



Starting at
\$13.50
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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FOR LEASE | 136 MARKET AVENUE

Office Space in the Heart of The Exchange District

Professional office space downtown. Companies requiring economical office space downtown look to the Exchange District. 136 Market Street is a landmark heritage building located at the corner of Market Avenue and Rorie Street in the heart of the Exchange District, directly across from MTC and behind the Centennial Concert Hall.



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**RE/MAX
PROFESSIONALS**

1601 Buffalo Place

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Property Highlights



Surrounded by Amazing Restaurants and Shops

This stately heritage building is surrounded by upscale condos, CanWest Global Park and Waterfront Drive. 136 Market Avenue is a relaxed vibe only a 3 minute walk from Portage and Main. Explore numerous restaurants and boutique shops. • Premier Heritage office space featuring post and beam construction with high ceilings

- Former offices for Skip the Dishes
- Finished suites from 2,000 – 15,000 square feet
- Attractive terms
- 3 minute walk to Winnipeg Square Concourse
- The building has been totally redeveloped. HVAC/ mechanical, electrical, windows have all been replaced to meet government standards
- Manned security desk from 7am–6pm

LEASE RATE

\$13.50 psf

CAM & TAX

\$11.10 psf

Property Highlights

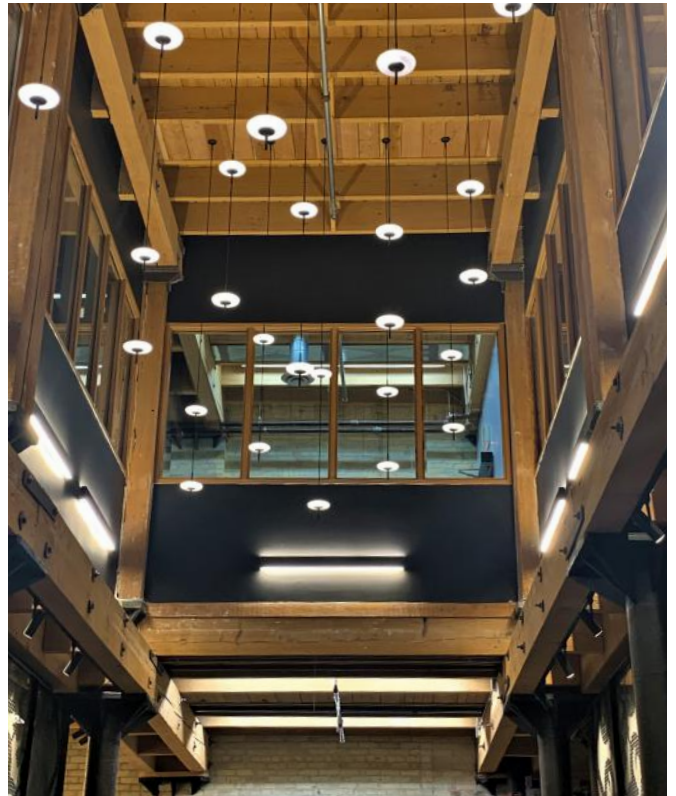


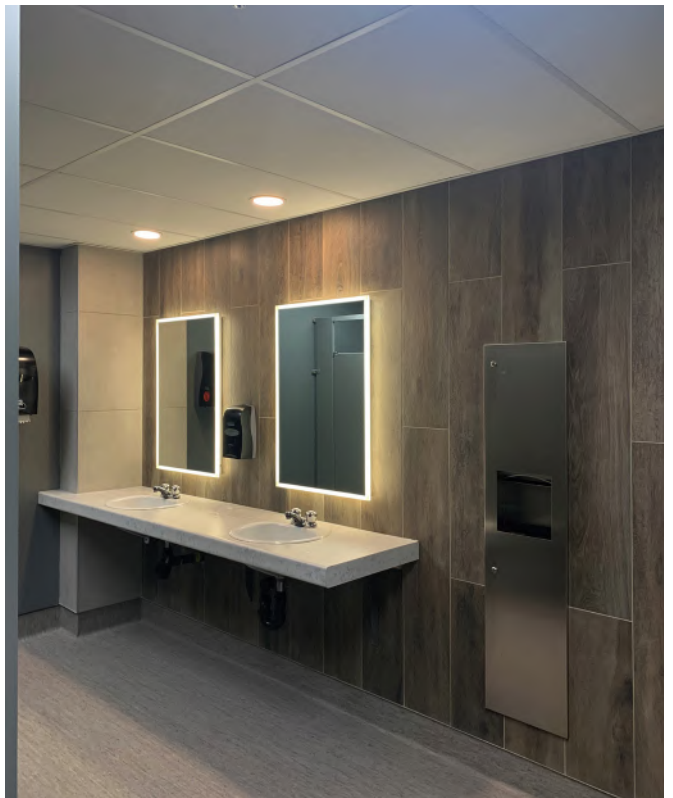
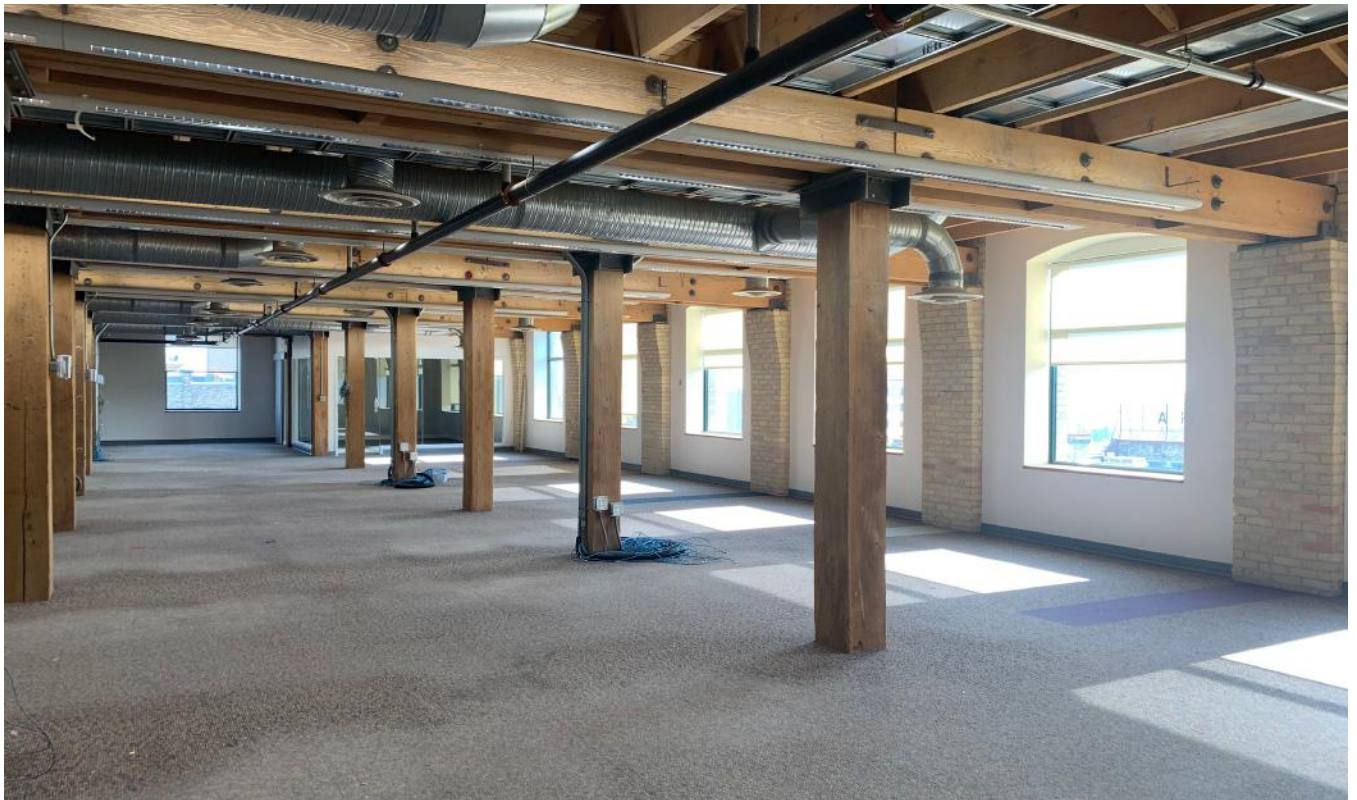
Several Office Sizes Available

