



FOR LEASE

90 Alexander Avenue **WINNIPEG, MB**

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Services provided by Bryn Oliver Personal Real Estate Corporation


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COMMERCIAL REAL ESTATE
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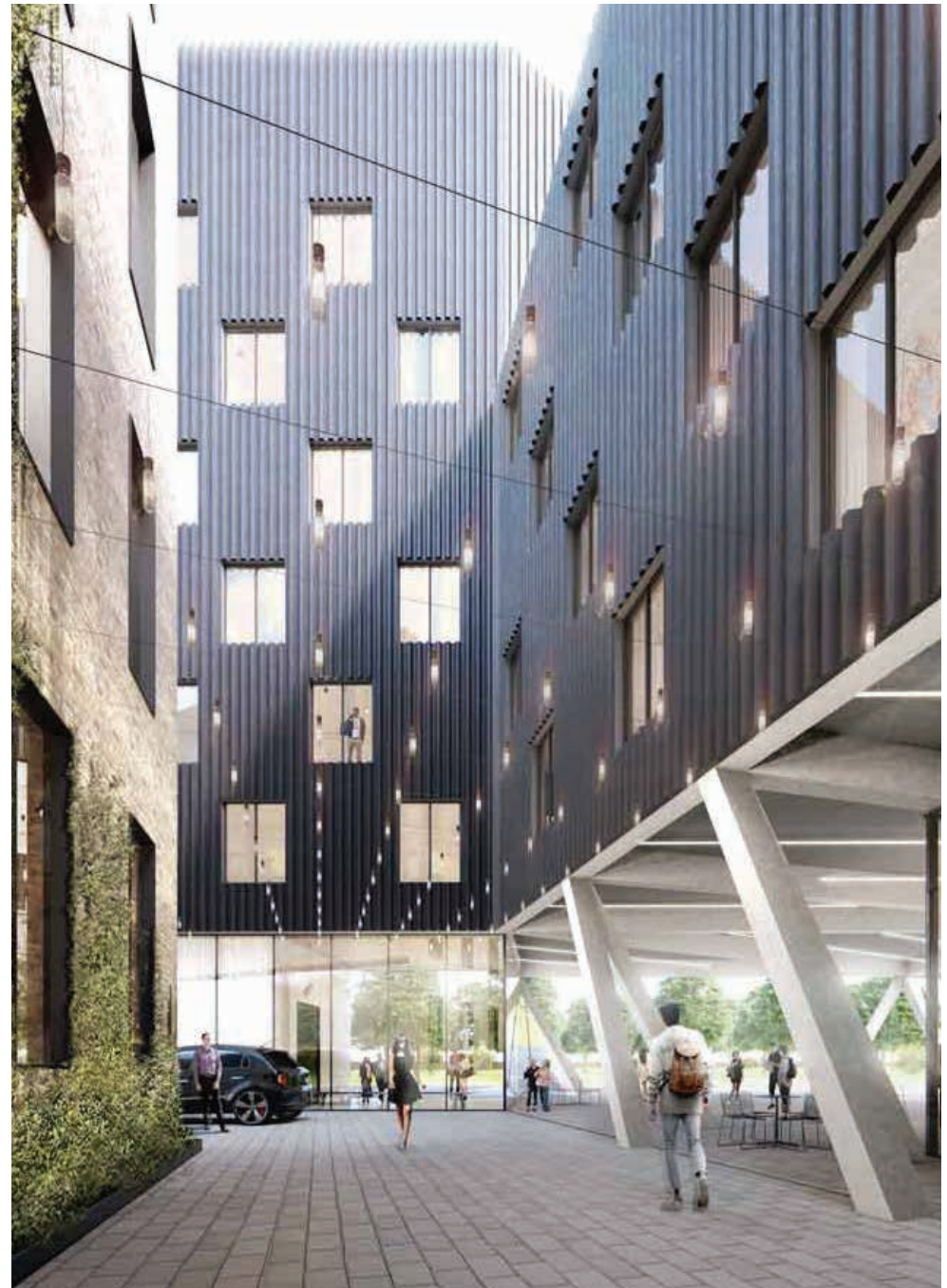
Property Overview

