



Starting at  
**\$13.50**  
PSF

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

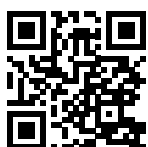
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[www.waynesato.ca](http://www.waynesato.ca)

**FOR LEASE | 136 MARKET AVENUE**

## Office Space in the Heart of The Exchange District

Professional office space downtown. Companies requiring economical office space downtown look to the Exchange District. 136 Market Street is a landmark heritage building located at the corner of Market Avenue and Rorie Street in the heart of the Exchange District, directly across from MTC and behind the Centennial Concert Hall.



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**RE/MAX  
PROFESSIONALS**

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COMMERCIAL

# Property Highlights



## Surrounded by Amazing Restaurants and Shops

This stately heritage building is surrounded by upscale condos, CanWest Global Park and Waterfront Drive. 136 Market Avenue is a relaxed vibe only a 3 minute walk from Portage and Main. Explore numerous restaurants and boutique shops. • Premier Heritage office space featuring post and beam construction with high ceilings

- Former offices for Skip the Dishes
- Finished suites from 2,000 – 15,000 square feet
- Attractive terms
- 3 minute walk to Winnipeg Square Concourse
- The building has been totally redeveloped. HVAC/ mechanical, electrical, windows have all been replaced to meet government standards
- Manned security desk from 7am–6pm

### LEASE RATE

\$13.50 psf

### CAM & TAX (2024)

\$13.01 psf

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## Several Office Sizes Available

The building was redeveloped into office space starting in the 1990's to 2000 that includes the following features:

- Sandblasted finished to the exposed heavy timber structure and ceiling joists and interior brick walls
- Ceiling heights of 12' on the main floor and 10'3" on typical floors

- Double glazed windows on three sides
- Parking for up to 200 vehicles in three lots in the immediate area
- Interior bicycle storage garage

ADDRESS	SQ. FT. (±)	LEASE RATE	ADDITIONAL RENT (2024)	AVAILABILITY
Lower Level 1	1,496	\$13.50 psf	\$13.01 psf	Immediate
Lower Level 2	4,500	\$13.50 psf	\$13.01 psf	Immediate
300	9,616	\$13.50 psf	\$13.01 psf	Immediate
310/370	5,451	\$13.50 psf	\$13.01 psf	Immediate
330	1,227	\$13.50 psf	\$13.01 psf	LEASED
340	1,045	\$13.50 psf	\$13.01 psf	LEASED
350	2,119	\$13.50 psf	\$13.01 psf	LEASED
401	10,026 Sublet	\$13.50 psf	\$13.01 psf	Immediate
402	4,443	\$13.50 psf	\$13.01 psf	Immediate
510	1,503	\$13.50 psf	\$13.01 psf	Immediate
520	3,122	\$13.50 psf	\$13.01 psf	LEASED
600	15,285	\$13.50 psf	\$13.01 psf	Immediate
700	15,606	\$13.50 psf	\$13.01 psf	Immediate
800	9,108	\$13.50 psf	\$13.01 psf	Immediate
801	6,154	\$13.50 psf	\$13.01 psf	Immediate