The building was redeveloped into office space starting in the 1990's to 2000 that includes the following features:

- Sandblasted finished to the exposed heavy timber structure and ceiling joists and interior brick walls
- Ceiling heights of 12' on the main floor and 10'3" on typical floors
- Double glazed windows on three sides
- Parking for up to 200 vehicles in three lots in the immediate area
- Interior bicycle storage garage

| ADDRESS | SQ. FT. (±) | LEASE RATE | ADDITIONAL RENT | AVAILABILITY |
|---------------|---------------|--------------------|--------------------|---------------|
| Lower Level 1 | 1,496 | \$13.50 psf | \$11.10 psf | Immediate |
| Lower Level 2 | 4,500 | \$13.50 psf | \$11.10 psf | Immediate |
| 300 | 9,616 | \$13.50 psf | \$11.10 psf | Immediate |
| 310/370 | 5,451 | \$13.50 psf | \$11.10 psf | Immediate |
| 330 | 1,227 | \$13.50 psf | \$11.10 psf | LEASED |
| 340 | 1,045 | \$13.50 psf | \$11.10 psf | LEASED |
| 350 | 2,119 | \$13.50 psf | \$11.10 psf | LEASED |
| 401 | 10,026 Sublet | \$13.50 psf | \$11.10 psf | Immediate |
| 402 | 4,443 | \$13.50 psf | \$11.10 psf | Immediate |
| 510 | 1,503 | \$13.50 psf | \$11.10 psf | Immediate |
| 520 | 3,122 | \$13.50 psf | \$11.10 psf | Immediate |
| 600 | 15,285 | \$13.50 psf | \$11.10 psf | Immediate |





