

FT. GARRY PLACE

83 - 85 Garry Street, Winnipeg, Manitoba

*Exclusive Office Space For Lease
Located in a Downtown Landmark Building*



**AVISON
YOUNG**

83-85 GARRY STREET, WINNIPEG, MB

Landmark building with modern amenities

Fort Garry Place is situated adjacent to 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 large retail mall, and a spacious parkade with room for 475 vehicles.

The complex's impressive northern tower, standing at 31 stories, is flanked by two 24-story structures, collectively offering 900 residential units and creating a striking addition to the Winnipeg skyline.



Salient details

Tenants at Fort Garry Place have access to a range of 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.

Fort Garry Place integrates residential and commercial spaces, creating a vibrant downtown environment. Be part of a unique and ideal setting for your business if you're seeking prestige, flexibility and connectivity in a vibrant urban environment.

- Semi-gross rent: \$20 psf / annum

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

81 GARRY STREET: UNIT MZ62 - 1,026 SF **LEASED!**

- Includes in-suite washroom, kitchenette / staff room / 5-offices, reception area

83 GARRY STREET: UNIT 2703 - 943 SF

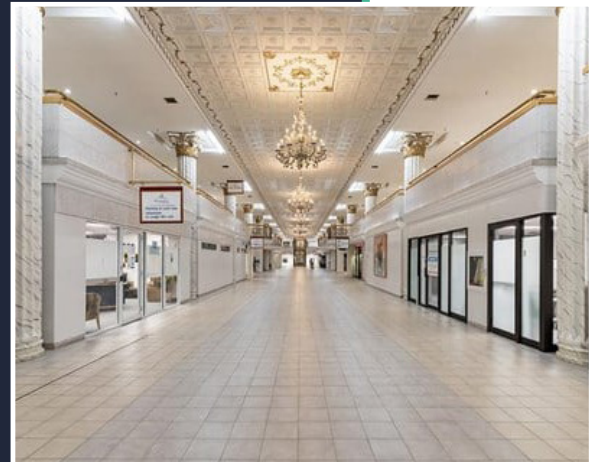
- Stunning views of downtown Winnipeg, Assiniboine River, Forks Market and St. Boniface
- Natural light featuring large picture windows
- Unit includes 4 offices

85 GARRY STREET: UNIT 503 - 2,599 SF

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

4 FORT STREET: UNIT 200 - 4,319 SF (2 LEVELS)

- Stunning views of Assiniboine River / Park
- Abundant natural light
- Unit features private entrance off Fort St.
- Unit includes in-suite washroom, large open area, 4 offices, reception area



**Get more
information**

Patricia Negrych, Associate
D 204 560 1510
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Paul Douglas, Principal
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C 204 799 5512

Location map

Restaurants

- 01 Spaghetti Factory
- 02 Oval Room Brasserie
- 03 Capital Grill & Bar
- 04 The Keg
- 05 Johnny G's
- 06 Earls
- 07 Elephant & Castle
- 08 Clay Oven