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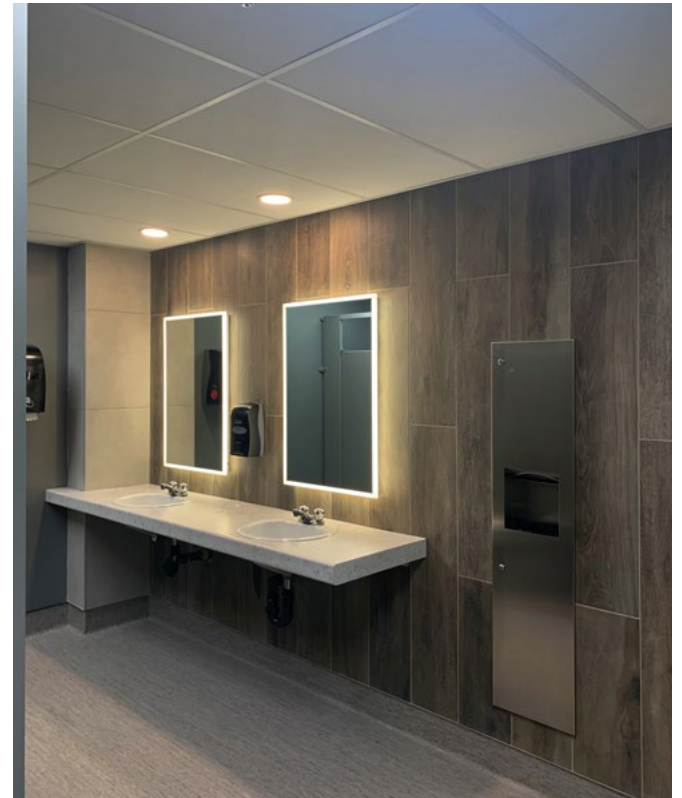
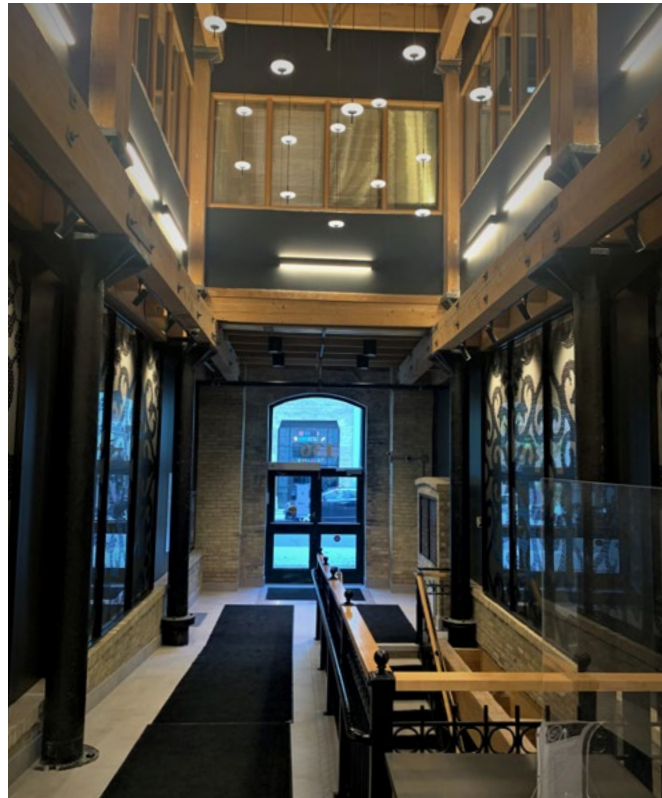
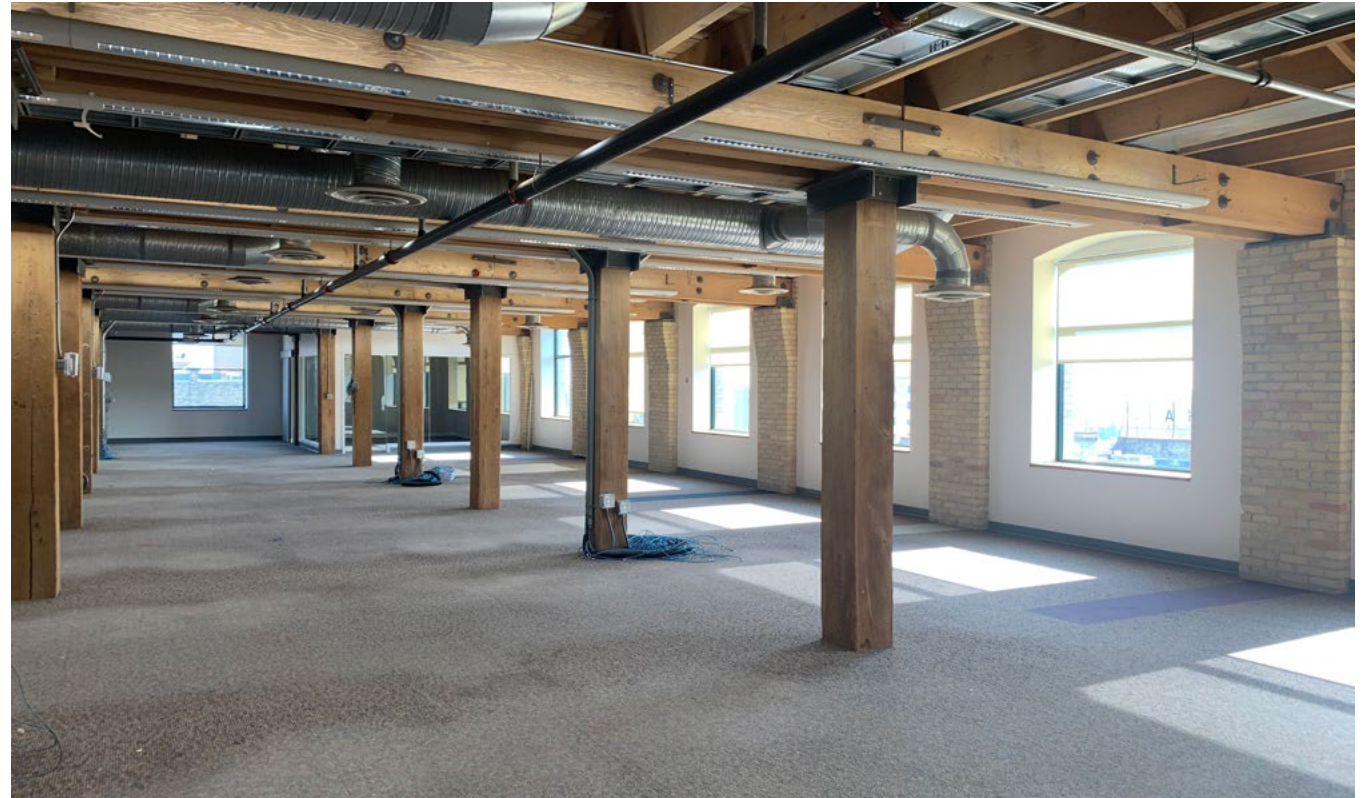
136  
MARKET  
AVENUE