The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



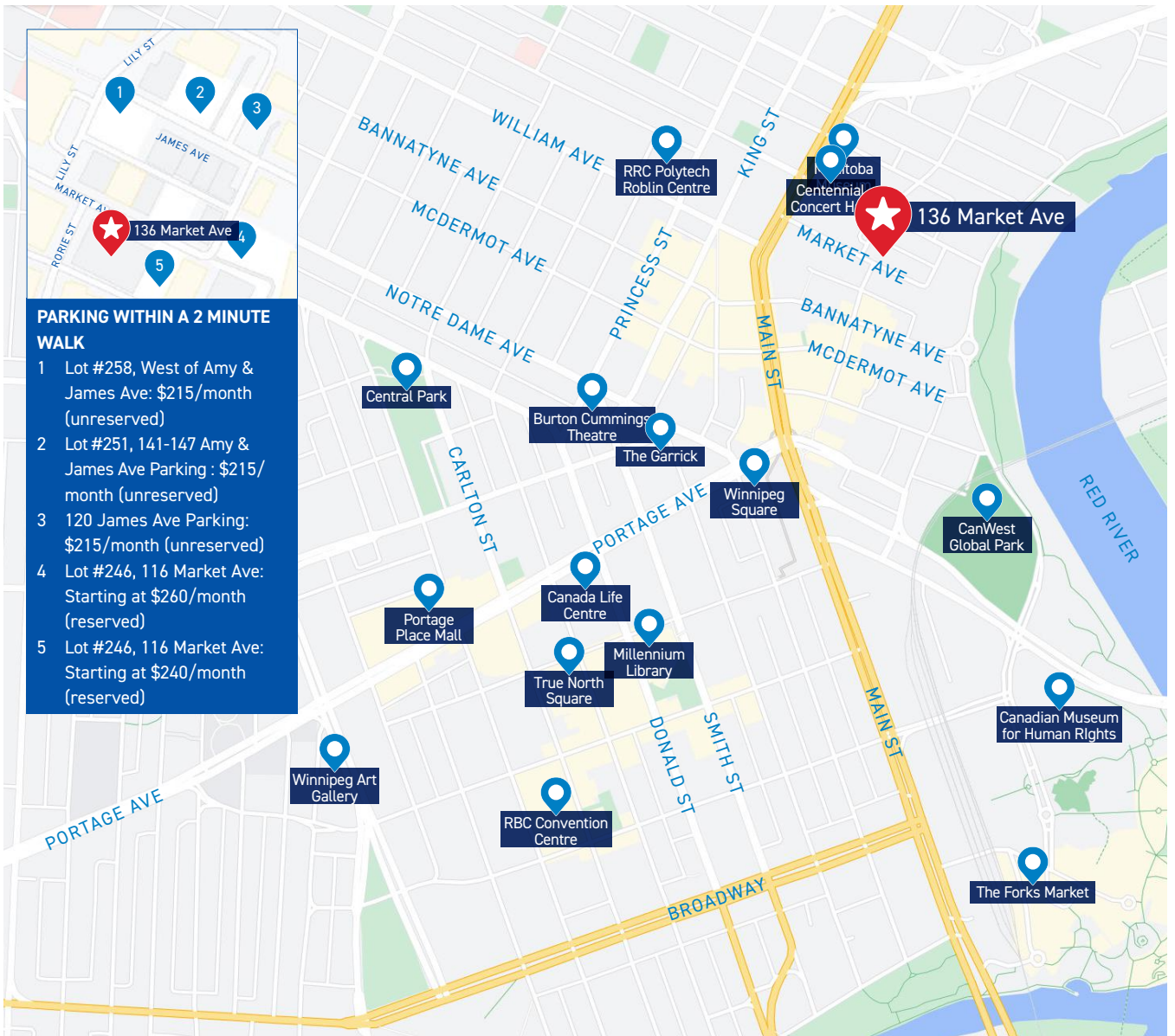
Convenient bike infrastructure



