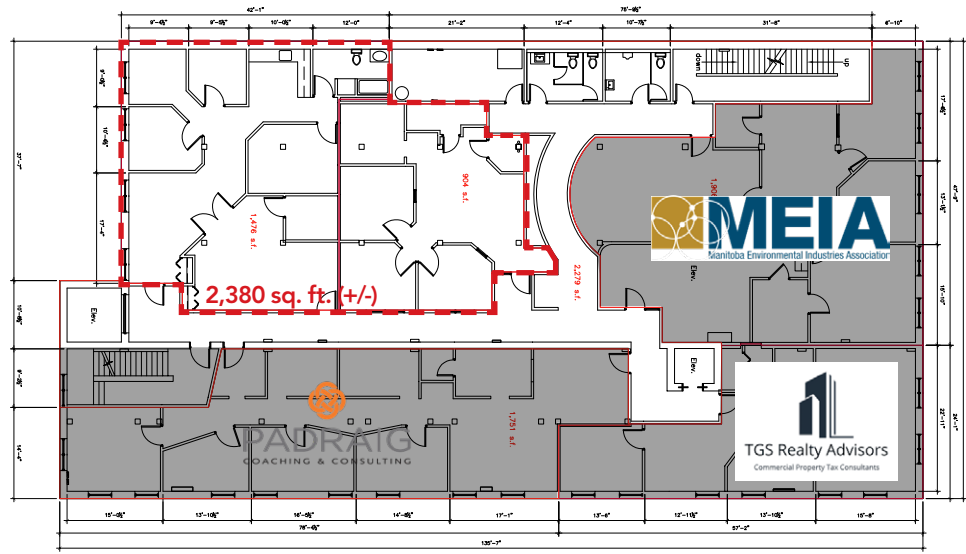


SECOND FLOOR

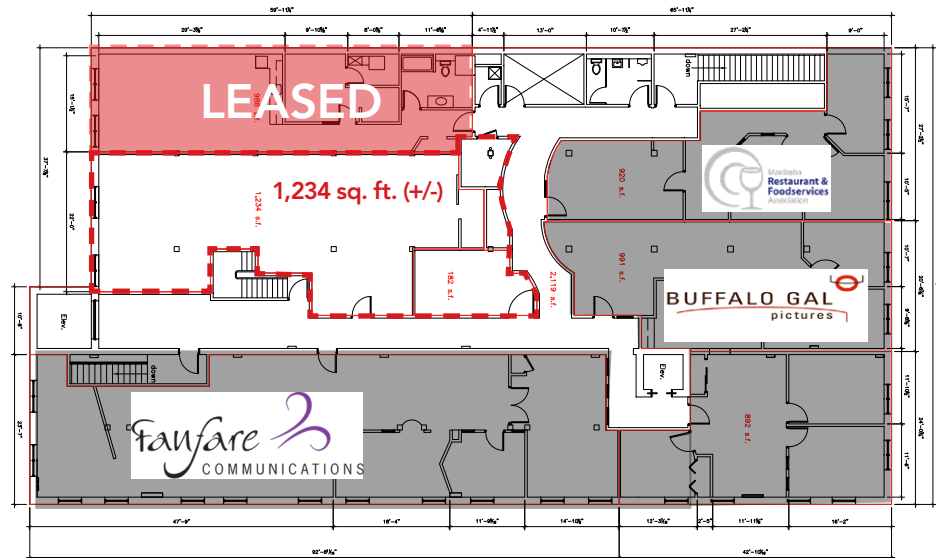


