



Starting at
\$13.50
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

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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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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 (2024)

\$13.01 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

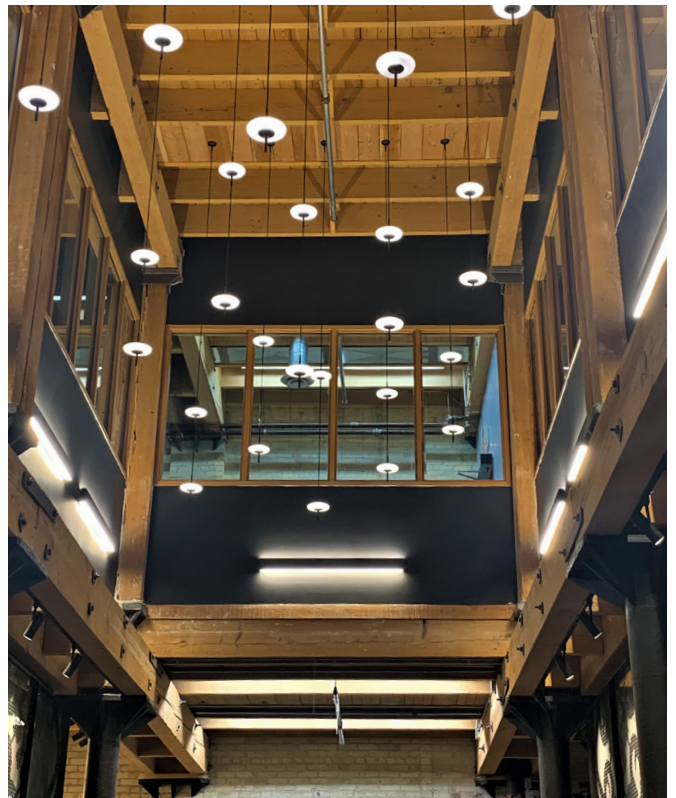
- Double glazed windows on three sides
- Parking for up to 200 vehicles in three lots in the immediate area
- Interior bicycle storage garage

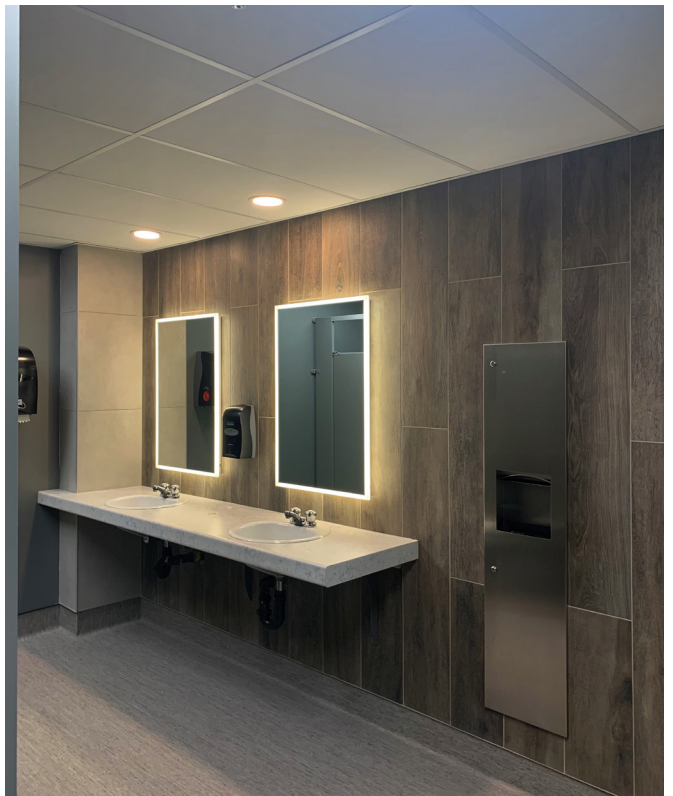
ADDRESS	SQ. FT. (±)	LEASE RATE	ADDITIONAL RENT (2024)	AVAILABILITY
Lower Level 1	1,496	\$13.50 psf	\$13.01 psf	Immediate
Lower Level 2	4,500	\$13.50 psf	\$13.01 psf	Immediate
300	9,616	\$13.50 psf	\$13.01 psf	Immediate
310/370	5,451	\$13.50 psf	\$13.01 psf	Immediate
330	1,227	\$13.50 psf	\$13.01 psf	LEASED
340	1,045	\$13.50 psf	\$13.01 psf	LEASED
350	2,119	\$13.50 psf	\$13.01 psf	LEASED
401	10,026 Sublet	\$13.50 psf	\$13.01 psf	Immediate
402	4,443	\$13.50 psf	\$13.01 psf	Immediate
510	1,503	\$13.50 psf	\$13.01 psf	Immediate
520	3,122	\$13.50 psf	\$13.01 psf	LEASED
600	15,285	\$13.50 psf	\$13.01 psf	Immediate
700	15,606	\$13.50 psf	\$13.01 psf	Immediate
800	9,108	\$13.50 psf	\$13.01 psf	Immediate
801	6,154	\$13.50 psf	\$13.01 psf	Immediate