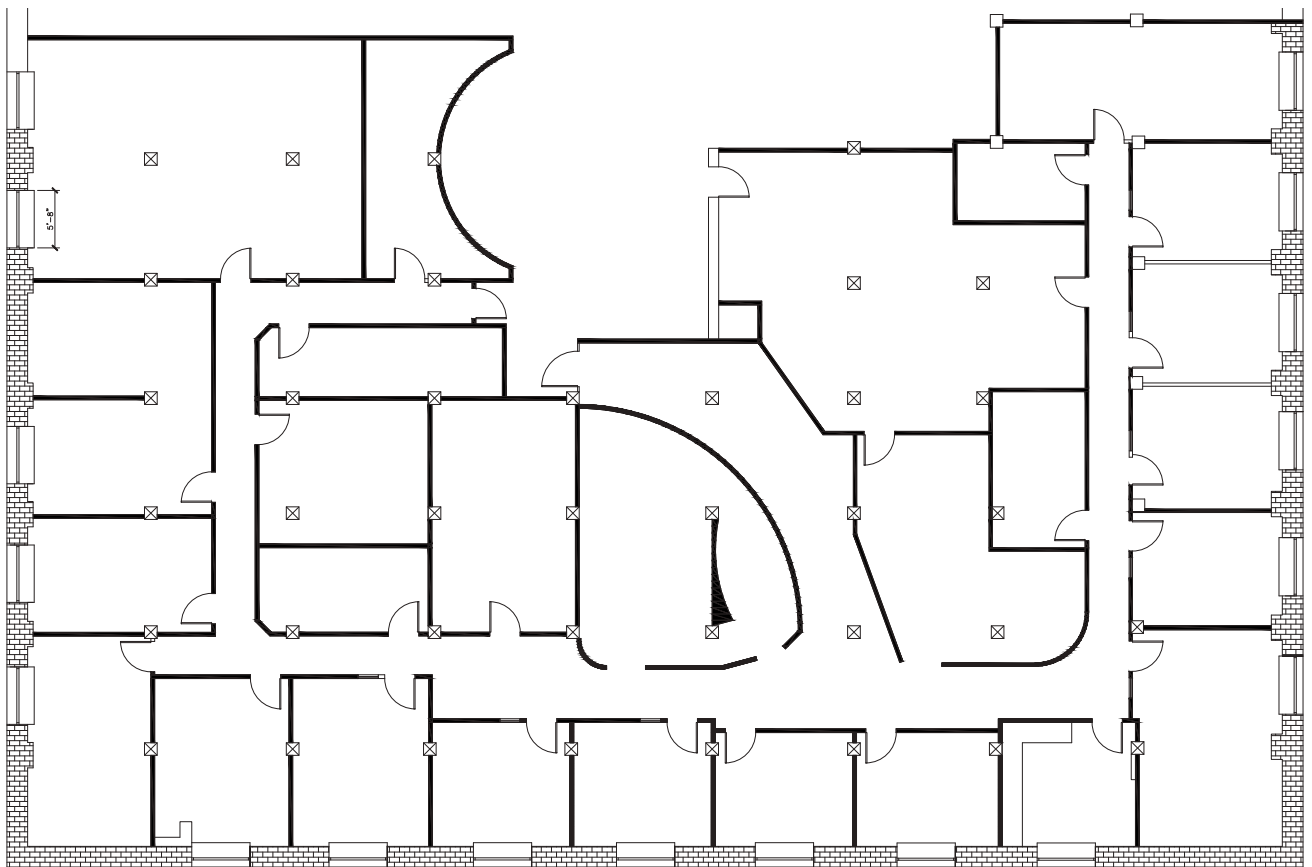
Excellent transit stops



Culture & Entertainment nearby

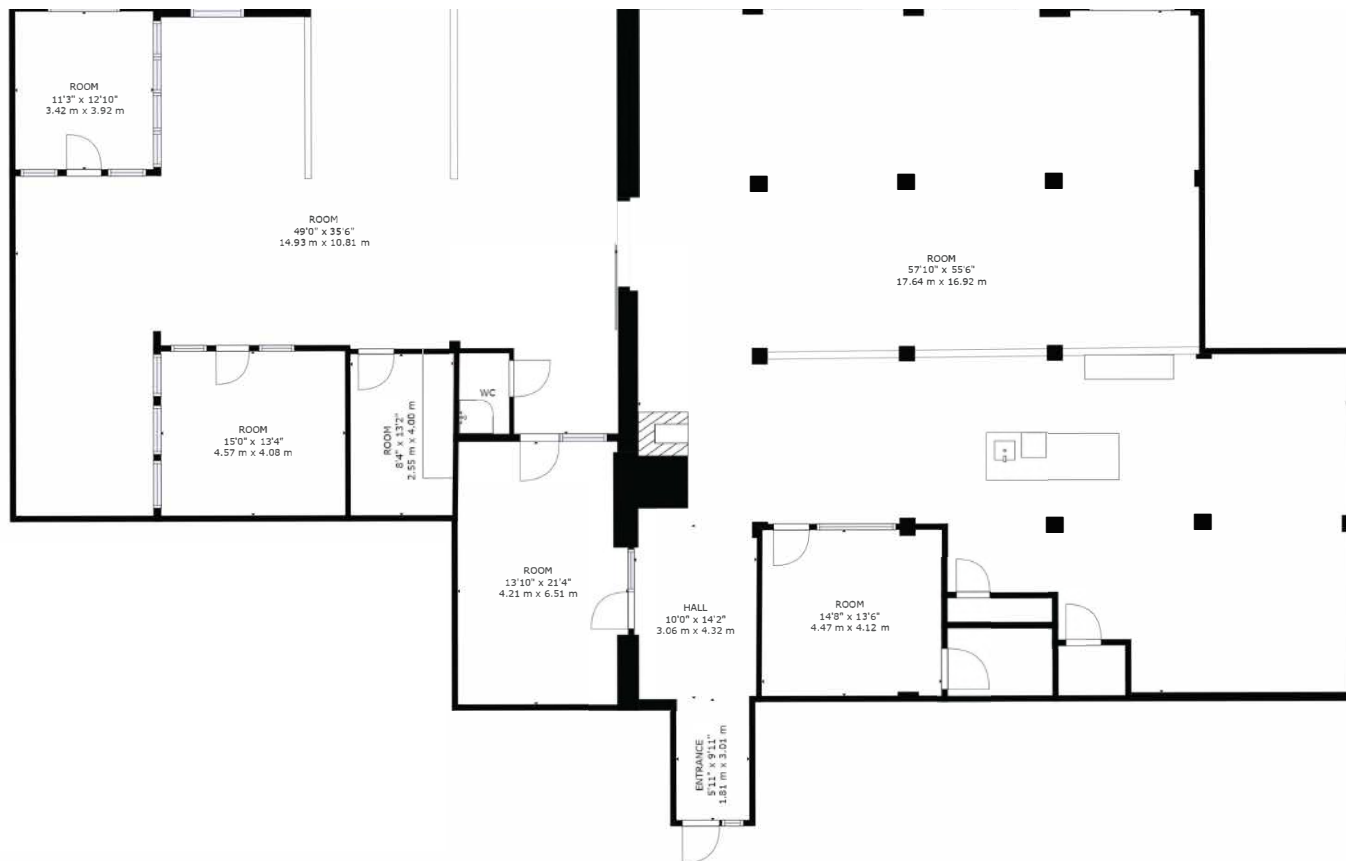