FLOOR PLANS

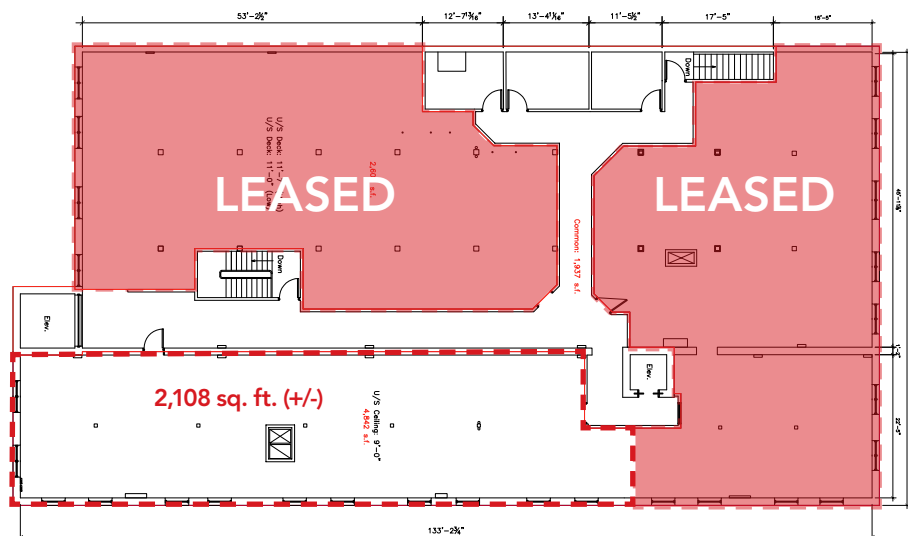
THIRD FLOOR



