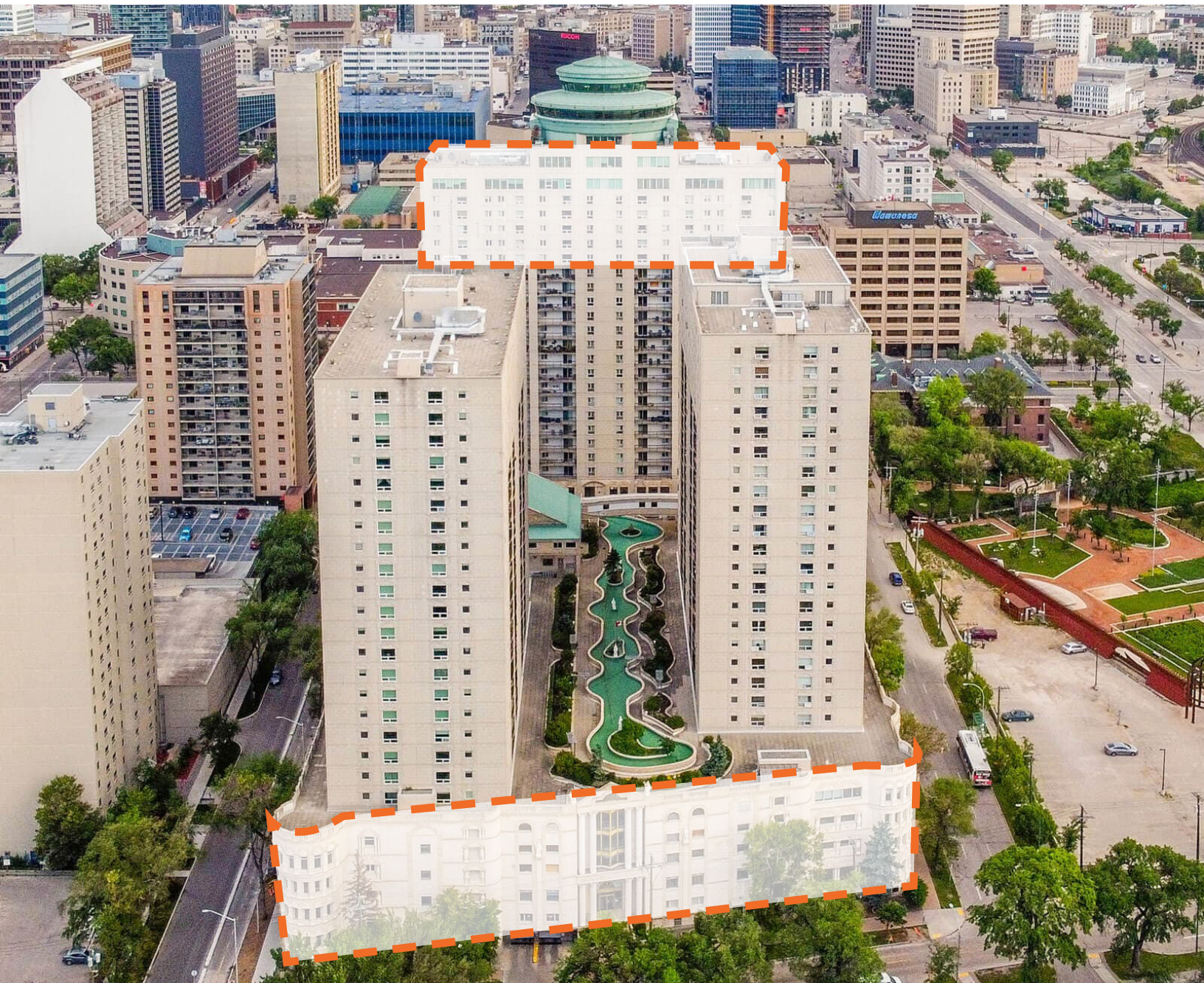


# FT. GARRY PLACE

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 \$20 psf / annum
- Each floor includes shared, accessible washrooms