**REMAX**  
COMMERCIAL



136  
MARKET  
AVENUE

**REMAX**  
COMMERCIAL



# The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



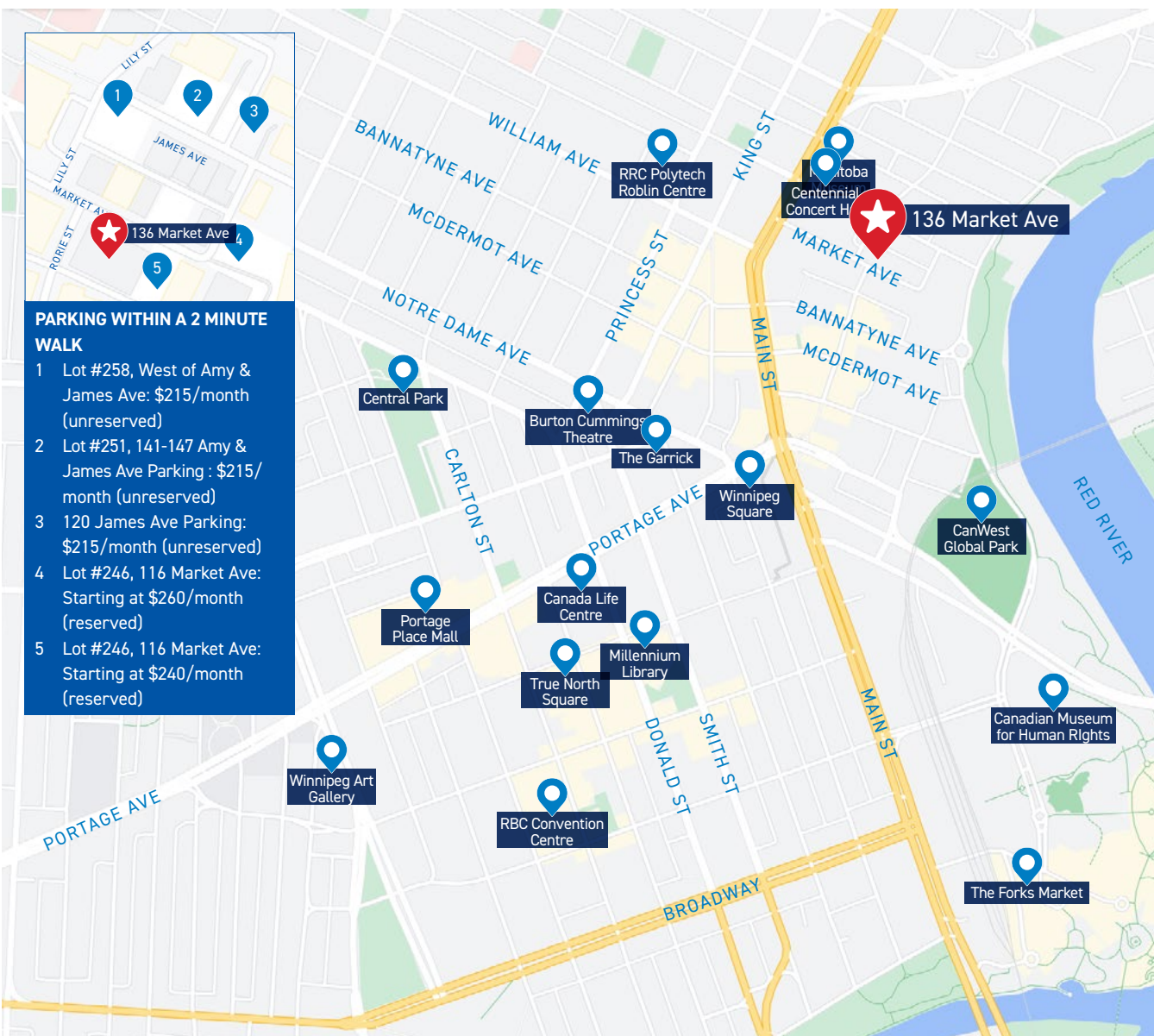
Convenient bike infrastructure



