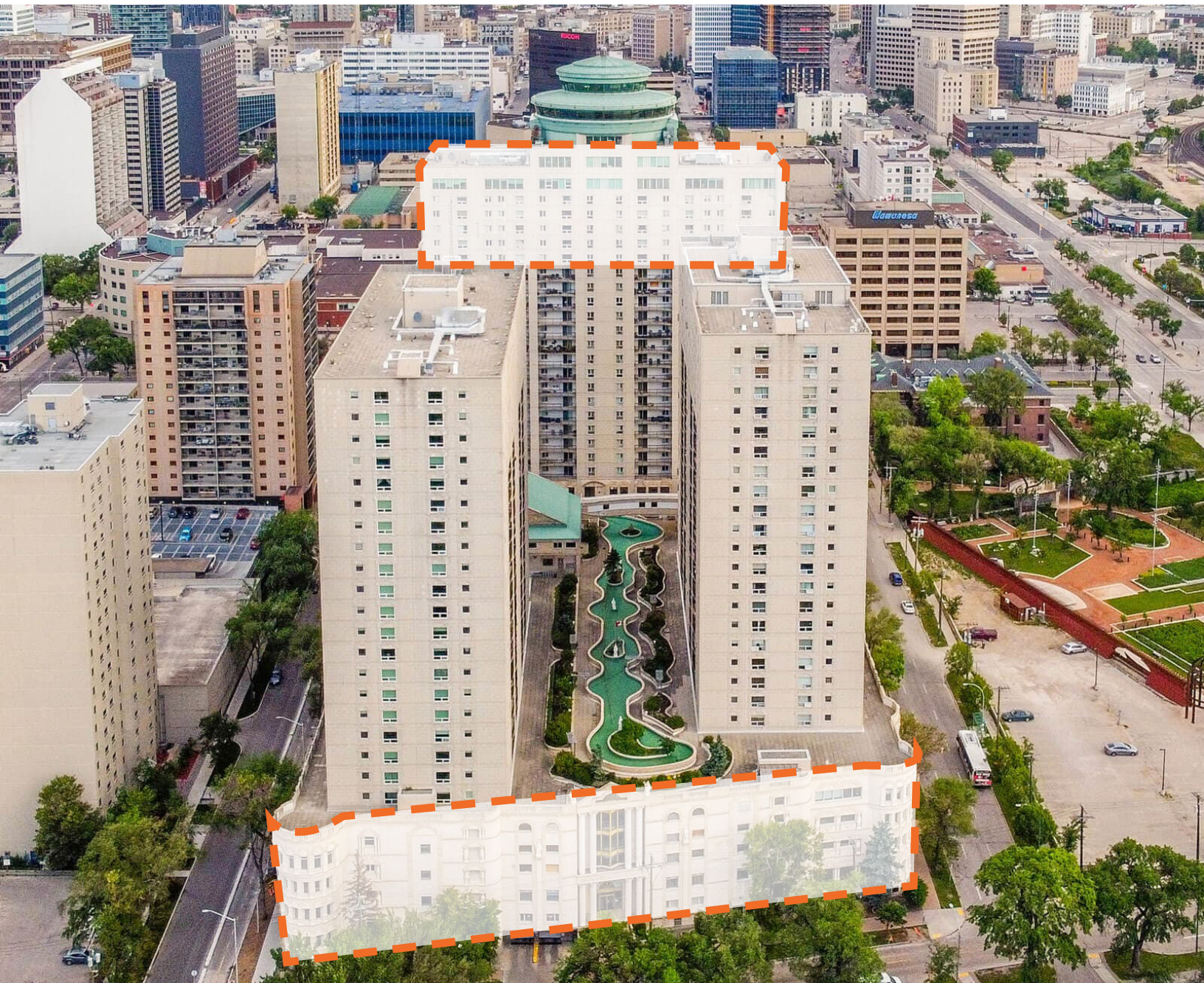


FT. GARRY PLACE

83 - 85 Garry Street, Winnipeg, Manitoba

Exclusive Office Spaces For Lease



**AVISON
YOUNG**

83-85 GARRY STREET, WINNIPEG, MB

Landmark building with modern amenities

Fort Garry Place is situated directly south of The Fort Garry Hotel, a well-known Winnipeg landmark celebrated for its stunning Chateau-style architecture. Designated a National Historic Site of Canada in 1981, the hotel was originally built between 1911 and 1913 by Canadian railway companies to attract travelers to their transcontinental routes.