## Spaces Under 1,200 SF

### 83 GARRY STREET: UNIT 2710 - 1,123 RENTABLE SF

- Three private offices, boardroom and reception

### 83 GARRY STREET: UNIT 2708 - 924 RENTABLE SF

- Two private offices and reception/open work area

## Spaces Over 1,200 SF

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

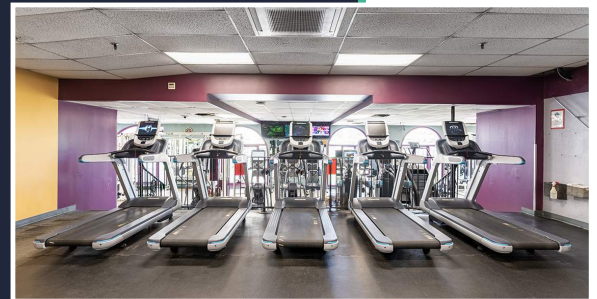
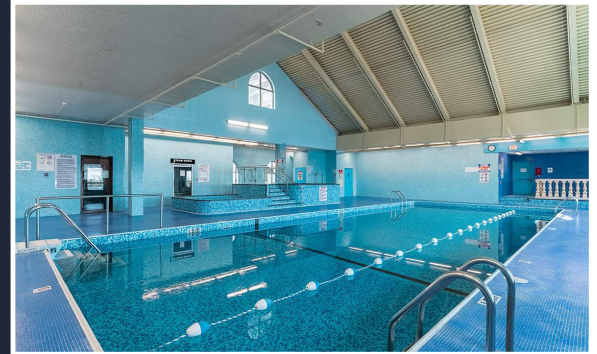
- Stunning views of Assiniboine River / Park
- Abundant natural light
- Unit features private entrance off Fort St.
- Unit includes in-suite washroom, large open area, 4 offices, reception area

