

~ 10 Storey Infill in the Historic Exchange District ~



FOR LEASE

127 Bannatyne Avenue

WINNIPEG, MB

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca



capitalgrp.ca

Property Overview

PROPERTY DETAILS

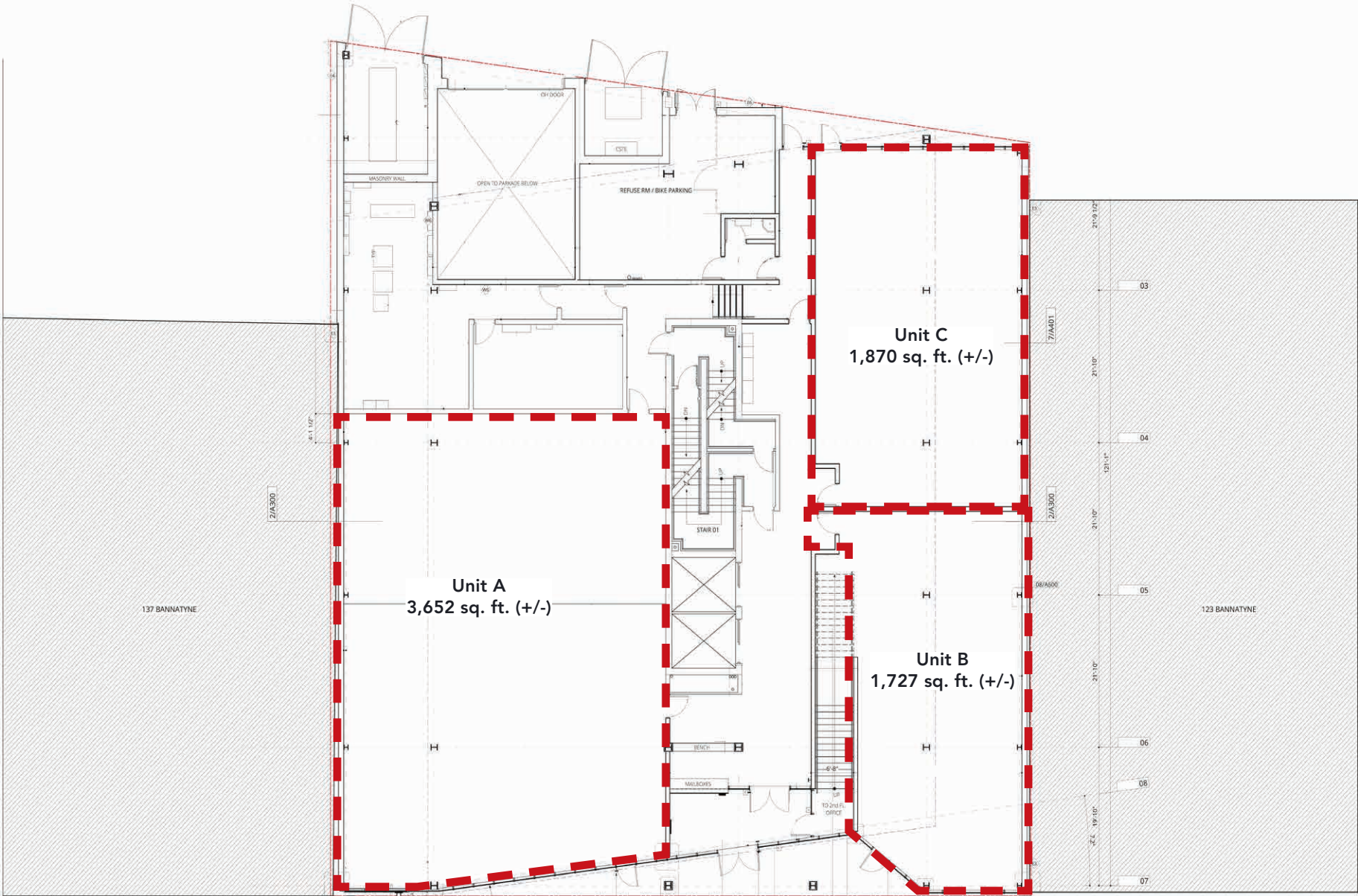
BUILDING AREA (+/-)	120,000 sq. ft.
AREA AVAILABLE (+/-)	Unit A: 3,652 sq. ft. Unit B: 1,727 sq. ft. Unit C: 1,870 sq. ft.
SEMI-GROSS RENTAL RATE	\$25.00 per sq. ft. Subject to annual property tax increase. Tenant to pay utilities
YEAR BUILT	2024/2025
ELECTRICAL/MECHANICAL	Tenant Specifications
ZONING	TBD
AVAILABILITY	April 2025 (est.)