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136
MARKET
AVENUE

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The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



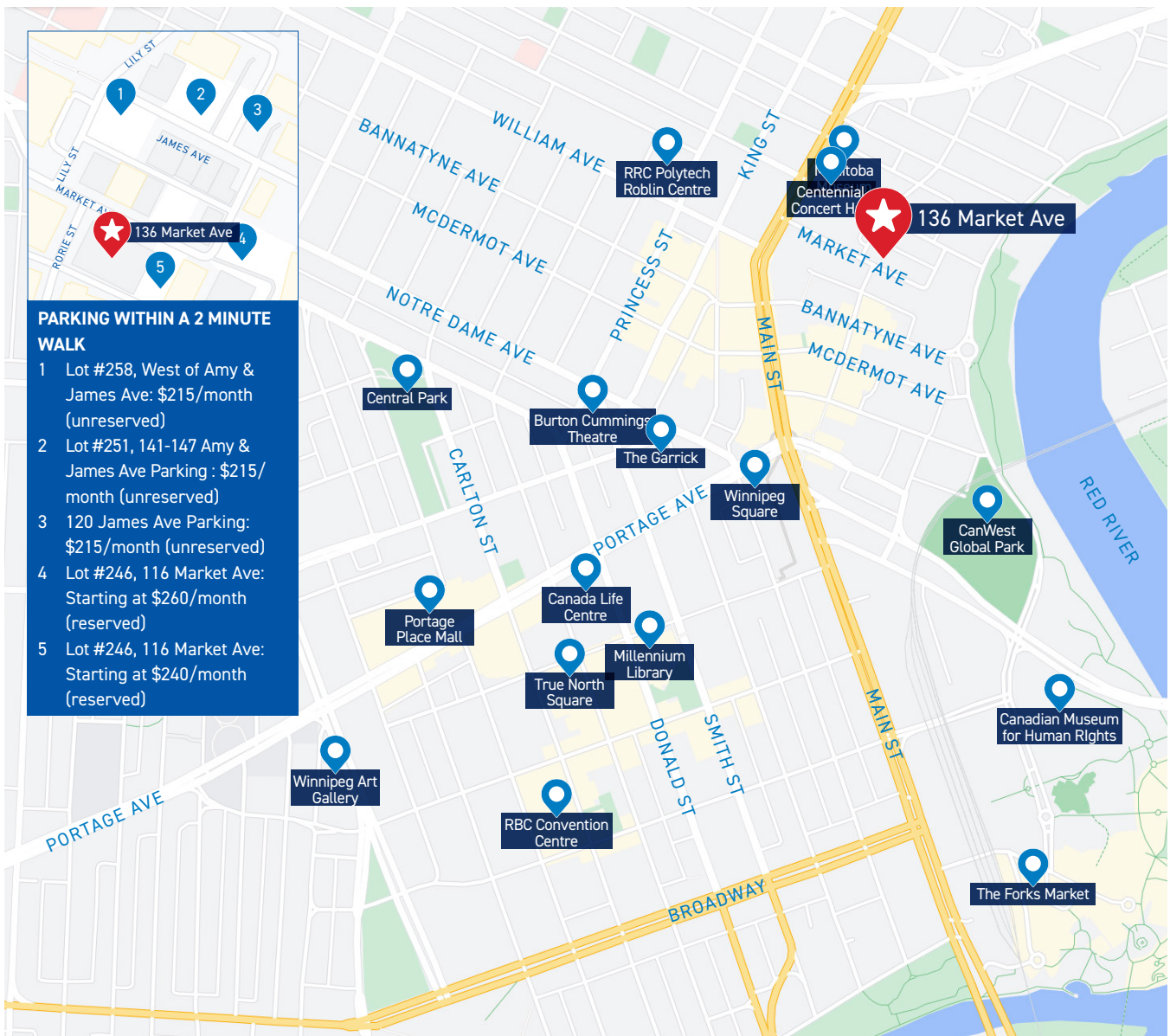
Convenient bike
infrastructure