### 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

### 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



**Get more  
information**

**Jennifer Yeomans**  
C 204 890 3799

**Steven Luk Pat**  
C 431 278 9443

**Paul Douglas**  
C 204 799 5512

# 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

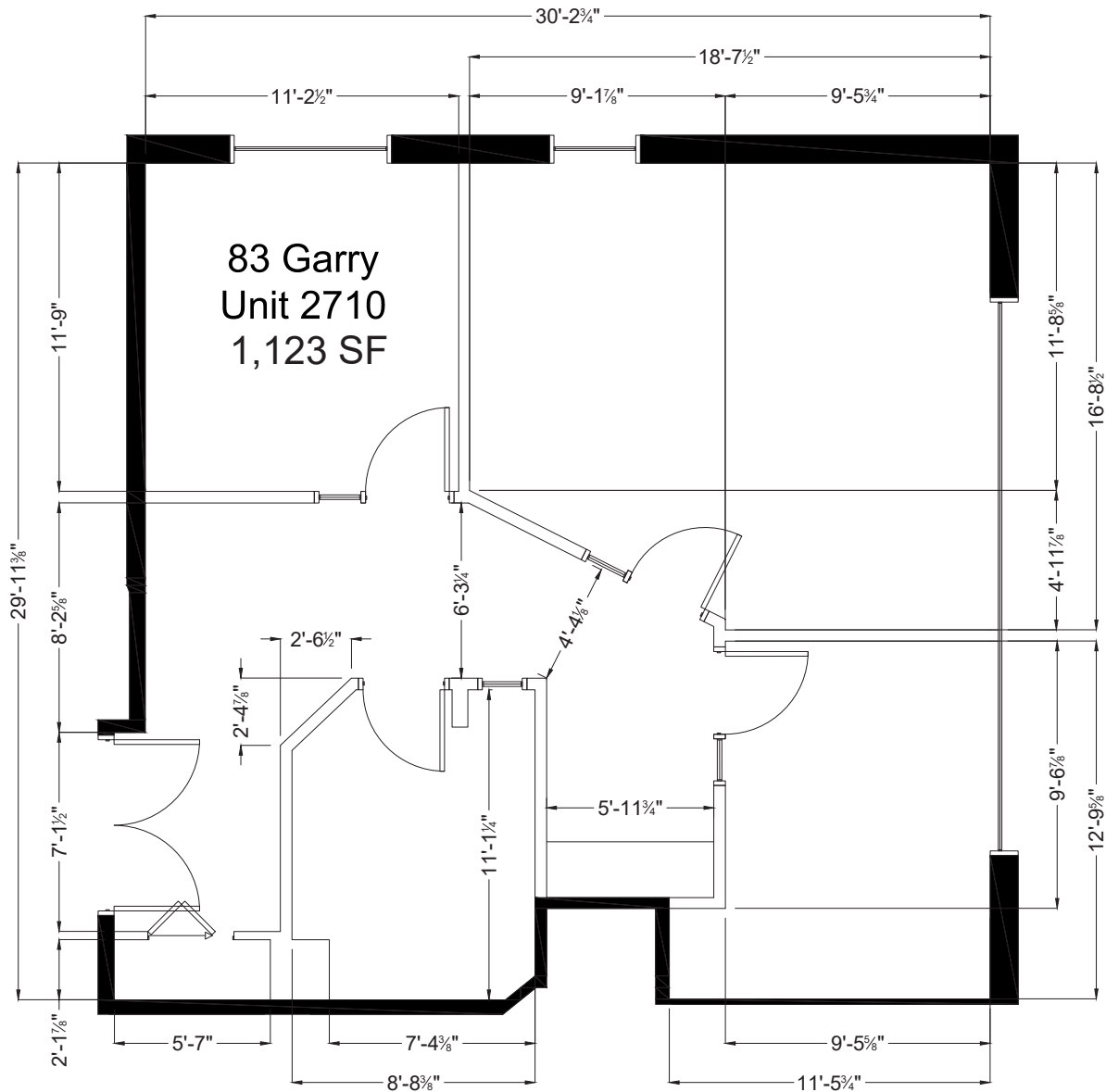
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# 83 GARRY STREET