UNIT 300

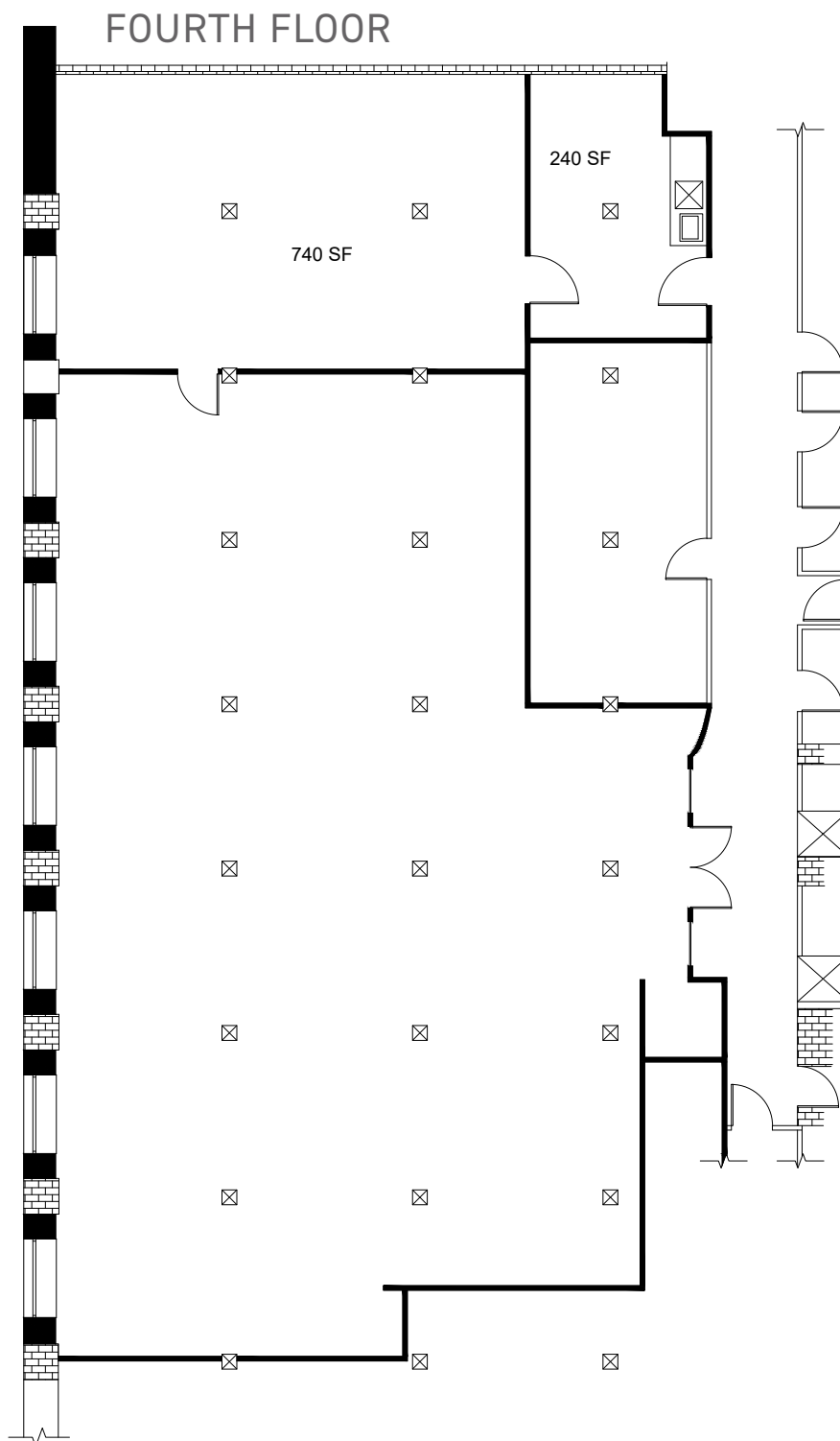


Note: square foot areas shown are rough approximations and are subject to verification