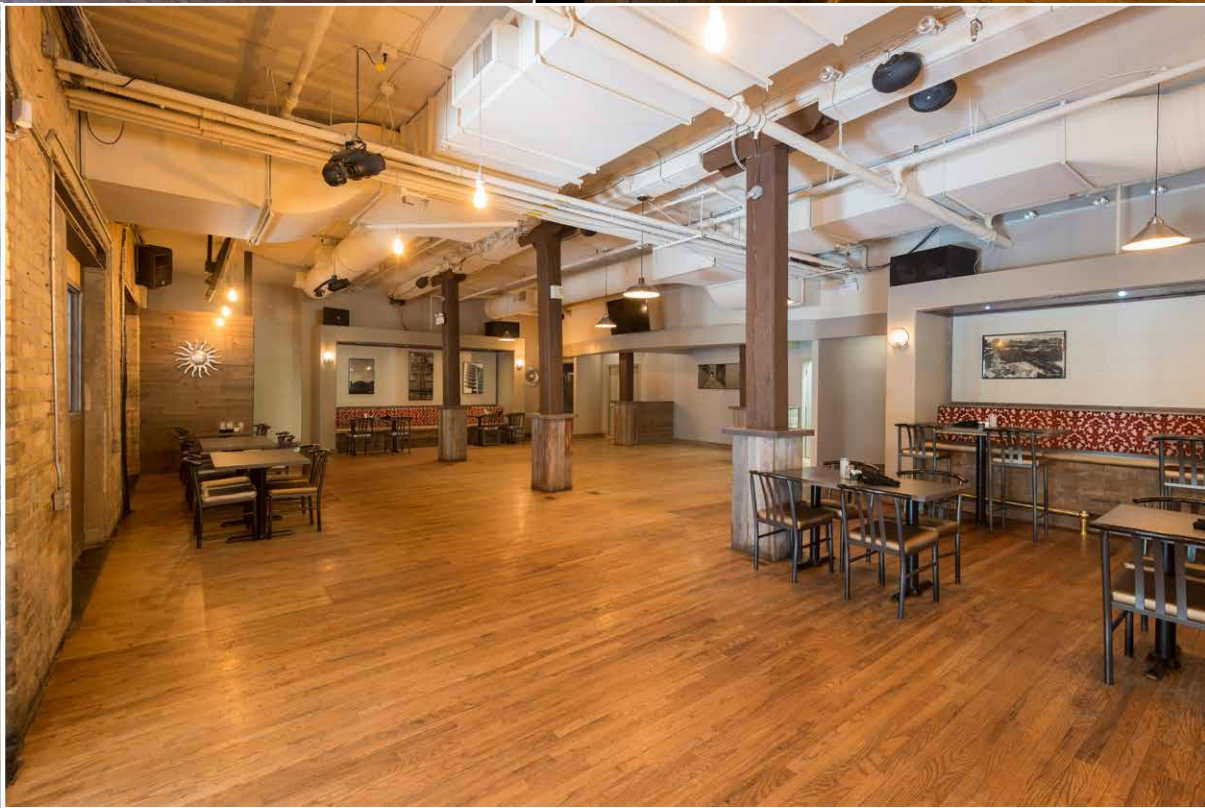
FOURTH FLOOR



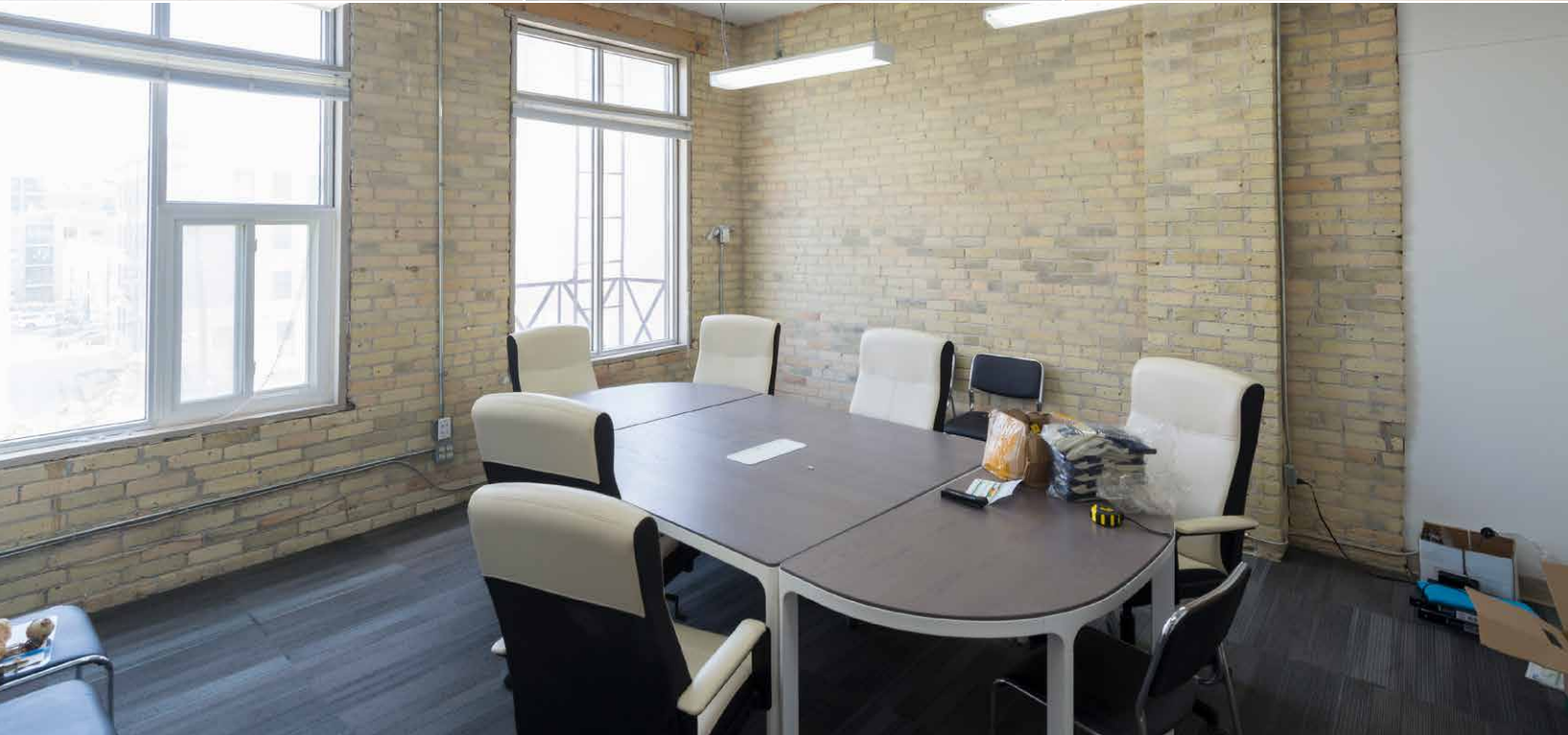
