

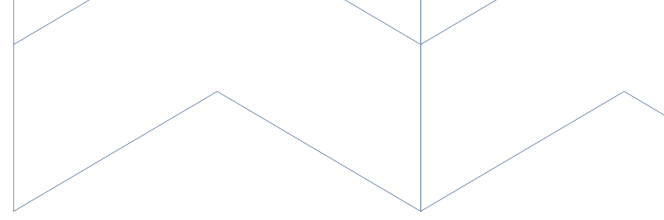


171 McDermot Avenue, Winnipeg, Manitoba

Full-Floor Office Opportunity in Winnipeg's East Exchange District

For Lease





Property Details

+/- 4,183 sq. ft.

SECOND FLOOR SIZE

\$15.75/sq. ft.

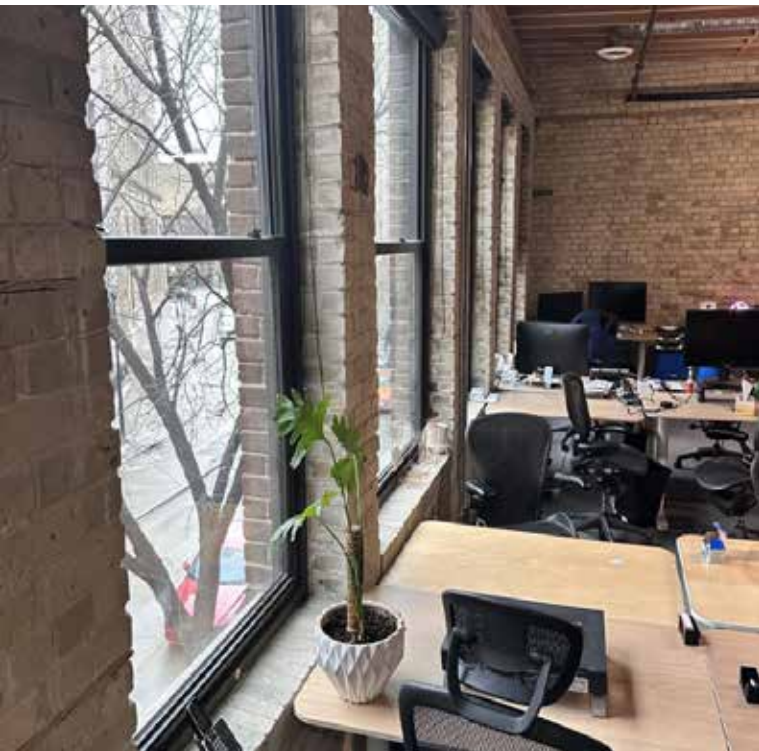
NET LEASE RATE

\$6.15/sq. ft.

CAM & TAXES (EST. 2024)

C - Character

ZONING



Features

- Second-floor office space featuring exposed brick-and-beam design in a fully renovated and restored heritage building
- Bright and airy workspace with windows on all four sides and skylights, providing an abundance of natural light throughout
- Space includes a large boardroom, multiple meeting rooms/offices, an open kitchen, and collaborative workspace areas
- Tenants enjoy daytime access to a rooftop patio, ideal for breaks, informal meetings, and client entertainment
- Join a dynamic tenant mix including The Darling Bar, VA Cafe, and Dogwood Coffee
- Easily accessible by public transit and well-connected to key Downtown corridors for convenient commuting
- Centrally located in Winnipeg's Historic East Exchange District, known for its vibrant arts and culture scene
- Walkable to a wide variety of restaurants, coffee houses, breweries, and boutique retailers
- Steps from Stephen Juba Park and the Waterfront Drive pathway, offering scenic spots for walking, cycling, or outdoor breaks
- Close proximity to major destinations such as The Forks, Canadian Museum for Human Rights, and Old Market Square