Construction on Fort Garry Place began in October 1986, resulting in a sprawling complex featuring a four-story base encompassing 318,000 sf of commercial space hosting a variety of esteemed tenants, a small retail mall, and a spacious parkade with room for 475 vehicles.



Salient details

Tenants at Fort Garry Place have access to preferred membership rates for a range of office amenities, including a fully-equipped gym, indoor pool, steam room, and hot tub for relaxation and fitness needs.

On-site dining options, convenience store, rooftop gardens, access to Fort Garry Hotel and covered parking.

- Gross rent: starting at \$22 psf / annum
- Each floor includes shared, accessible washrooms

Spaces Under 1,200 SF

83 GARRY STREET: UNIT 2709 - 799 RENTABLE SF

- 2-3 private offices with reception / work area, kitchenette, spectacular views

81 GARRY STREET: UNIT MZ52 - 576 RENTABLE SF

- Reception / open office area and 1 private office

Spaces Over 1,200 SF

81 GARRY STREET: UNIT MZ70 - 4,277 SF

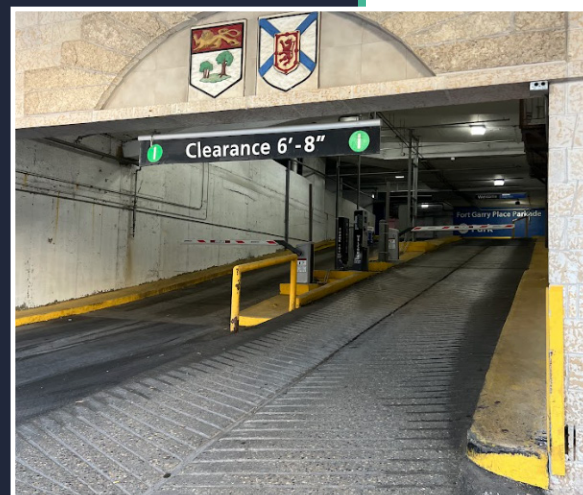
- Stunning views of Assiniboine River / Park
- Abundant natural light
- Unit includes 3 in-suite washrooms, kitchenette / lunchroom, 8 offices, 1 boardroom and reception area

83 GARRY STREET: UNIT 204 - 1,537 SF

85 GARRY STREET: UNIT 503 - 2,599 SF

- Unit is in shell condition
- Bright and spacious office space features a unique balcony, creating a seamless transition between indoor and outdoor work environments

LEASED



**Get more
information**

Steven Luk Pat
C 431 278 9443

Paul Douglas
C 204 799 5512

Carter Russell
C 204 807 1090

Location map

Restaurants

- 01 Kelly's Cafe - ONSITE
- 02 2 Broke Girls - ONSITE
- 03 Oval Room Brasseur
- 04 Capital Grill & Bar
- 05 The Keg
- 06 Johnny G's
- 07 Earls
- 08 Elephant & Castle
- 09 Local Public Eatery

Entertainment

- 10 Canada Life Centre
- 11 The Forks
- 12 Blue Cross Park
- 13 RBC Convention Center

Coffee

- 14 Oh Doughnuts
- 15 Monday's Cafe
- 16 Fête Ice Cream & Coffee

Parking

- 17 Ft Garry Garage - ONSITE
- 18 VIA Station - Indigo
- 19 191 Broadway - Indigo
- 20 321 Assiniboine - Indigo