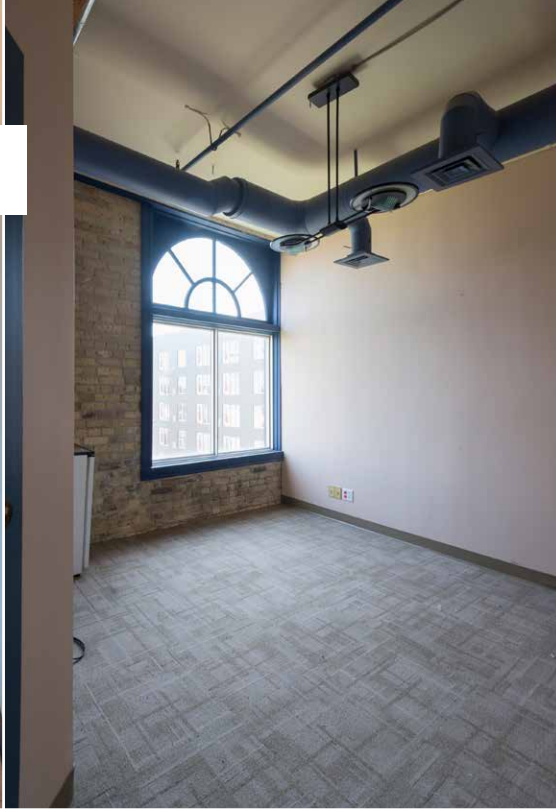
FIFTH FLOOR



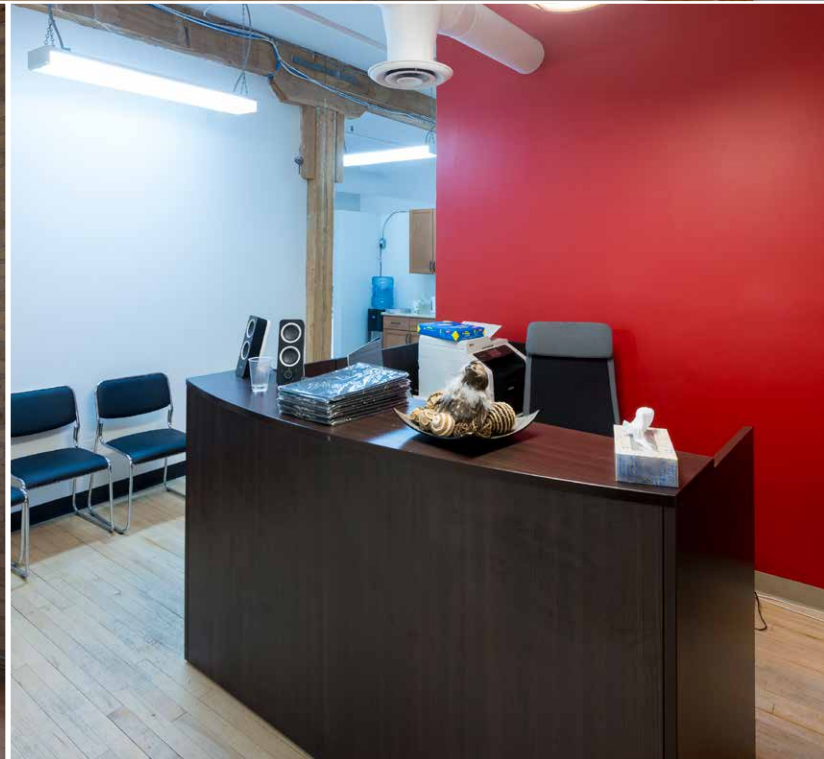