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

For Lease



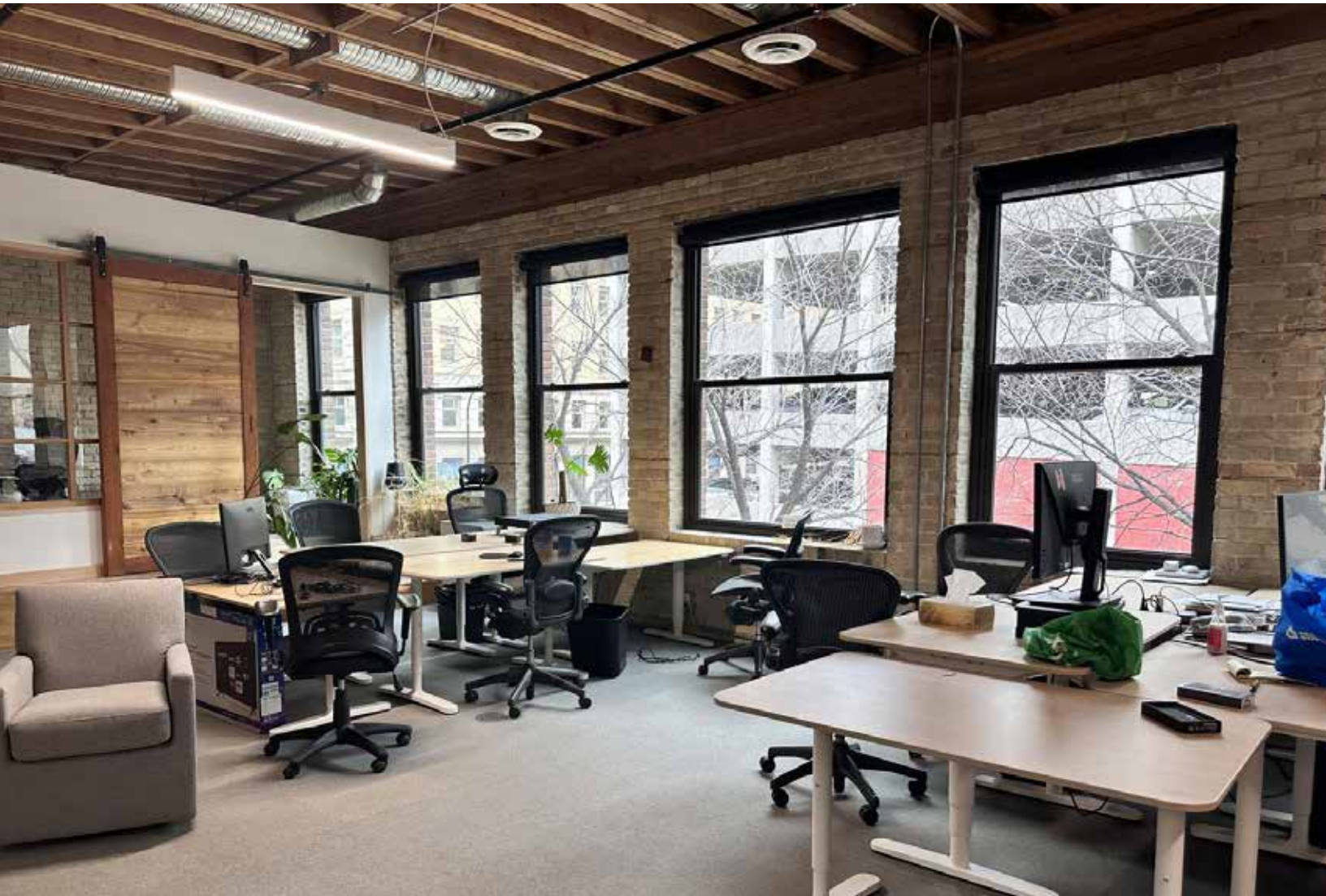