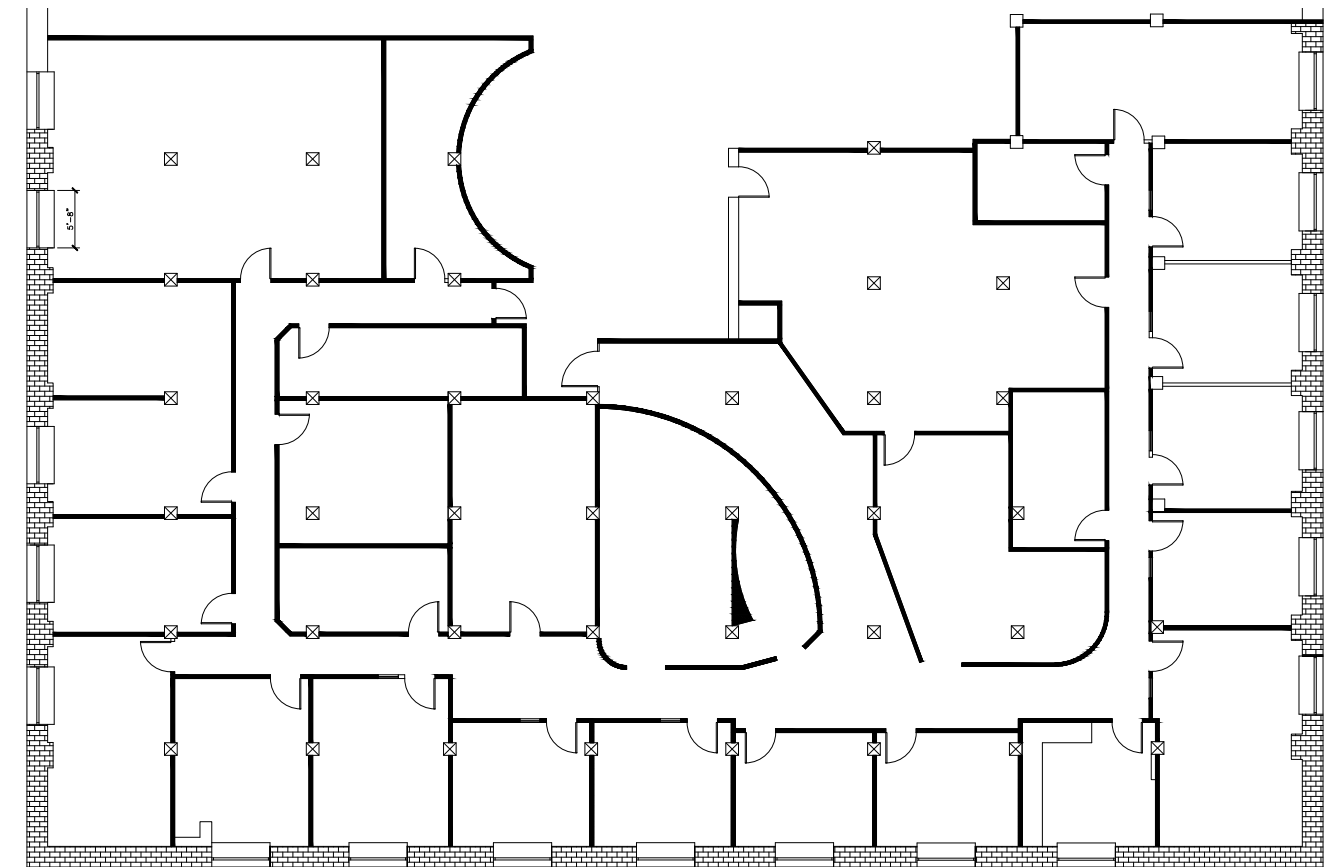
Excellent transit stops



Culture & Entertainment nearby

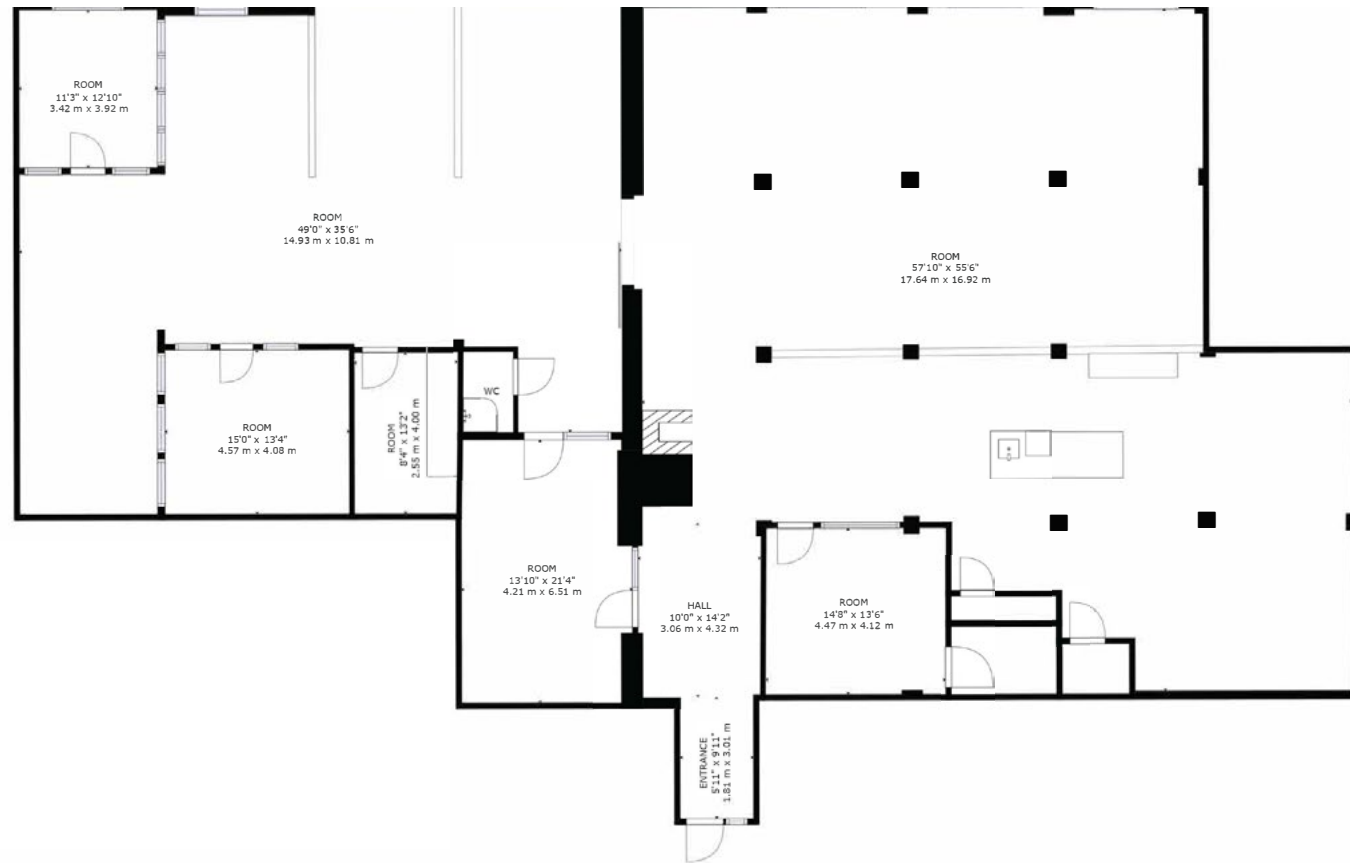


## UNIT 300



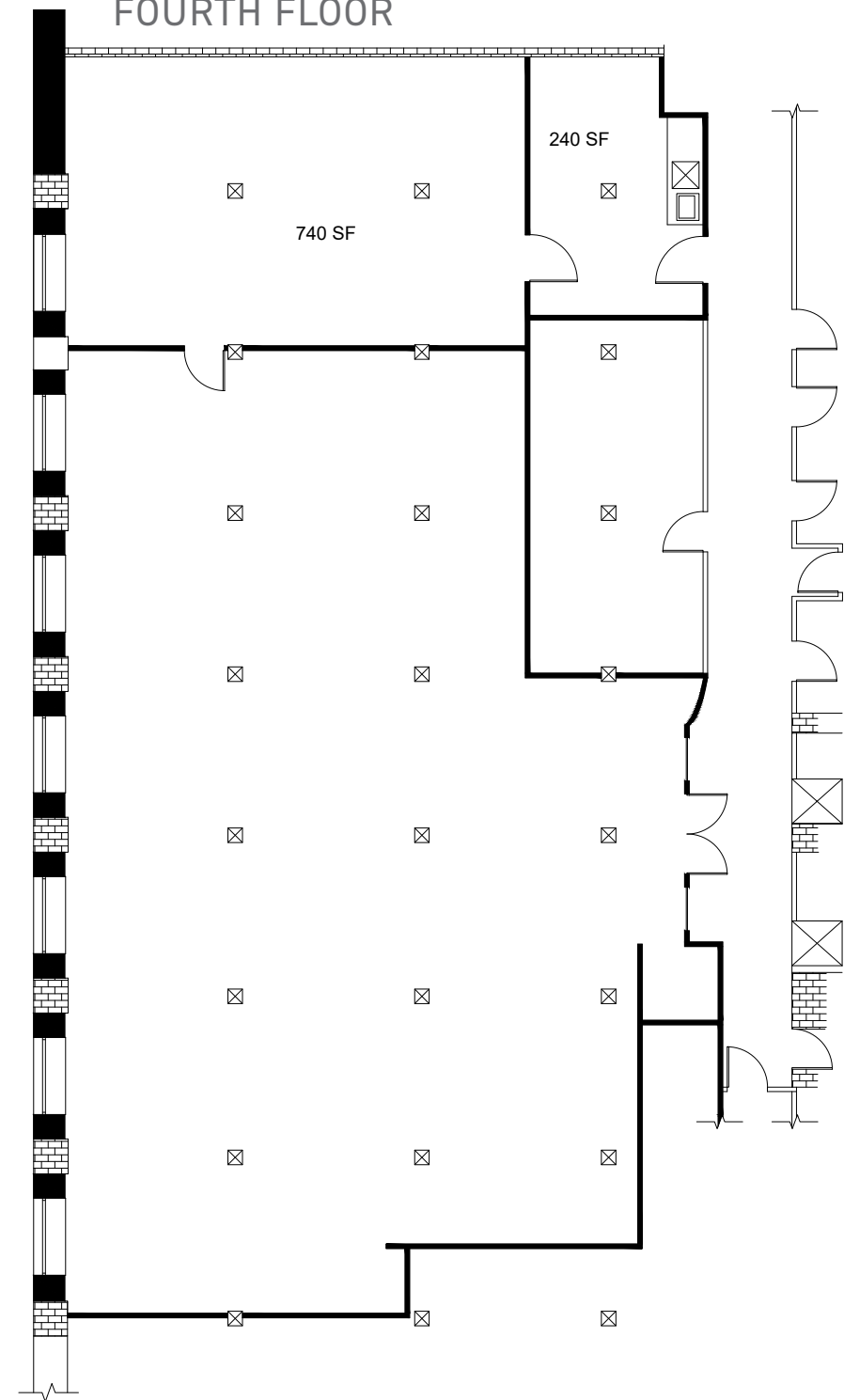