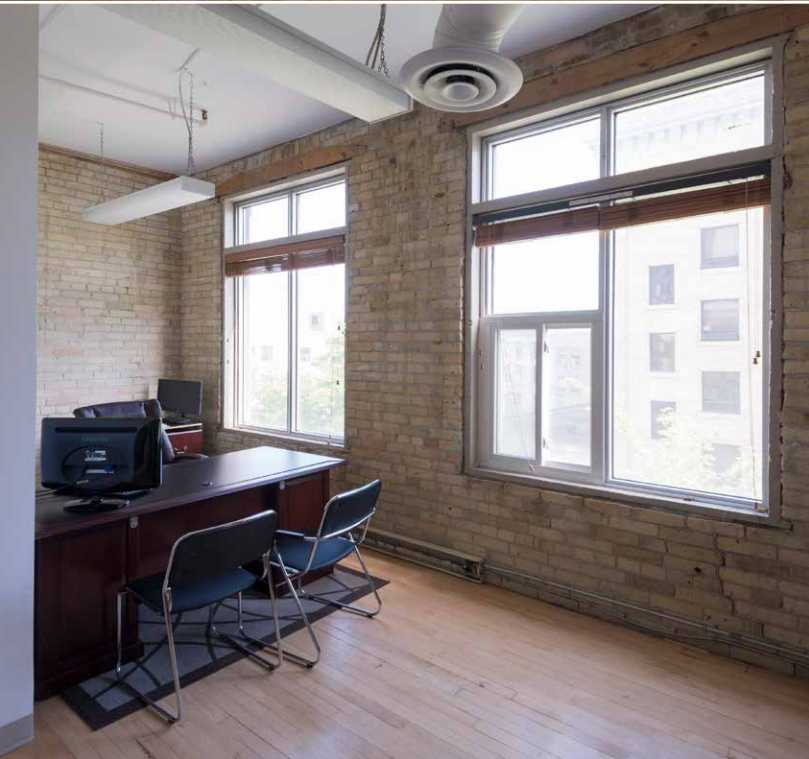
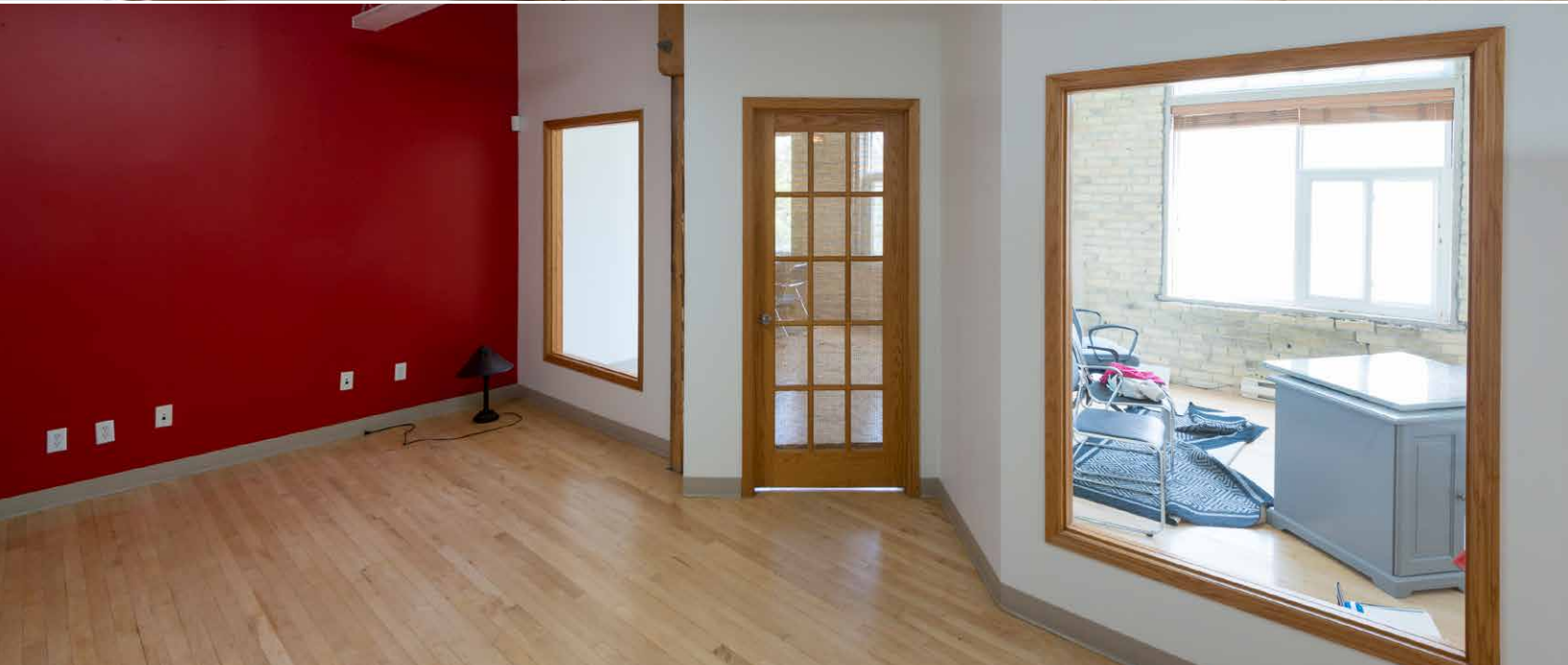