PROPERTY HIGHLIGHTS

- This ten-storey building combines commercial, office, and residential spaces in a single location
- Houses 80 apartments, catering to a live/work opportunity
- Retail/office signage opportunities on the main floor
- Well suited for traditional retail/restaurant or office tenants
- Landlord capable of providing turnkey space for suitable tenants



Floor Plan

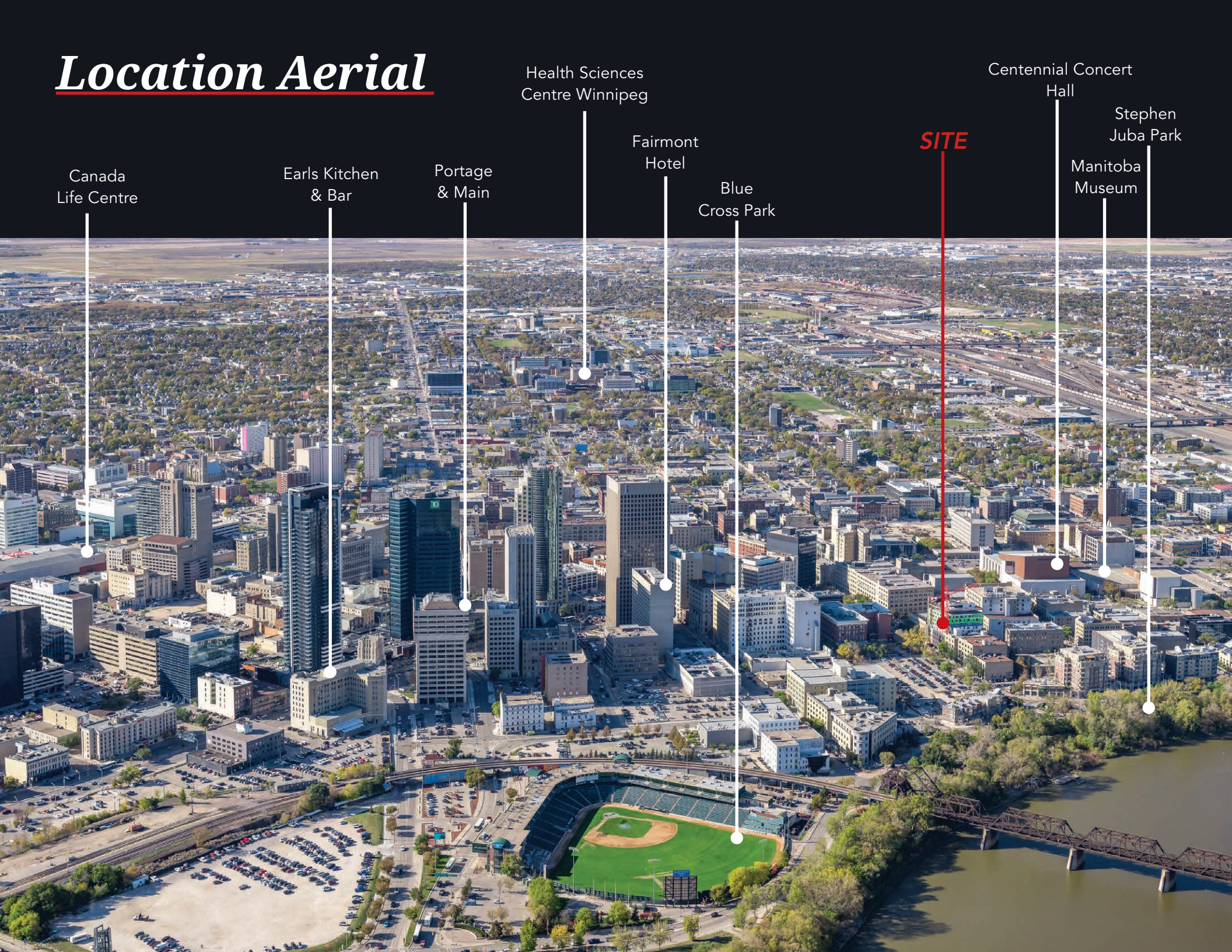


Property Description

This new ten-storey mixed-use building, made of steel and precast concrete, is located in Winnipeg's historic Exchange District. Featuring an underground parking level, this 120,000 sq. ft. infill project replaces a surface parking lot. It includes commercial space on the ground floor, office space on the second floor, and 80 residential apartments above, complete with a rooftop terrace for amenities. The four-storey podium aligns with the adjacent historic streetscape, while the tower is set back to create rooftop patio space and prevent snow accumulation on neighbouring buildings.



Location Aerial



Canada
Life Centre

Earls Kitchen
& Bar

Portage
& Main

Health Sciences
Centre Winnipeg

Fairmont
Hotel

Blue
Cross Park

SITE

Centennial Concert
Hall

Stephen
Juba Park

Manitoba
Museum



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

PRESLEY BORDIAN, Senior Advisor, Sales & Leasing

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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