Hotels

- 21 The Ft. Garry Hotel
- 22 Inn at the Forks
- 23 Delta Hotels



Get more information

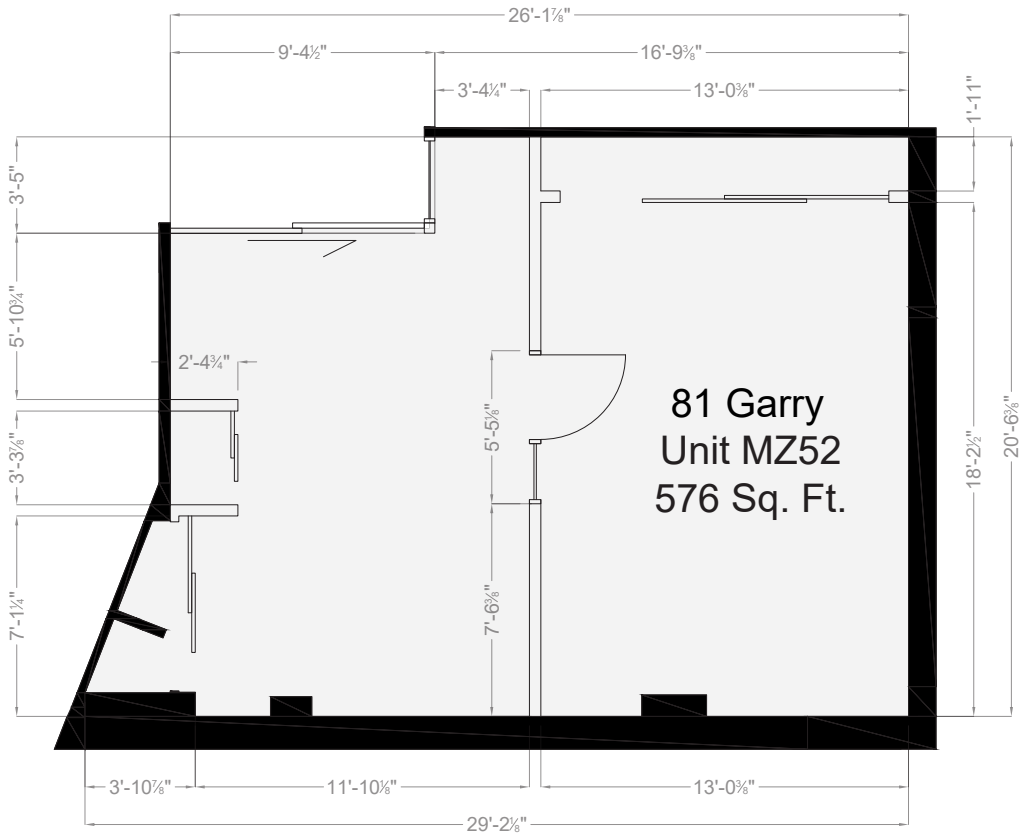
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81 GARRY STREET

UNIT MZ52 - 576 SF



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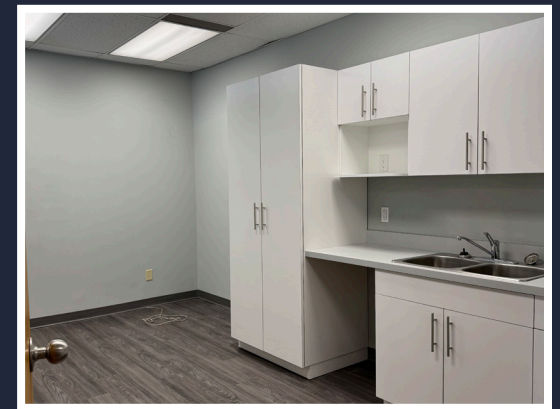
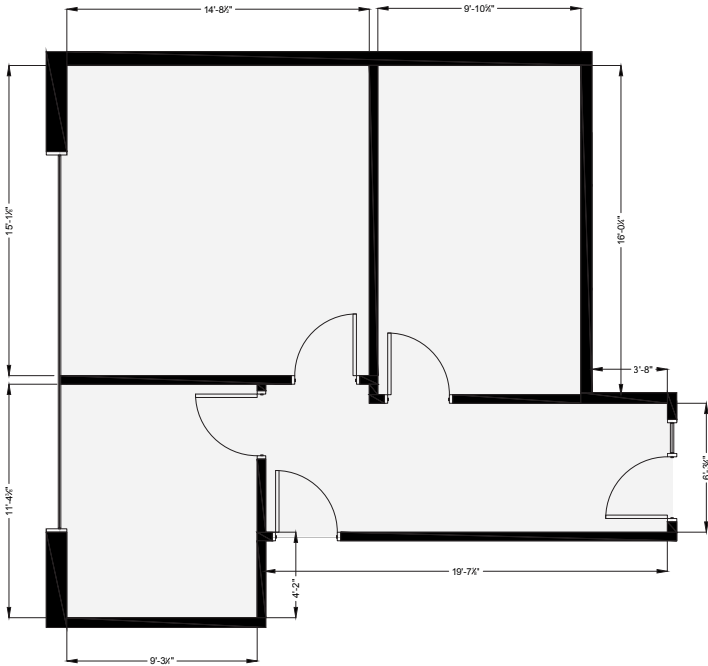
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83 GARRY STREET