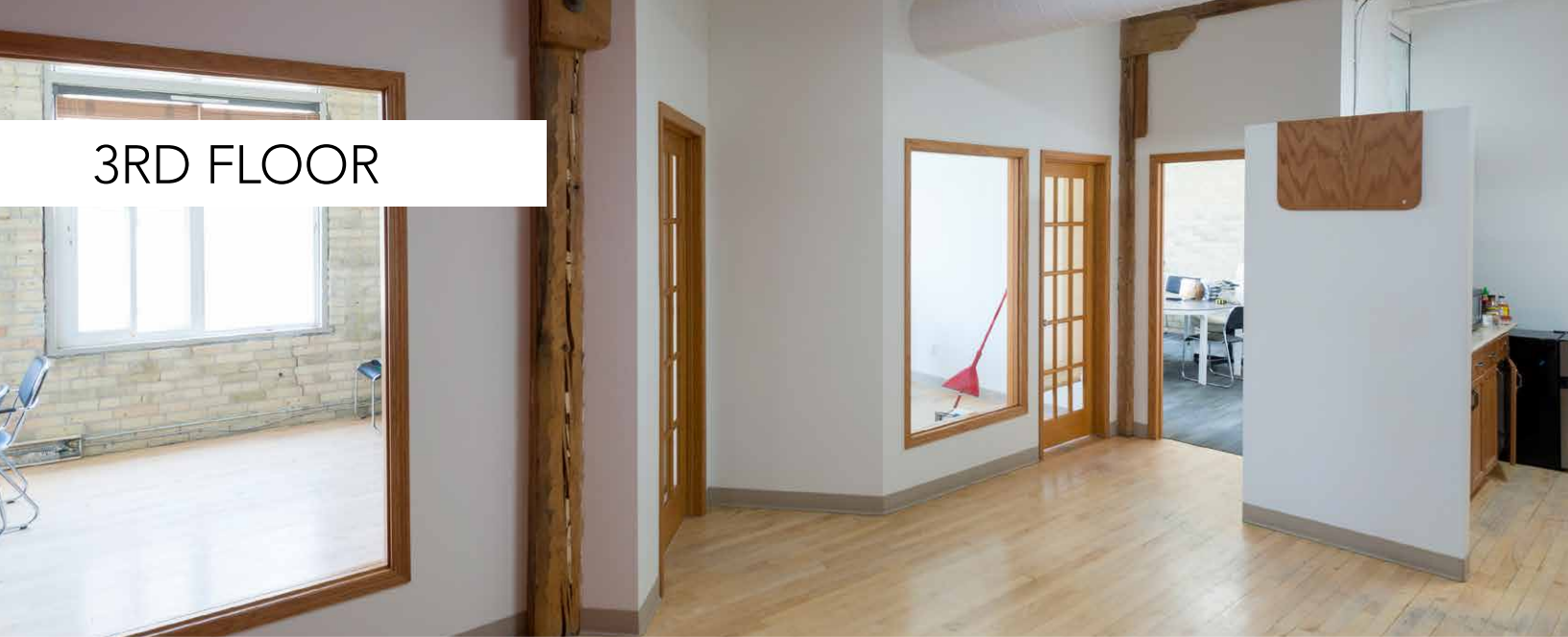
MAIN FLOOR



3RD FLOOR



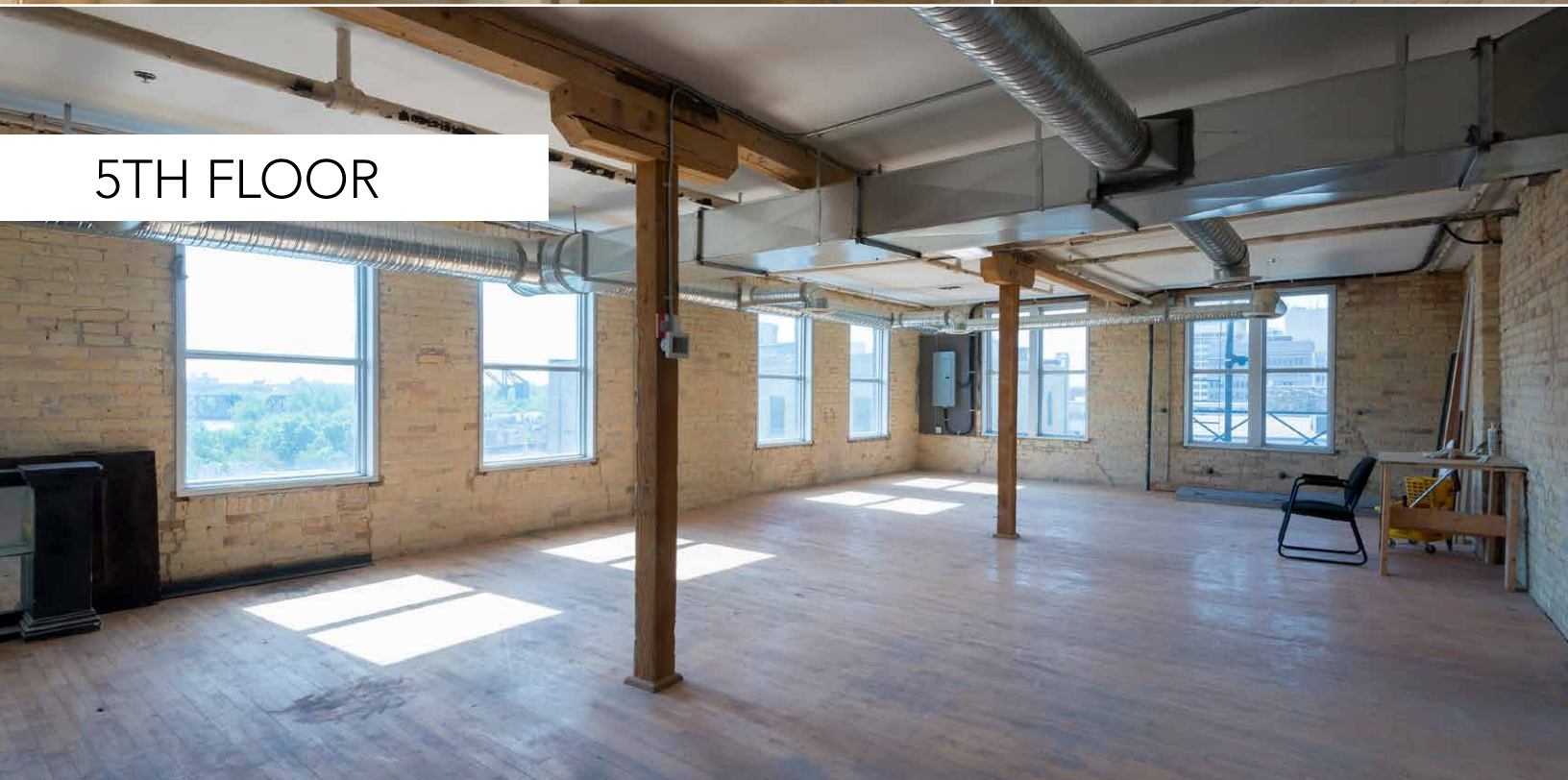