UNIT 2710 – 1,123 SF



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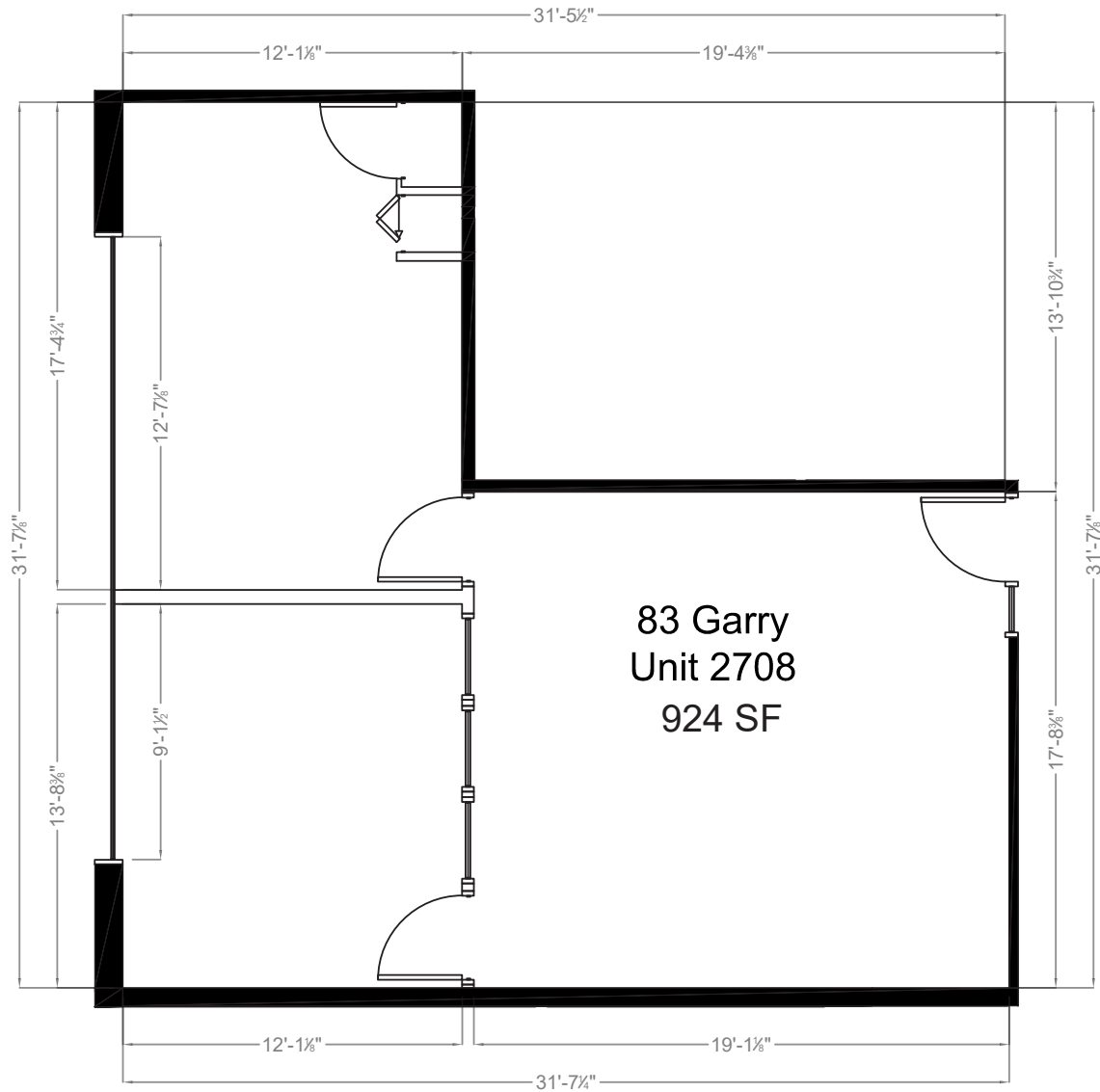
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# 83 GARRY STREET

UNIT 2708 – 924 SF



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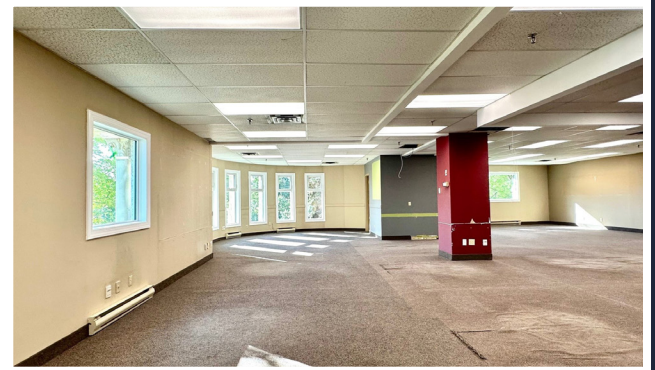
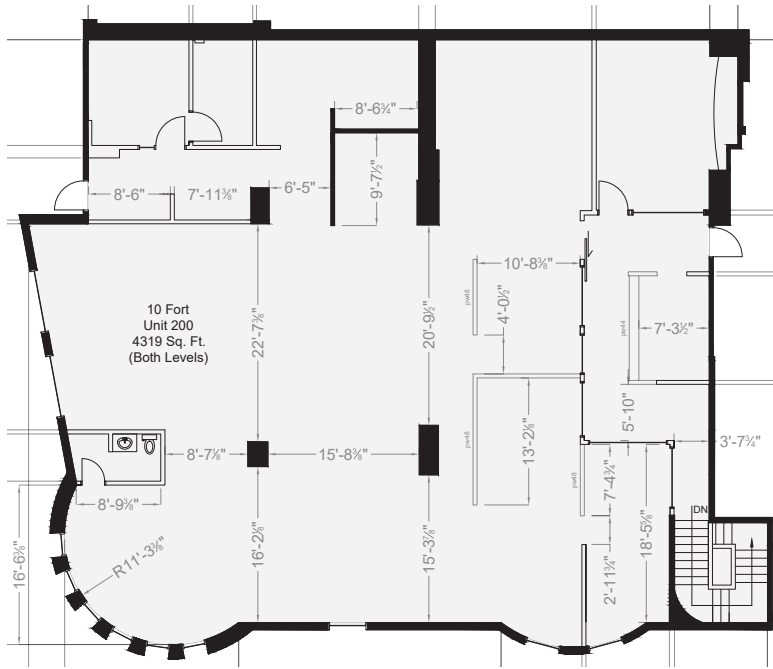
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# 4 FORT STREET