Note: square foot areas shown are rough approximations and are subject to verification

UNIT 310



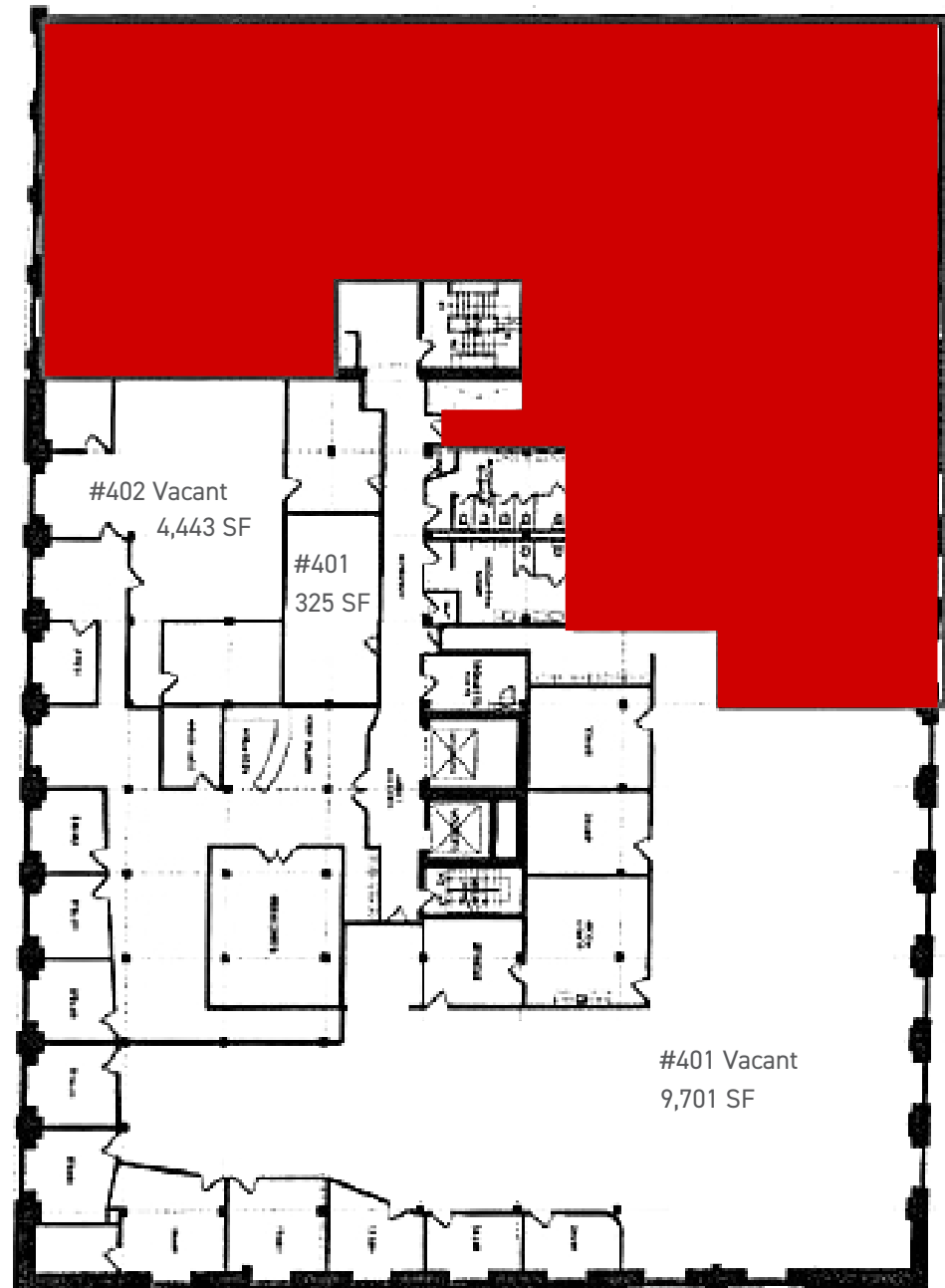
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FOURTH FLOOR