Entertainment

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

Coffee

- 14 Harrison's Coffee Co.
- 15 Starbucks
- 16 Robin's Donuts

Parking

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

Hotels

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



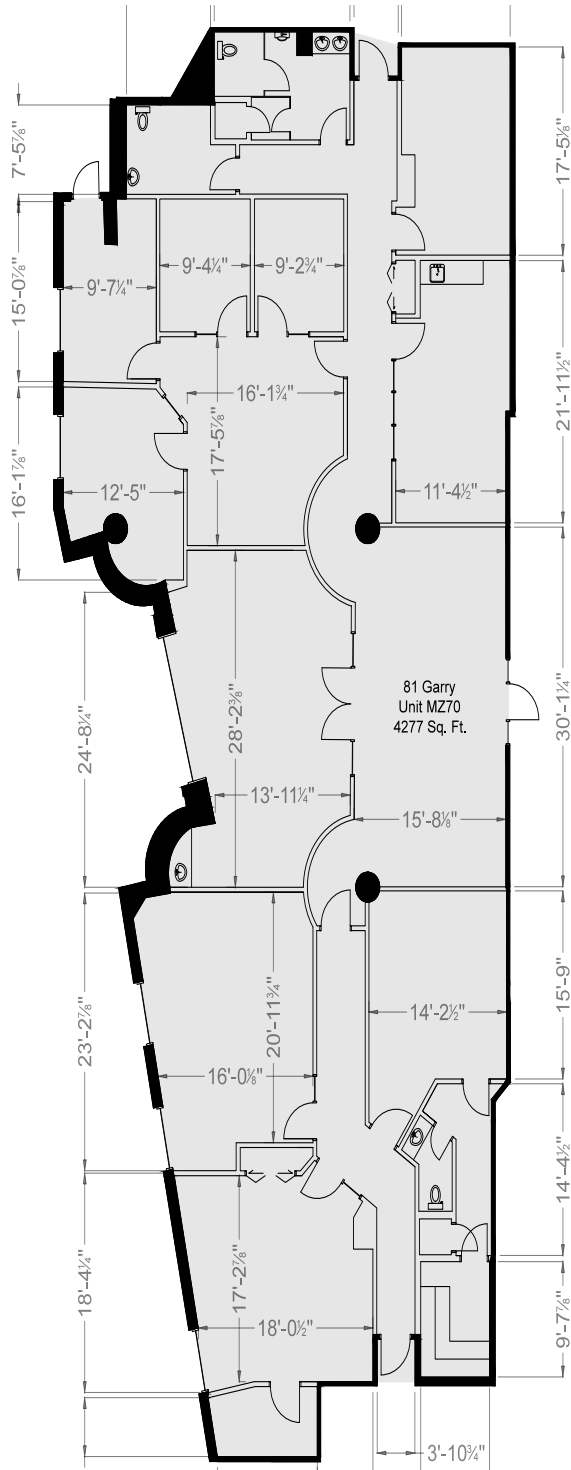
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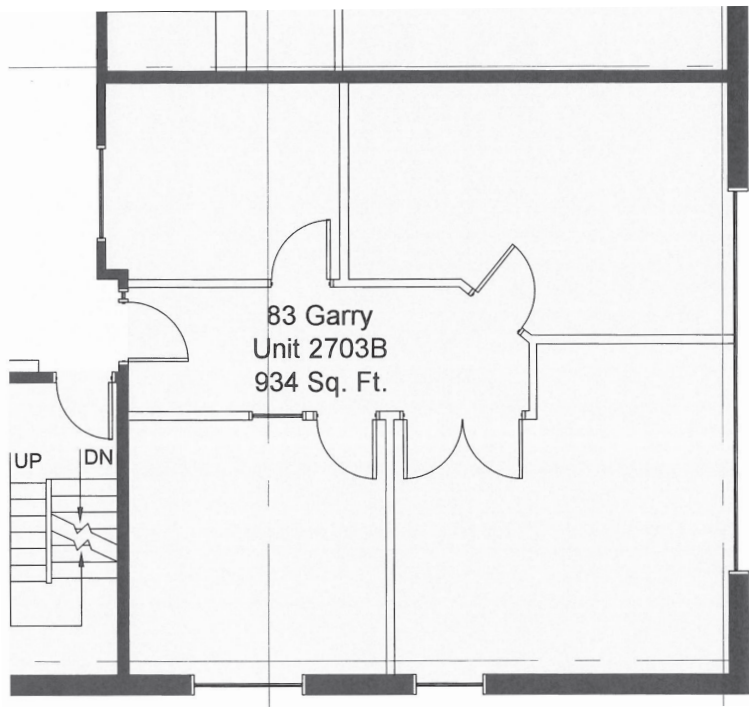
~~UNIT MZ62 - 1,026 SF~~