## UNIT 200 – 4,319 SF



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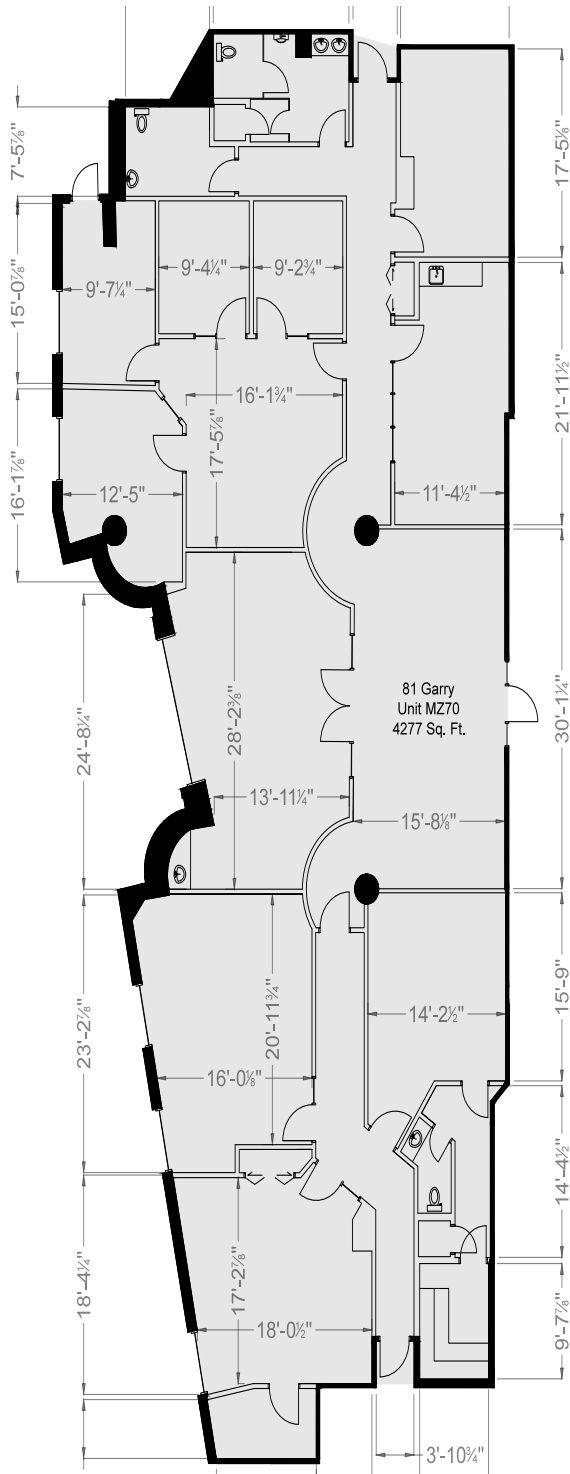
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# 81 GARRY STREET