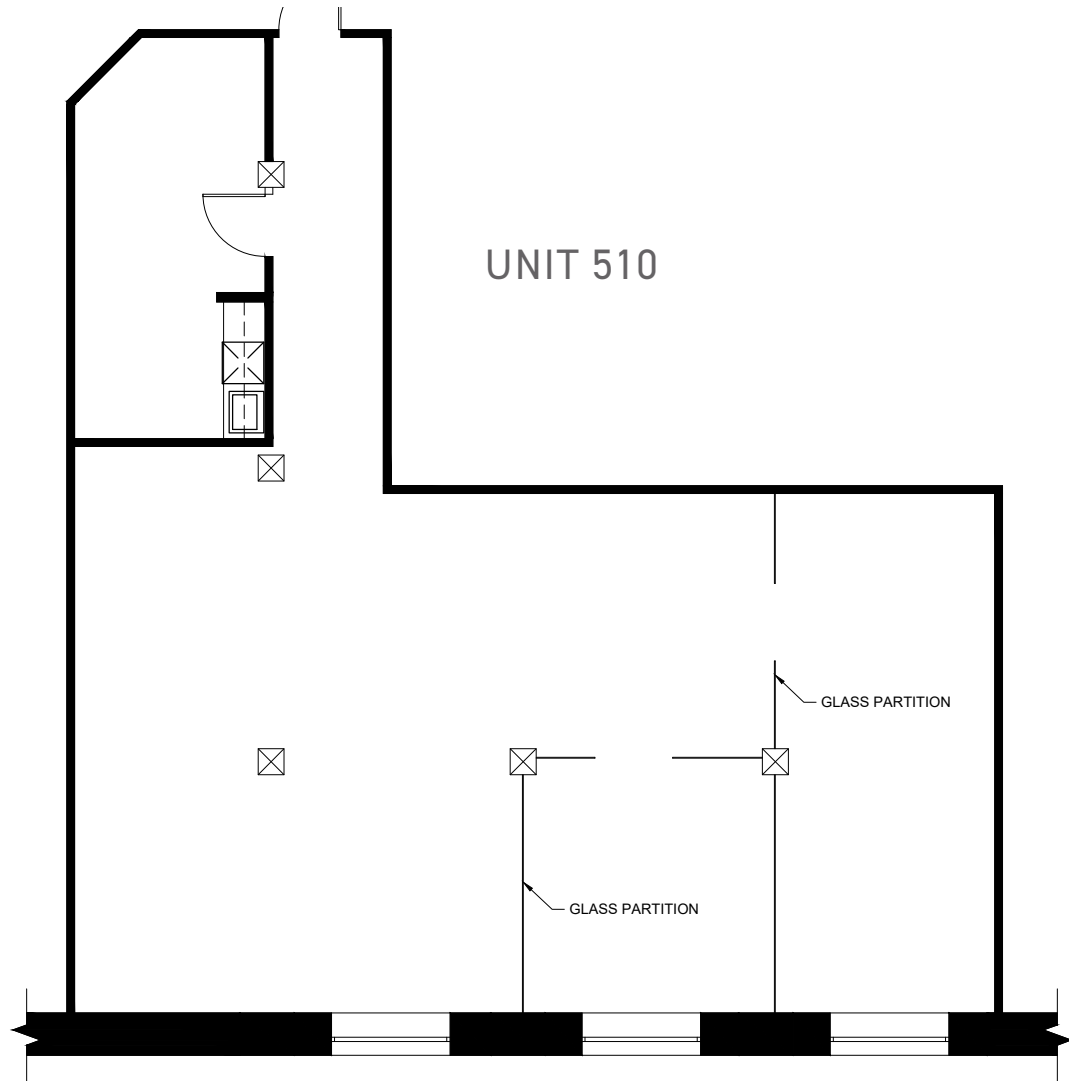
UNIT 310



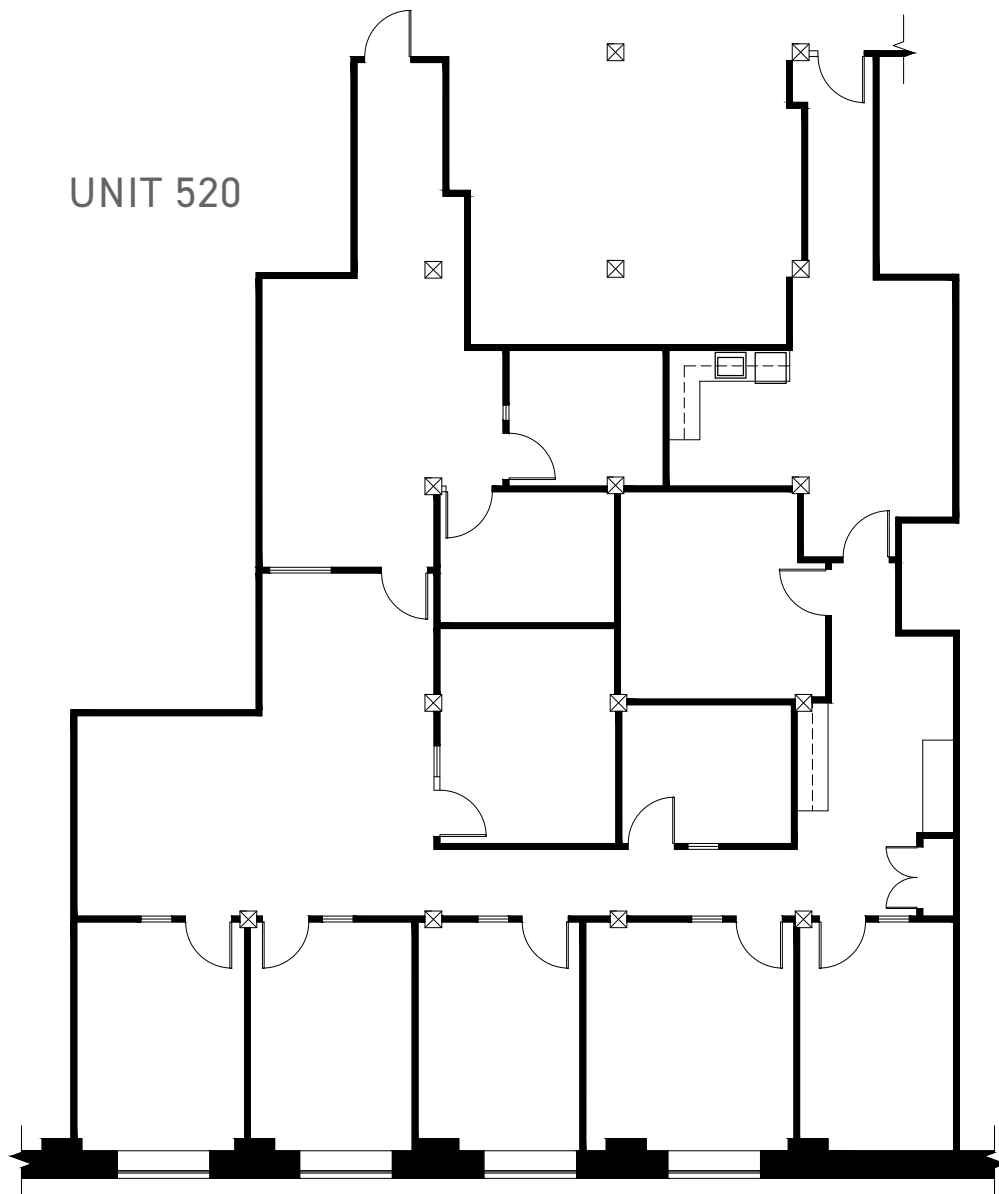
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