Property Details

BUILDING AREA (+/-)	150,500 sq. ft.
NUMBER OF FLOORS	7-storey residential with main floor commercial
YEAR BUILT	2022/2023
ELECTRICAL SERVICE	100A/347/600V, 3 Phase 4W
TELECOMMUNICATION	Shaw & Bell (Fiber Internet available)
ZONING	D - Downtown Living
AVAILABILITY (+/-)	CRU 1: 1,000 - 2,700 sq. ft. CRU 2: 1,000 - 3,320 sq. ft. Lower Level: 1,150 sq. ft.
NET RENTAL RATE	CRU 1 & CRU 2: \$23.00-\$25.00 per sq. ft. Lower Level: Subject to negotiation

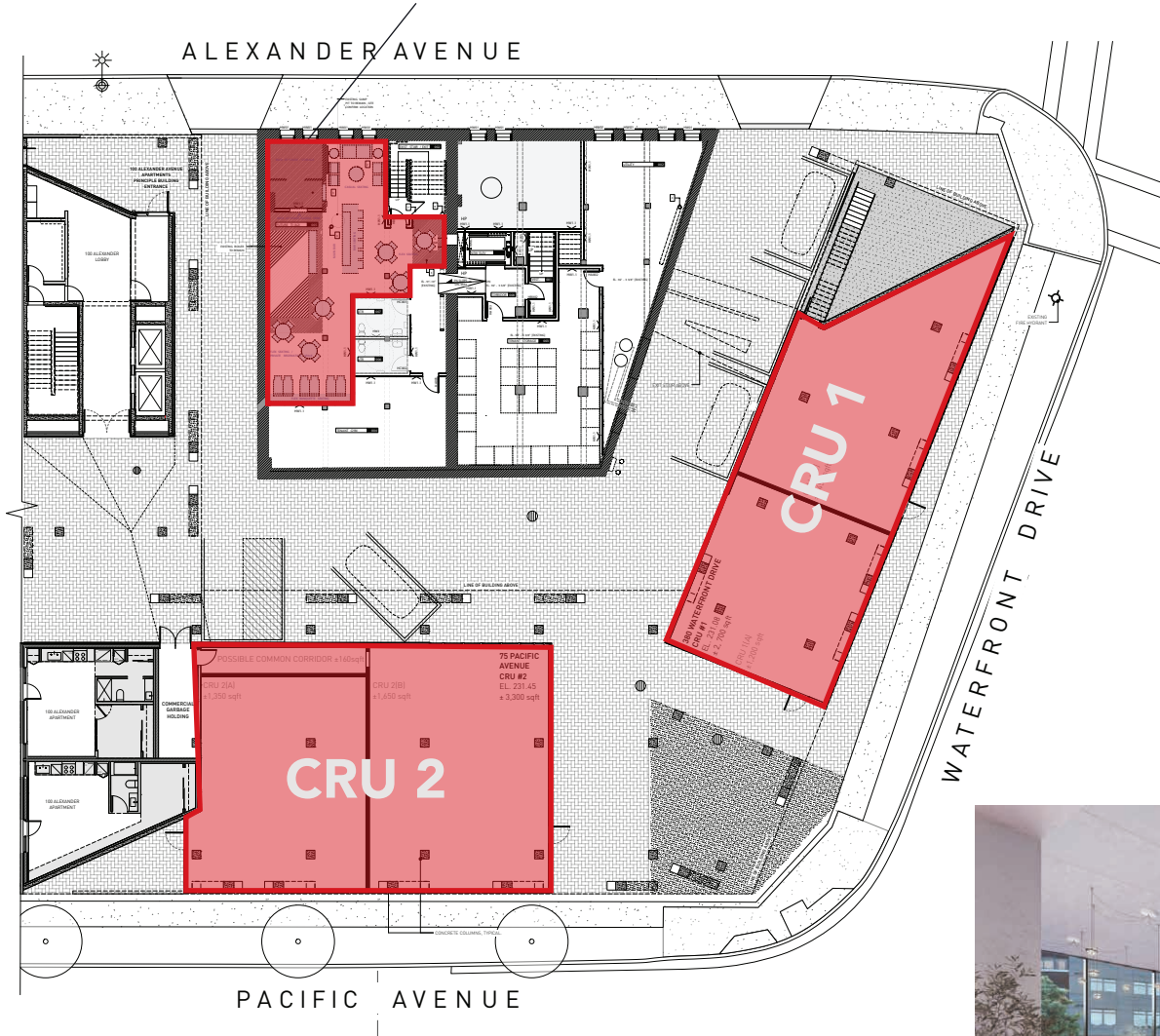
Property Highlights

- Great exposure from Waterfront Drive and the Mere Hotel
- Located within the vibrant East Exchange District, offering exciting and diverse residential and commercial amenities
- Potential restaurant patio opportunity
- Well-suited for traditional retail or restaurant uses
- Located below a 209-unit multi-family development surrounded by a 16,000 sq. ft. Heritage Building



Site Plan

LOWER LEVEL