3RD FLOOR



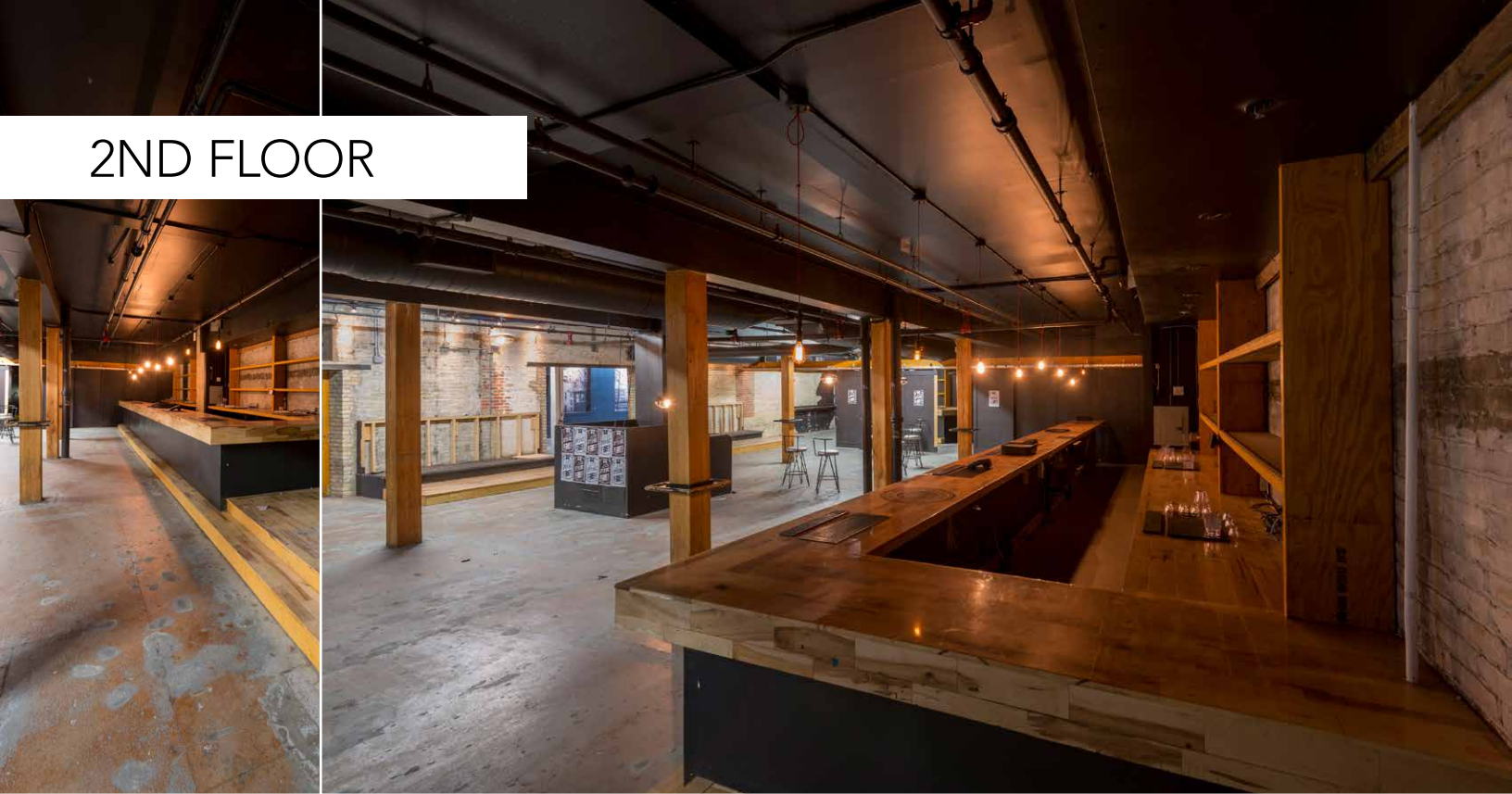
4TH FLOOR



5TH FLOOR



2ND FLOOR



LOWER LEVEL





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