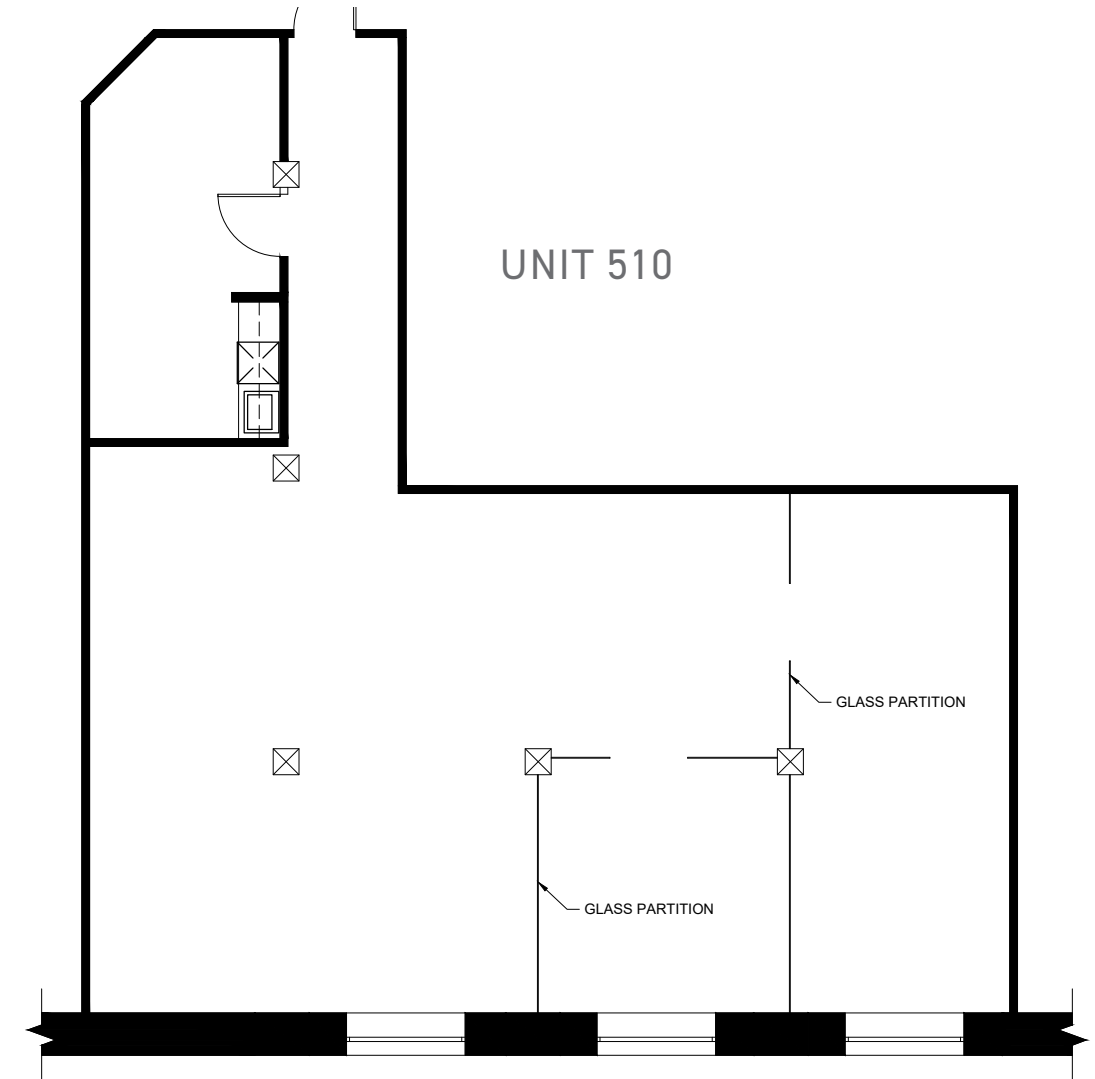


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### FOURTH FLOOR



