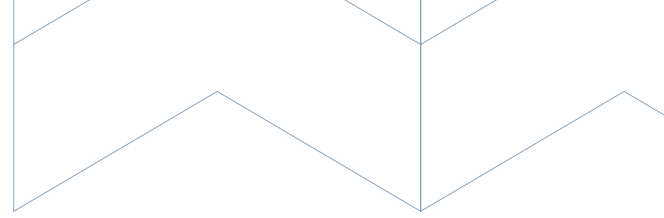




140 Bannatyne Avenue, Winnipeg, Manitoba

Join Winnipeg's Vibrant East Exchange District

For Sublease 



Property Details

+/- 8,178 sq. ft.

4TH FLOOR AVAILABILITY

+/- 7,748 sq. ft.

5TH FLOOR AVAILABILITY

\$12.00/sq. ft. until October 31, 2024

\$12.50/sq. ft. until October 31, 2026

BASE RENT

\$11.28/sq. ft.

ADDITIONAL RENT

October 31, 2026

HEAD LEASE EXPIRY

Features

- 4th Floor includes open concept workstations with boardroom, private offices/meeting rooms and kitchenette.
- 5th Floor features open concept workstations, reception, boardroom, private offices/meeting rooms and kitchenette.
- 140 Bannatyne Avenue is fully renovated, 5 storey heritage office building comprised of approximately 47,000 sq. ft. of leaseable area.
- Building features elevator access, upgraded HVAC and electrical with energy efficient systems.
- Large windows and high ceilings provide natural light throughout the space.