UNIT 2709 – 799 SF



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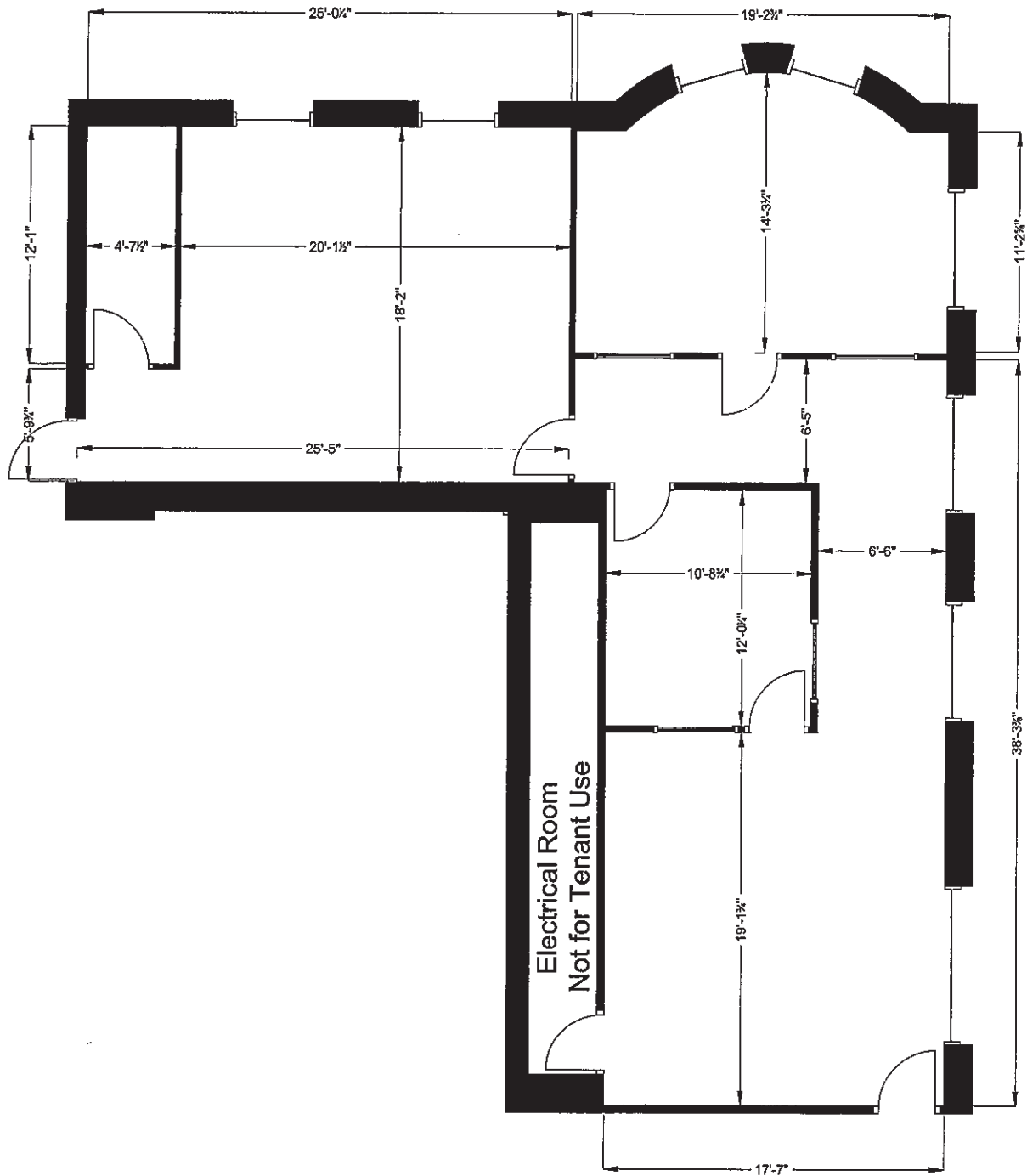
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83 GARRY STREET