MERE HOTEL

CANADIAN
MUSEUM FOR
HUMAN RIGHTS

THE
FORKS

CENTENNIAL
CONCERT
HALL

1 LOMBARD

SPORT
MANITOBA

SHAW
PARK

THE
MANITOBA
MUSEUM

PANTAGES
PLAYHOUSE
THEATRE

PORTAGE
& MAIN



Area Amenities

RESTAURANTS

1. Saddlery on Market
2. Kevin's
3. BluFish Japanese
4. Wee Johnny's Irish Pub
5. The Mitchell Block
6. Hy's Steakhouse
7. Salisbury House
8. Bailey's
9. Ira's Deli
10. Carnaval Brazilian BBQ
11. Cibo Waterfront Café
12. James Avenue Pumphouse
13. Nonsuch Brewing Co.
14. Corrienties Argentine Pizzeria
15. Parlour Coffee
16. Amsterdam Tea Room and Bar
17. Peasant Cookery
18. King's Head Pub
19. Chosabi
20. Bronuts Donuts + Coffee
21. Deer + Almond
22. La Carnita
23. Clementine
24. Winnipeg Free Press Café
25. Shawarma Khan
26. Patent 5 Distillery
27. The Velvet Glove
28. Lounge at the Fairmont

HOTELS

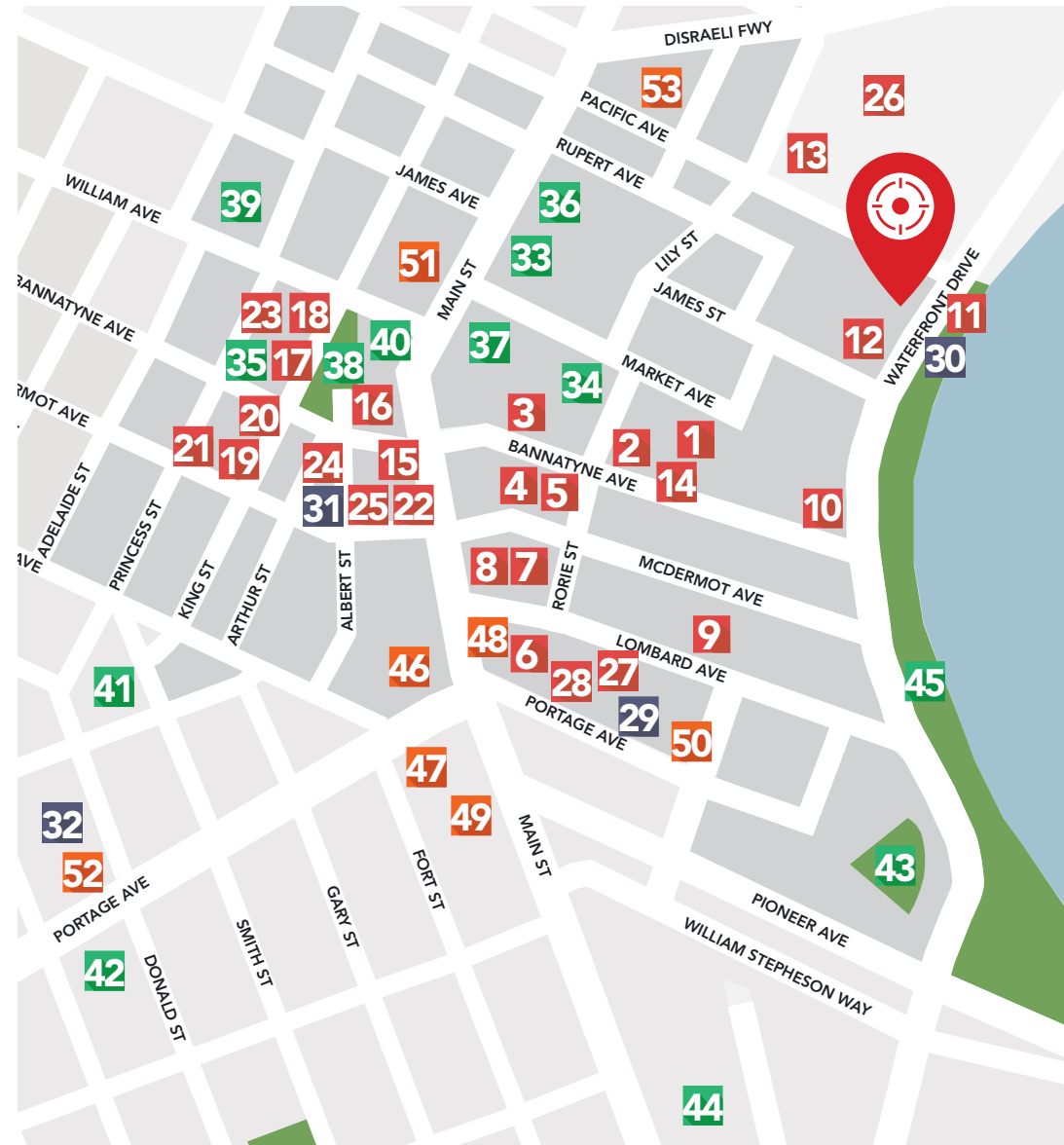
29. The Fairmont Hotel
30. Mere
31. Mariaggi's Hotel
32. Alt Hotel