Highlights



Located

IN WINNIPEG'S HISTORIC
EXCHANGE DISTRICT



Short walk

TO UNDERGROUND
CONCOURSE AT
PORTAGE & MAIN



Great access

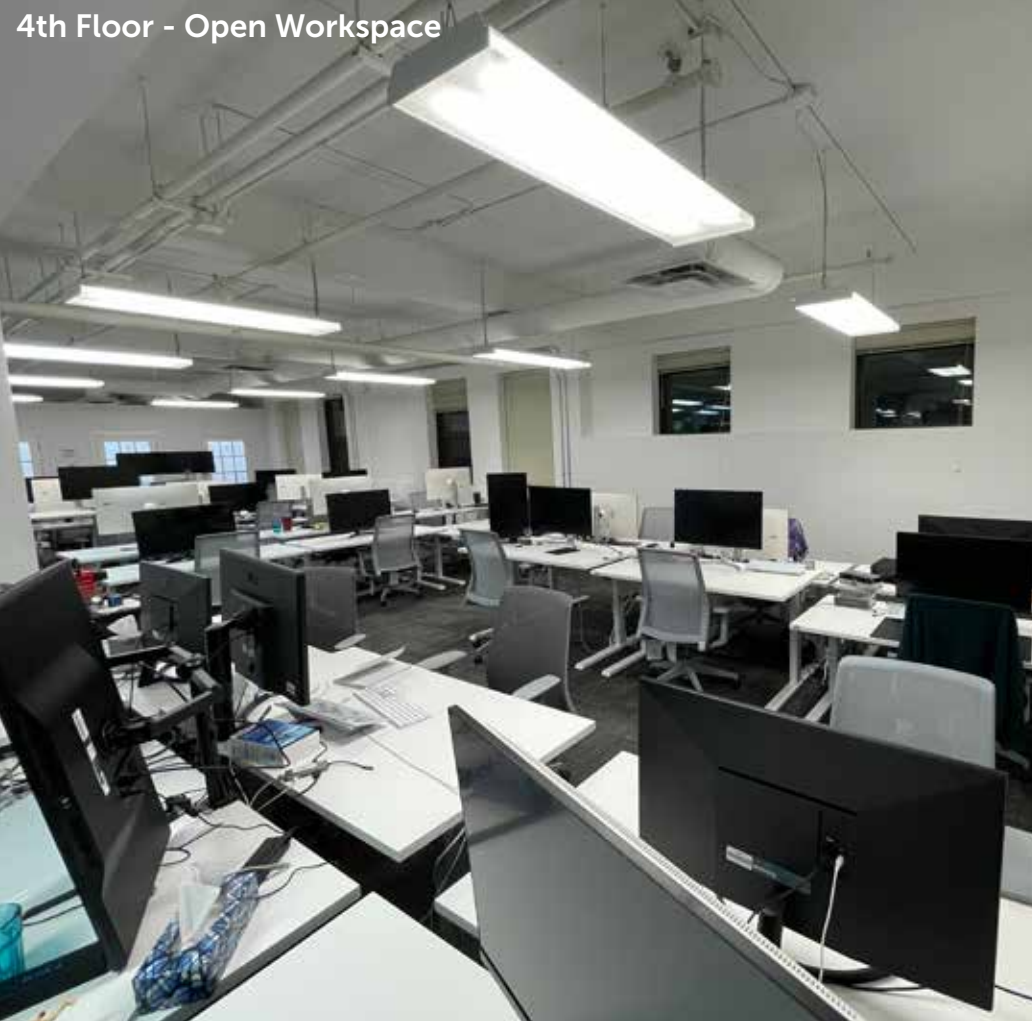
TO PUBLIC TRANSIT



Convenient

PARKING ADJACENT TO
BUILDING

4th Floor - Open Workspace



4th Floor - Kitchen Area



4th Floor - Private Office



4th Floor - Reception & Waiting Area



5th Floor - Kitchen Area



5th Floor - Private Office



5th Floor - Open Workspace



5th Floor - Reception & Waiting Area



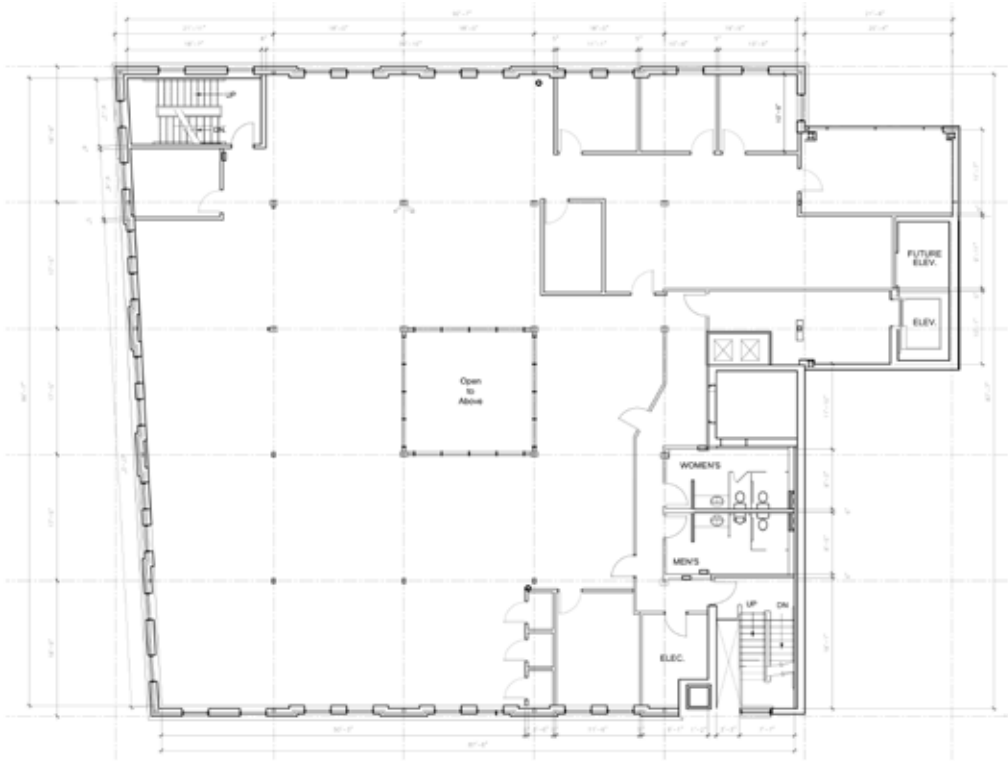
5th Floor - Boardroom



For Sublease 

140 Bannatyne Avenue, Winnipeg, Manitoba
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4th Floor Plan



5th Floor Plan





Walk Time & Parking Lots

- | | |
|--|---|
| 1. 180 Bannatyne Ave. Parking | 9. Lot #164 - 90 Market Ave. |
| 2. 166-170 McDermot Ave. Garage | 10. Indigo Parking - 140 Bannatyne Ave. |
| 3. Lot #256 - 178-179 Market Ave. | 11. W018 - 210 Bannatyne Ave. |
| 4. Lot #246 - 116 Market Ave. | 12. Lot #25 - 124 Bannatyne Ave. |
| 5. Lot #207 - 104 James Ave. | 13. W020 - 129 McDermot Ave. |
| 6. Lot #258 - West of Amy & James Ave. | 14. W026 - Rorie St. Parking |
| 7. Lot #251 - 141-147 Amy & James Ave. | 15. W027 - Grain Exchange Garage |
| 8. Impark Lot - John Hirsch Pl. | |



LEGEND

- 1. The Forks Marketplace
- 2. Canadian Museum for Human Rights
- 3. Union Station
- 4. Hotel Fort Garry
- 5. Shaw Park
- 6. Winnipeg Square
- Earl's
- OEB Breakfast Co.
- 7. Millenium Library
- 8. Canada Life Centre
- 9. Richardson Building
- 10. Fairmont Hotel
- 11. Parlour Coffee
- 12. King + Bannatyne Sandwich Shop
- Bronuts & Coffee
- 13. Peasant Cookery
- Kings Head Pub
- 14. Red River College
- 15. City Hall
- 16. Hermano's Restaurant & Wine Bar
- 17. Carnavale Brazilian BBQ
- Harrison's Coffee
- 18. Saddlery on Market
- 19. Royal Manitoba Theatre Centre
- Pantages Playhouse Theatre
- 20. Centennial Concert Hall
- 21. Manitoba Museum
- 22. James Ave Pumphouse Food & Drink
- 23. Mere Hotel
- Cibo
- 24. NonSuch Brewery
- 25. Patent 5 Distillery & Tasting Room

Connect with us today!

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For Sublease ➤

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