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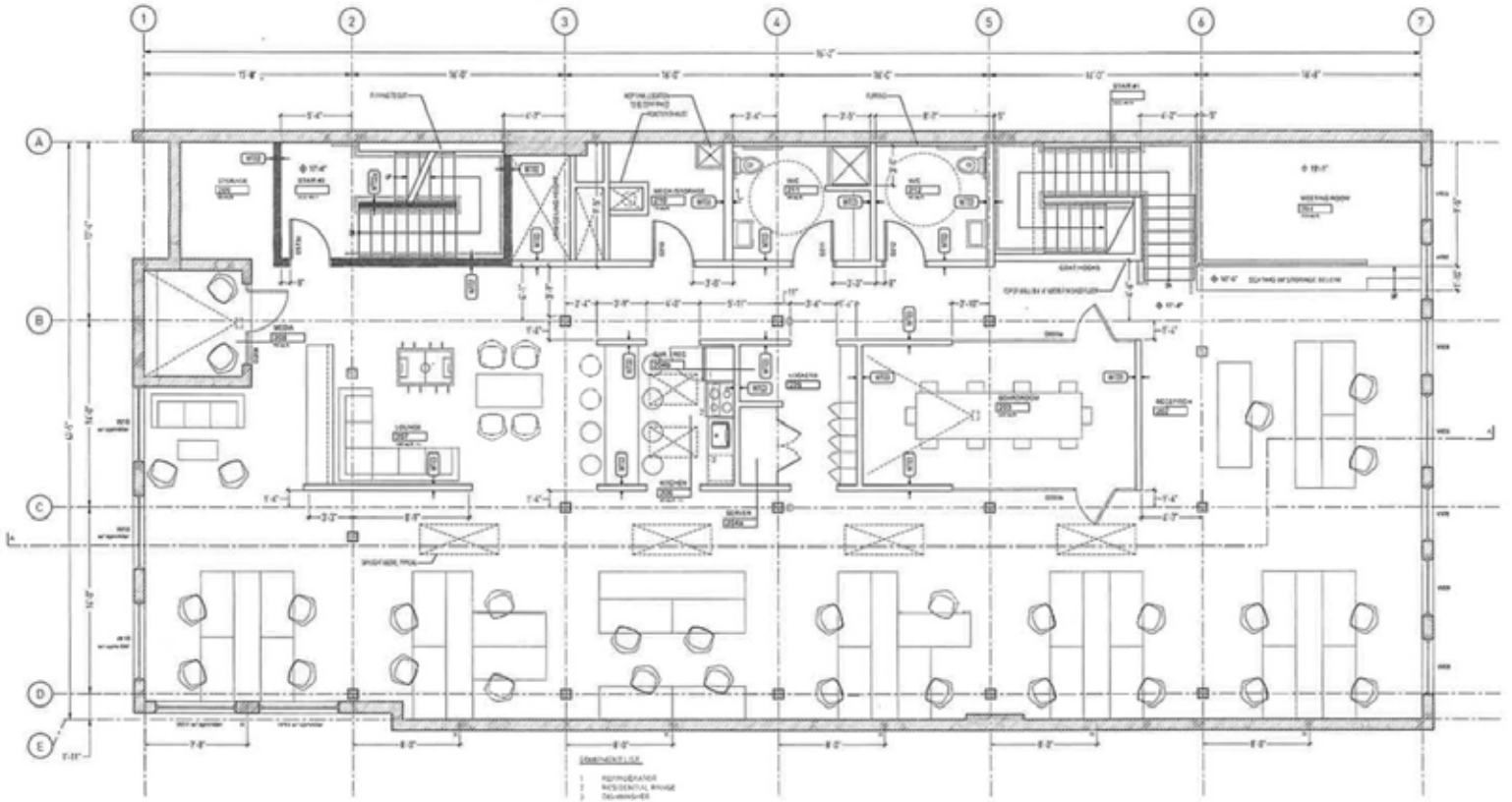
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Floor Plan