THEATRES AND ATTRACTIONS

33. Centennial Concert Hall
34. Royal Manitoba Theatre
35. Exchange Event Centre
36. The Manitoba Museum
37. Pantages Playhouse
38. Old Market Square
39. Red River Collage
40. Paterson GlobalFoods
41. Burton Cummings Theatre
42. Canada Life Centre
43. Shaw Park
44. The Forks
45. Stephen Juba Park

NEARBY OFFICE TOWERS

46. 201 Portage
47. 220 Portage
48. Richardson Building
49. 360 Main
50. 161 Portage
51. City Hall
52. Centrepont
53. Sport Manitoba



The Exchange District

The Exchange District is a National Historic Site of Canada in the downtown area of Winnipeg. Just one block north of Portage and Main and 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/condo developments. The Exchange is also the home of the city's Theatre District, Old Market Square, City Hall, Red River College Polytechnic Exchange District Campus and the

new Richardson Innovation Centre. In recent years, a new focus of the area has been to attract permanent residents to the area by redeveloping older commercial buildings for multi-residential use in the form of lofts, condos, and apartments. Due to the historic nature of neighborhood, finding vacant land for development is rare and is highly sought after.

Specifically, the West Exchange is home to Waterfront Drive and Theatre District area. This part of the Exchange District offers developers, businesses, and residents boutique hotel options, high-end restaurants, newly multifamily condominiums/apartments along Waterfront Drive as well as a collection of some of Canada's finest brick and beam office assets. The West Exchange is also home to the city's Theatre District with the Centennial Concert Hall, The

Royal Manitoba Theatre Centre, The Manitoba Museum, and the Pantages Playhouse Theatre.

The Exchange District is home to Winnipeg's burgeoning tech sector known as Innovation Alley. This community of innovators and entrepreneurs "are revitalizing the Exchange with a new generation of bold, risk-taking innovators, an emergent start-up community and many of Winnipeg's contemporary artistic groups. The creative density of Innovation Alley, creates a dynamic network of ideas and people, capable of igniting the new organizations, products, and services to fuel the future of our city." In addition, the Exchange District is home to Red River College Polytechnic Exchange District Campus and Paterson GlobalFoods Institute.





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