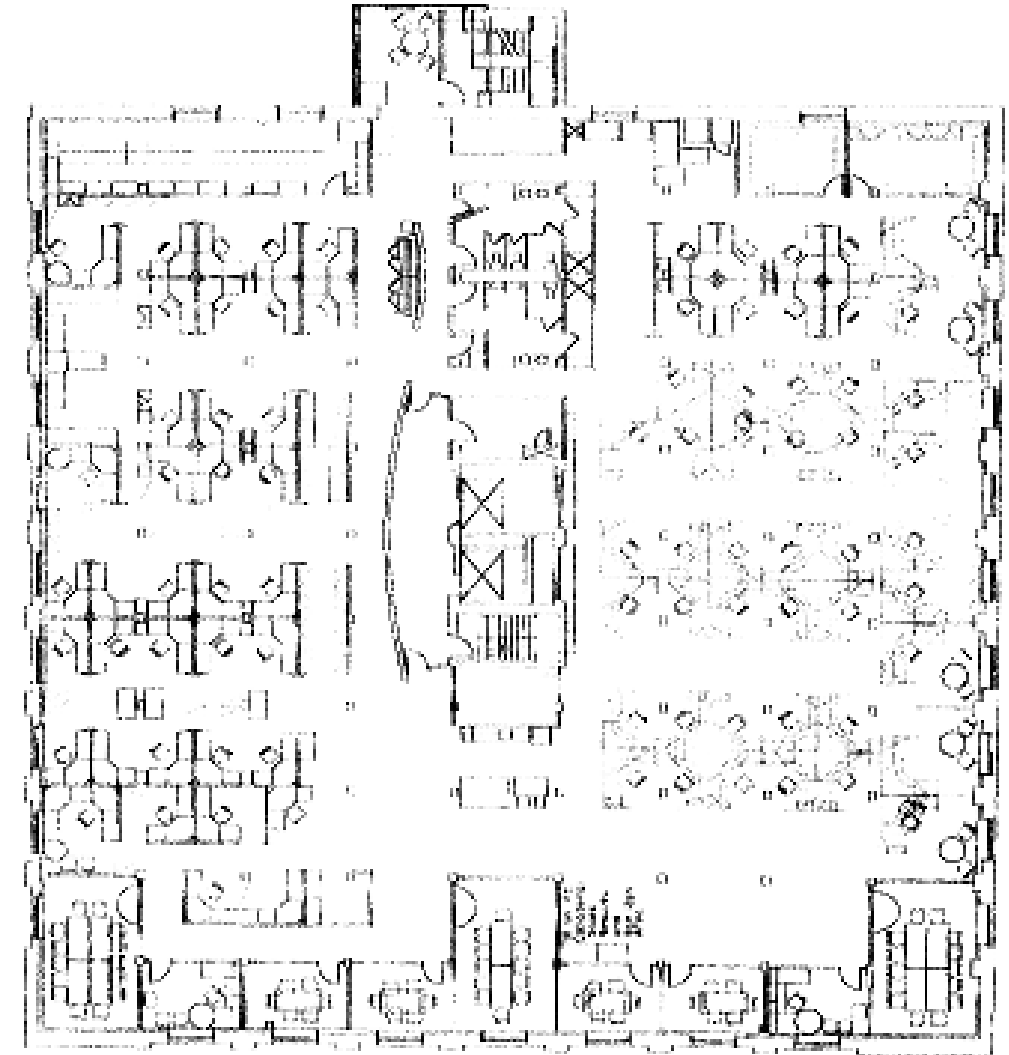
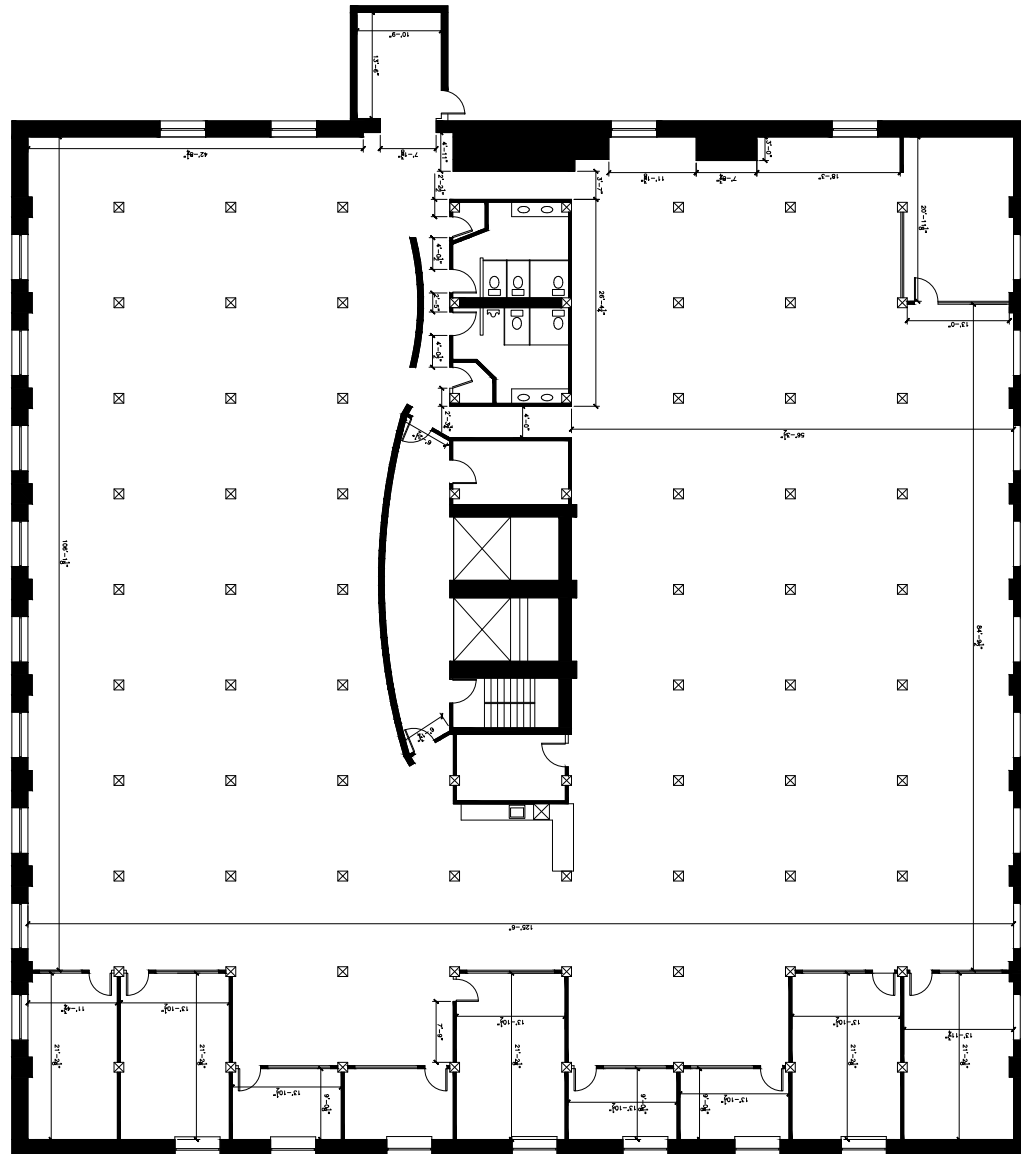
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### SIXTH FLOOR

