

# ASHDOWN WAREHOUSE

Main Level Commercial Space in the Heart of Winnipeg's Exchange District

80 Rorie Street, Winnipeg, Manitoba



**BUSY**  
DOWNTOWN NODE



**VERY**  
WALKABLE



**STRONG**  
DAYTIME POPULATION

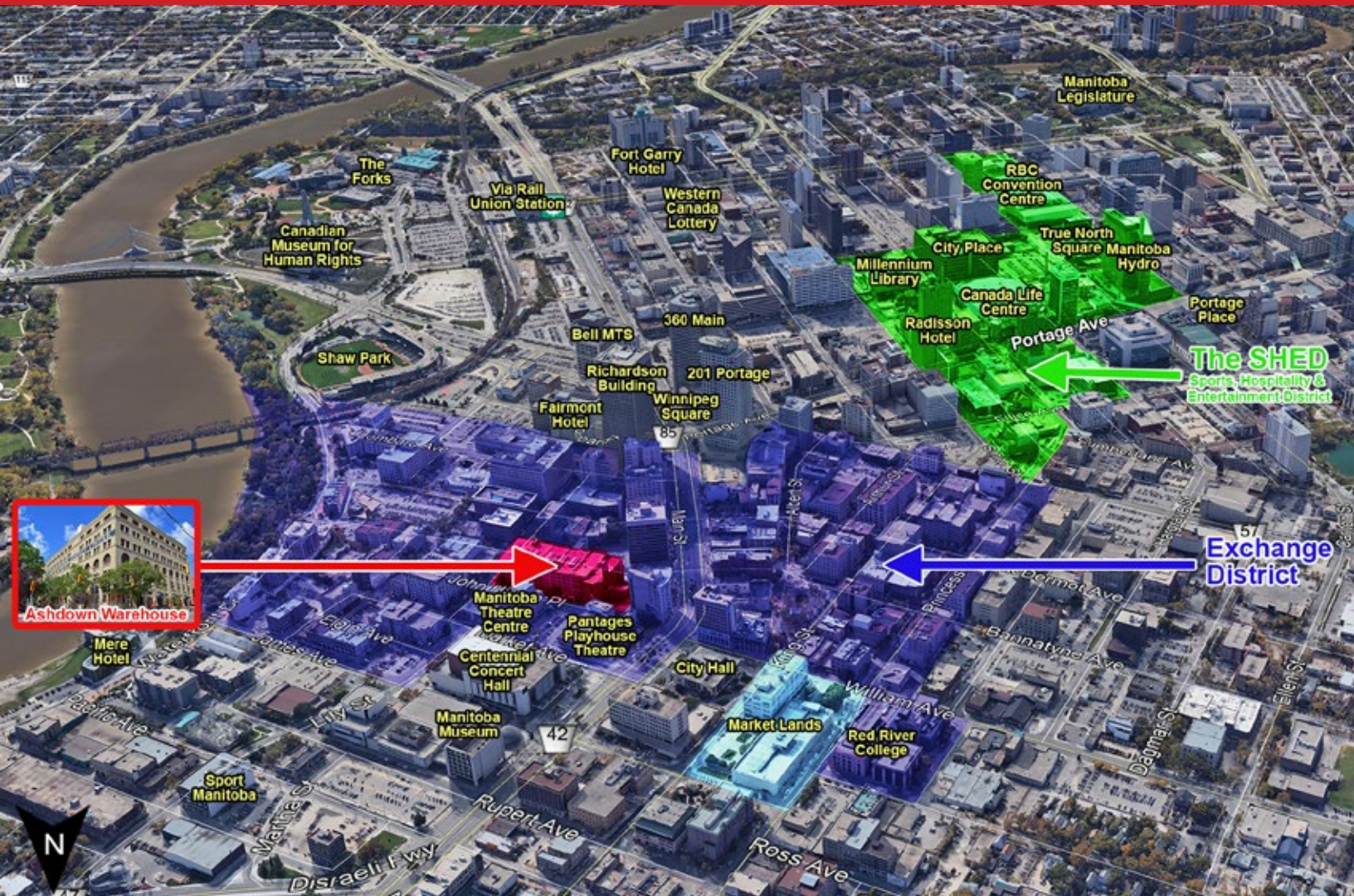
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## LOCATION

- Located within Winnipeg's Exchange District, a pedestrian-oriented neighbourhood with entertainment venues, professional offices, historic architecture, boutique retailers and loft condominiums.
- Within walking distance of Winnipeg's Theatre District including the Centennial Concert Hall, Pantages Playhouse, Manitoba Theatre Centre, Warehouse Theatre and The Manitoba Museum.
- Neighbours also include: The Forks Marketplace, Mere Hotel, Shaw Park and the Red River College & University of Winnipeg Downtown Campuses.
- Significant residential development has been completed in the area with over 500 multifamily units on Waterfront Drive. Over 1,000 units have been constructed in the overall Exchange District.
- Winnipeg's Exchange District recently made the Globe and Mail's It List: Canada neighbourhood.

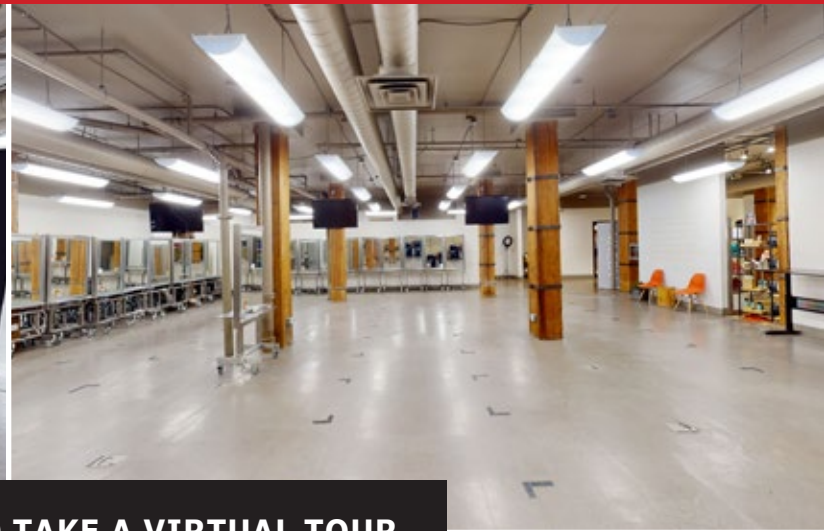
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## PROPERTY SUMMARY

<b>Available</b>	<b>8,951 SF</b>
Net Rent	TBD
Property Taxes (2025 est.)	\$2.07/SF
CAM* (2025 est.)	\$6.55/SF

\*includes gas heat; plus management fee

## FEATURES

- End cap unit with exposure on 2 sides.
- Windows on 3 sides.
- Designated staff parking at rear.
- Potential for dock level loading.
- Building features 25,000 square feet of main floor retail/office with 100 condominium units above.
- **Significant daytime population with thousands of workers each day (22,000+) from nearby offices and businesses.**

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## Shindico

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