UNIT 204 – 1,537 SF



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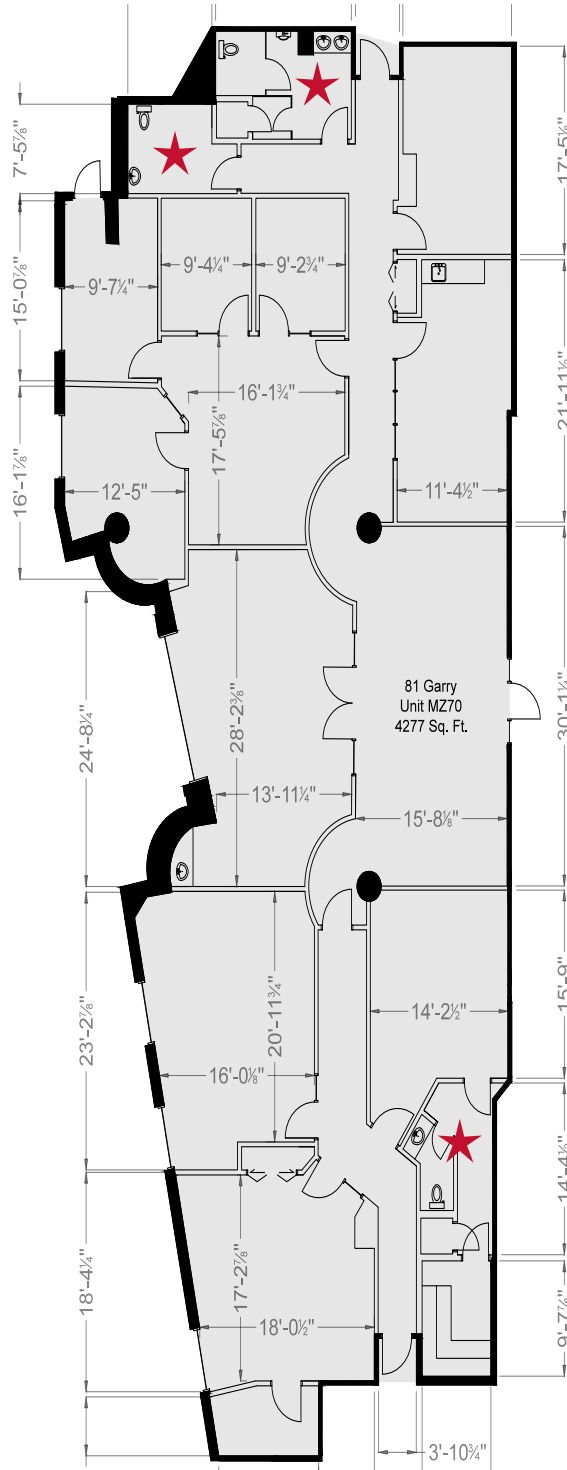
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81 GARRY STREET

UNIT MZ70 - 4,277 SF

★ 3 In-Suite Washrooms



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