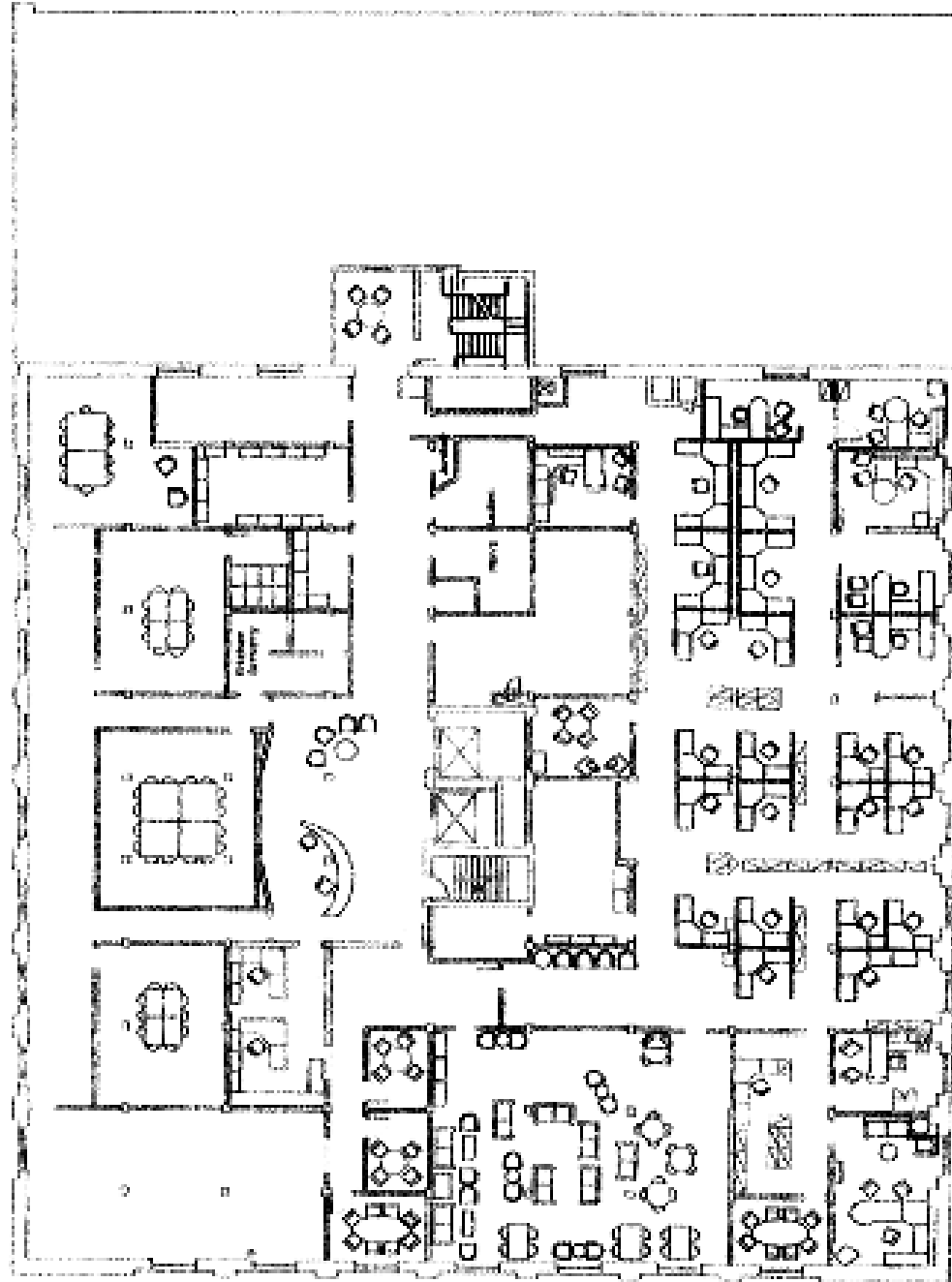
### SEVENTH FLOOR



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EIGHTH FLOOR



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