For Lease



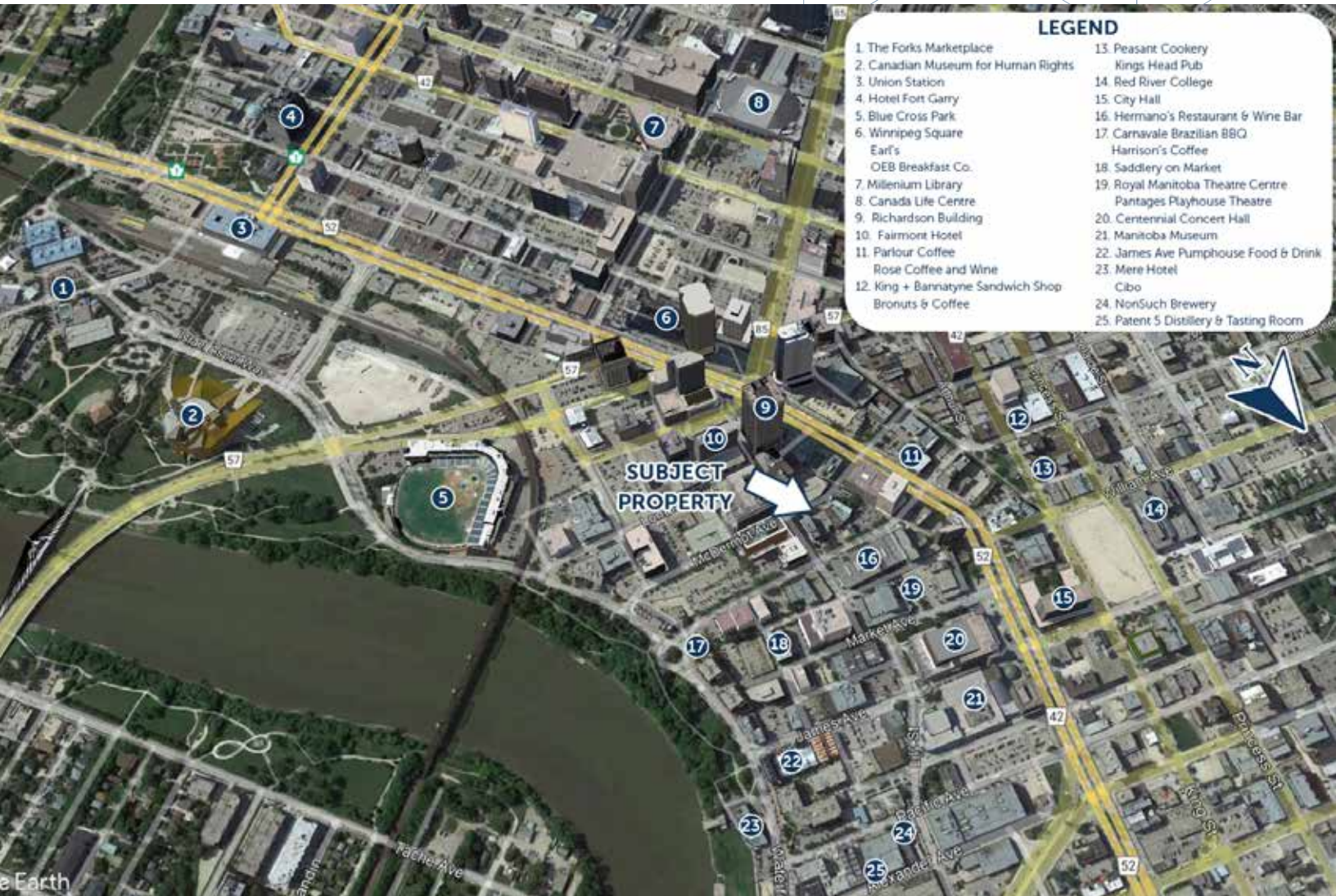
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Walk Time & Parking Lots

- | | |
|----------------------------------------|----------------------------------------|
| 1. 180 Bannatyne Ave. Parking | 9. Lot #164 - 90 Market Ave. |
| 2. 166-170 McDermot Ave. Garage | 10. Indigo Parking - 171 McDermot 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 | 13. Peasant Cookery |
| 2. Canadian Museum for Human Rights | 14. Kings Head Pub |
| 3. Union Station | 14. Red River College |
| 4. Hotel Fort Garry | 15. City Hall |
| 5. Blue Cross Park | 16. Hermans Restaurant & Wine Bar |
| 6. Winnipeg Square | 17. Carnavale Brazilian BBQ |
| Earl's | Harrison's Coffee |
| OEB Breakfast Co. | 18. Saddlery on Market |
| 7. Millenium Library | 19. Royal Manitoba Theatre Centre |
| 8. Canada Life Centre | Pantages Playhouse Theatre |
| 9. Richardson Building | 20. Centennial Concert Hall |
| 10. Fairmont Hotel | 21. Manitoba Museum |
| 11. Parlour Coffee | 22. James Ave Pumphouse Food & Drink |
| Rose Coffee and Wine | 23. Mere Hotel |
| 12. King + Bannatyne Sandwich Shop | Cibo |
| Bronuts & Coffee | 24. NonSuch Brewery |
| | 25. Patent 5 Distillery & Tasting Room |

Connect with us today!

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