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83 GARRY STREET

UNIT 2703B – 943 SF



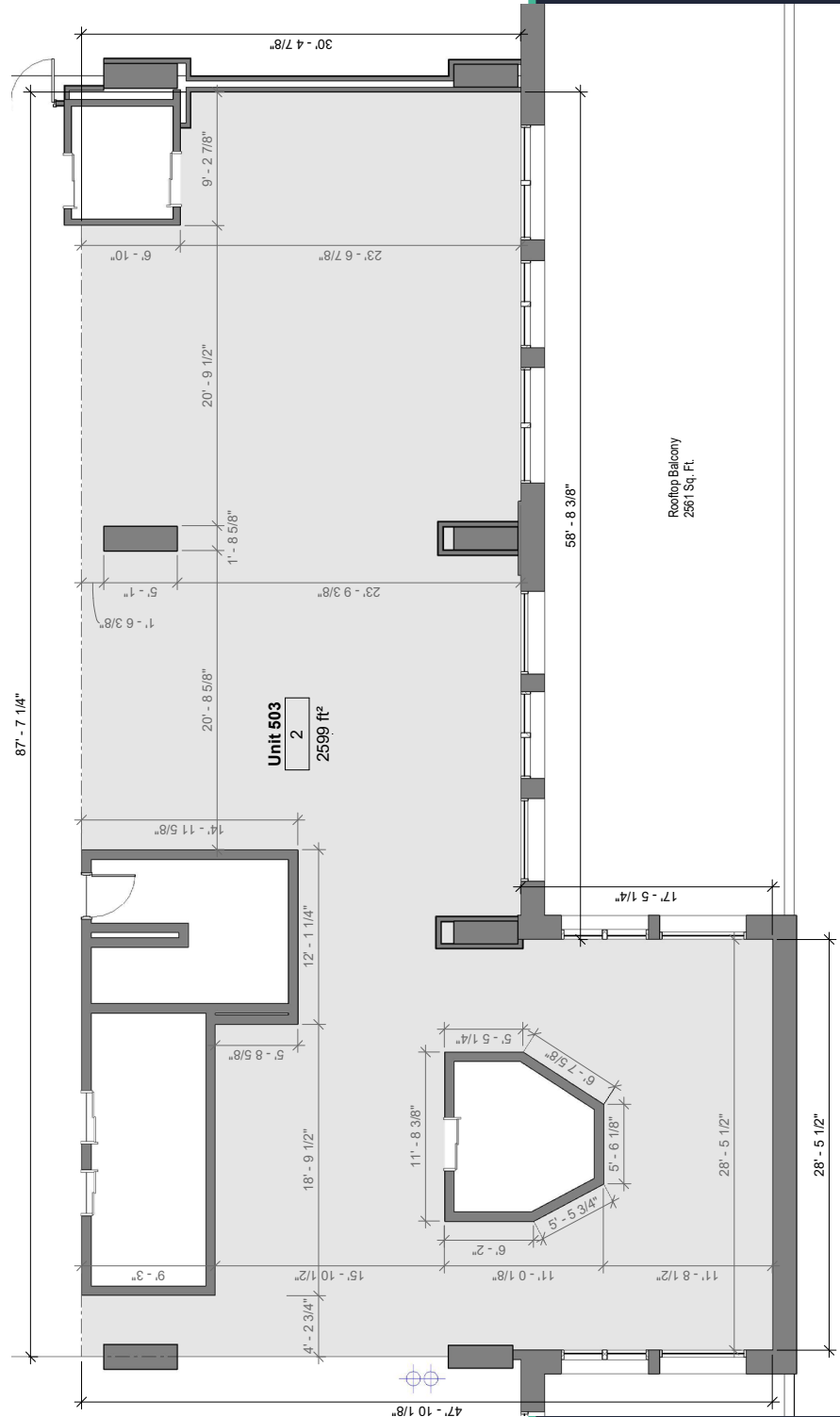
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UNIT 503 – 2,599 SF



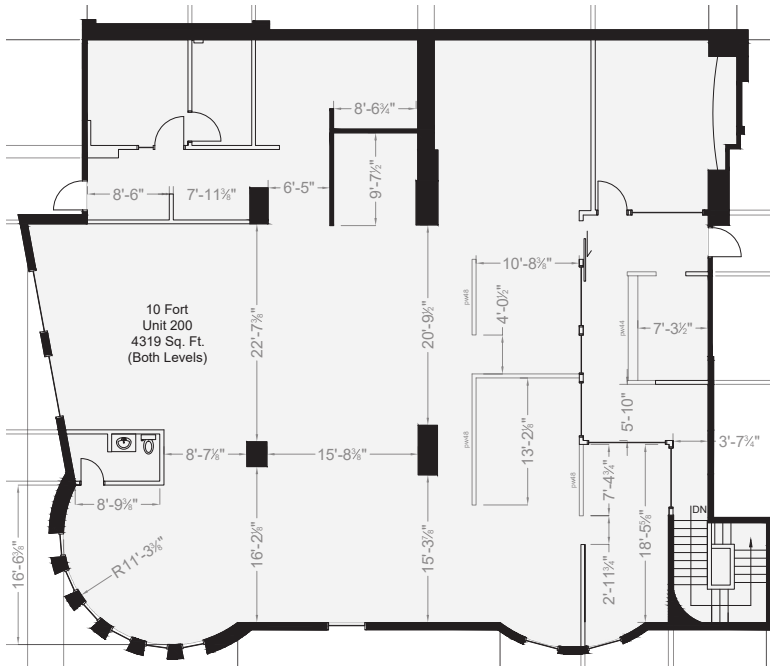
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4 FORT STREET

UNIT 200 – 4,319 SF



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