## UNIT MZ70 - 4,277 SF



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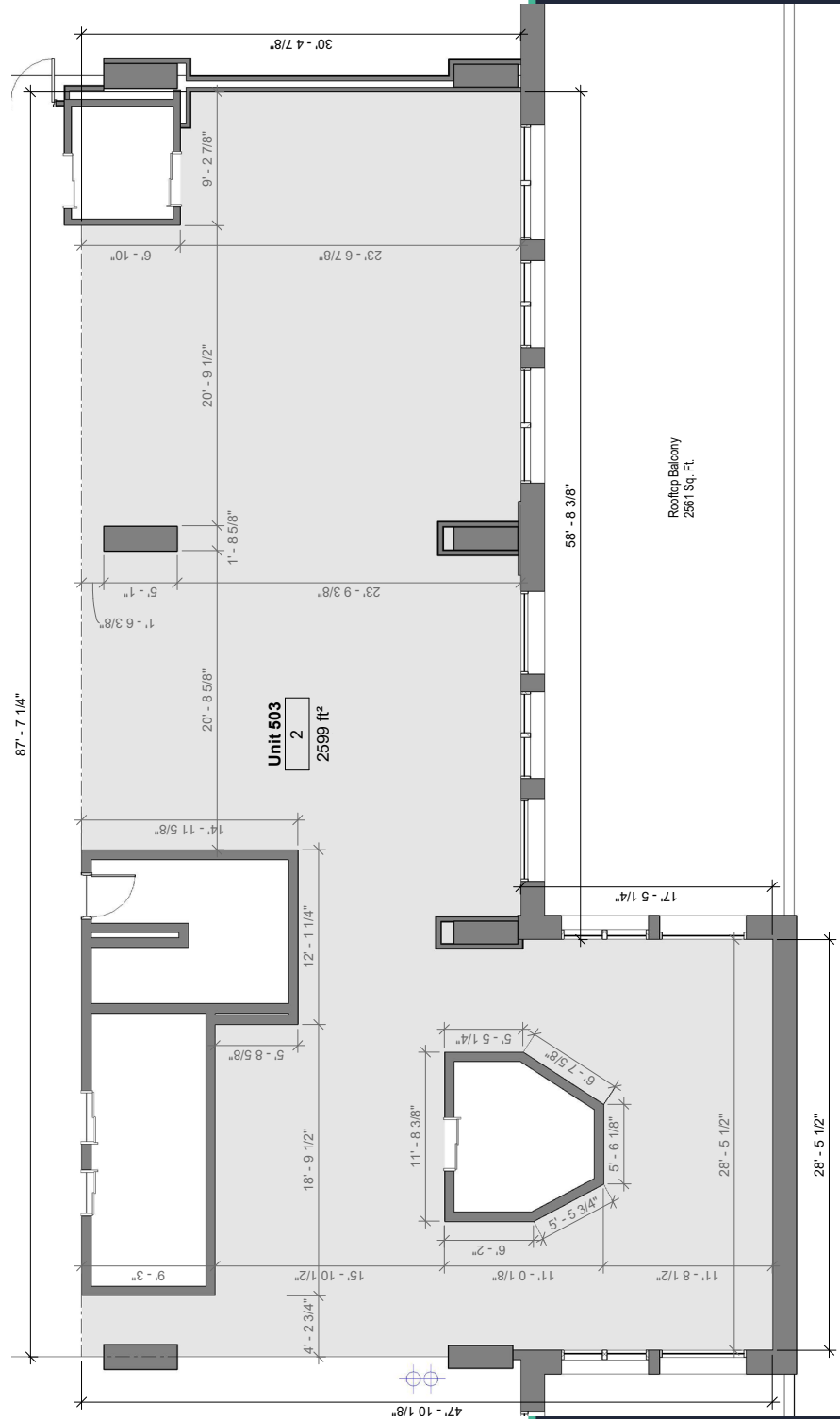
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# 85 GARRY STREET

## UNIT 503 – 2,599 SF



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# FT. GARRY PLACE

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