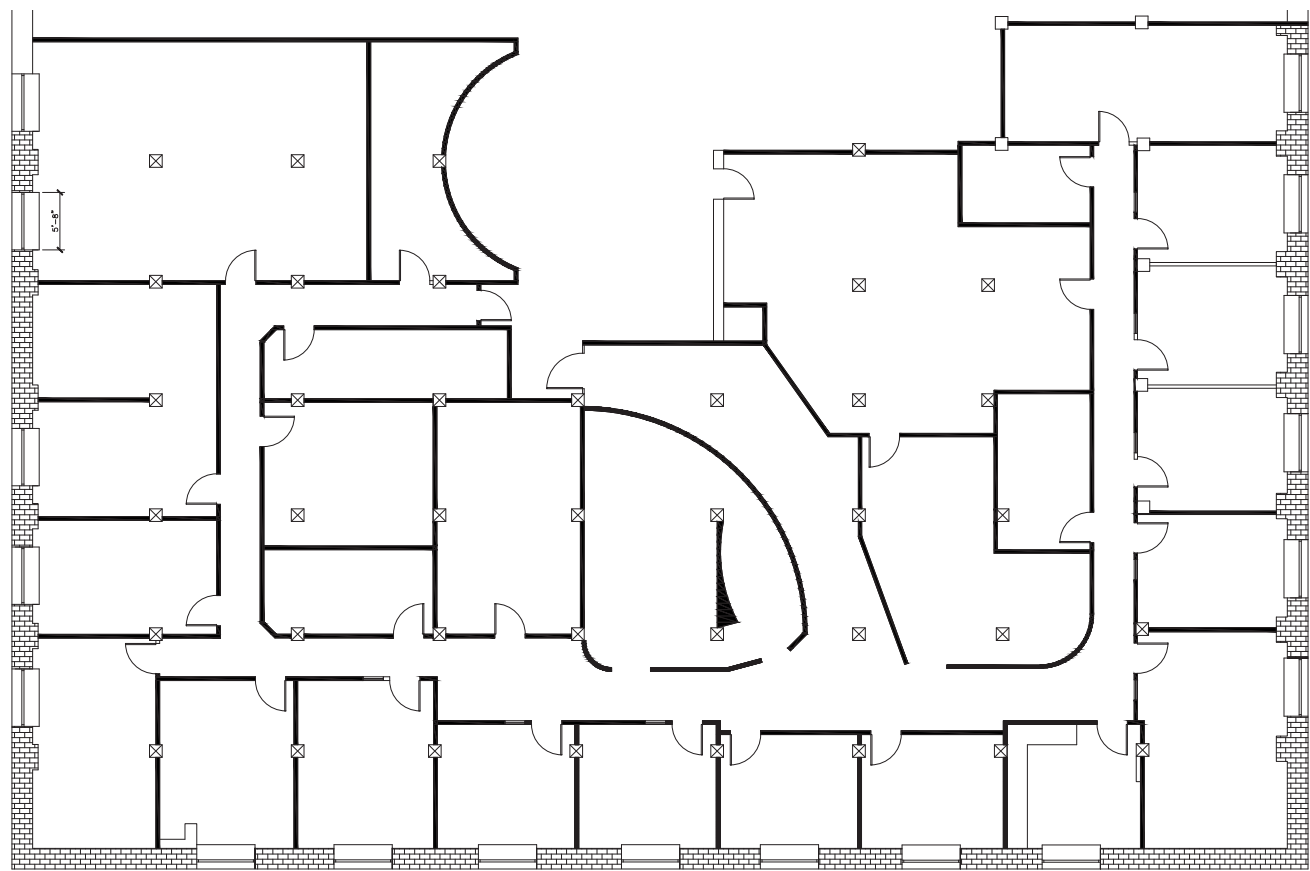
Excellent transit
stops



Culture &
Entertainment
nearby

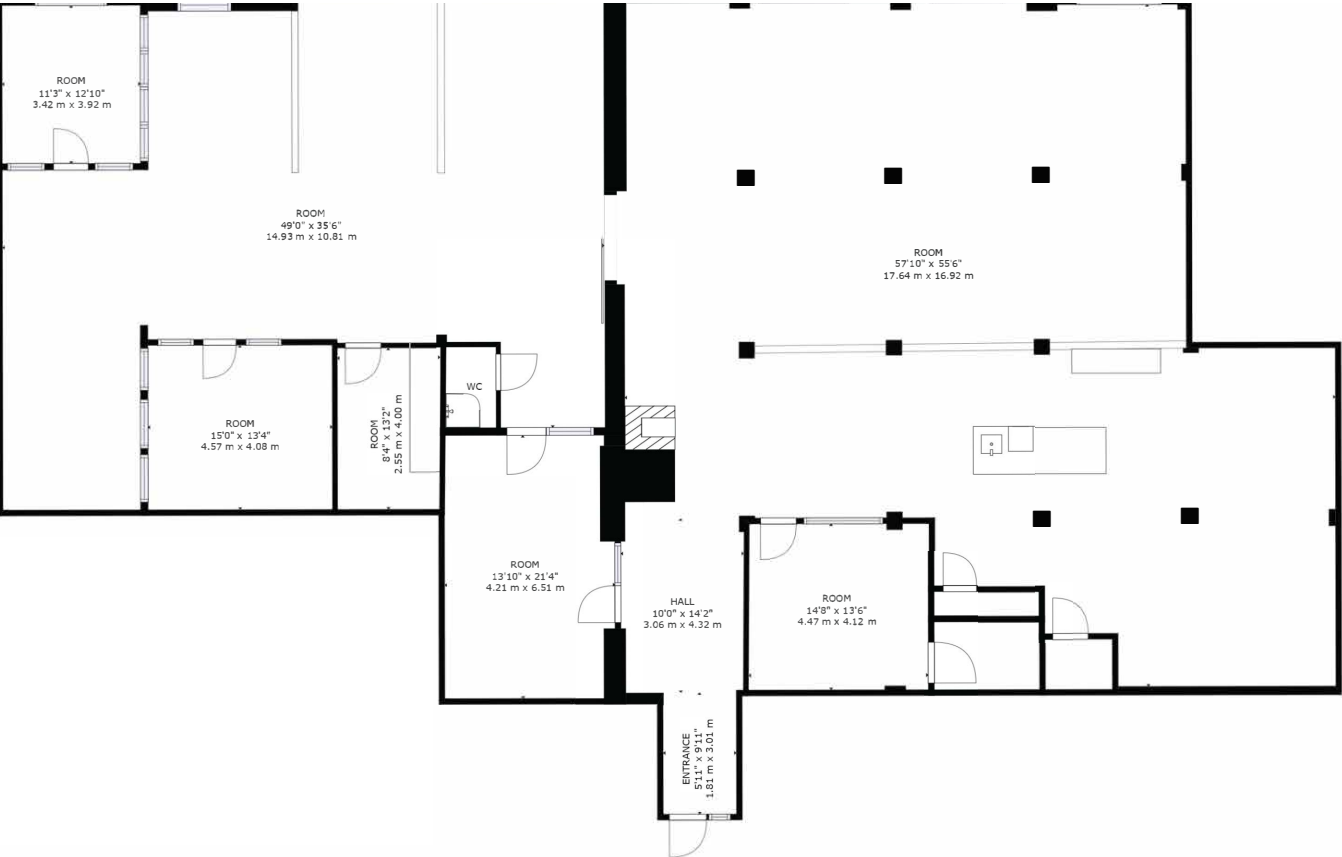


UNIT 300

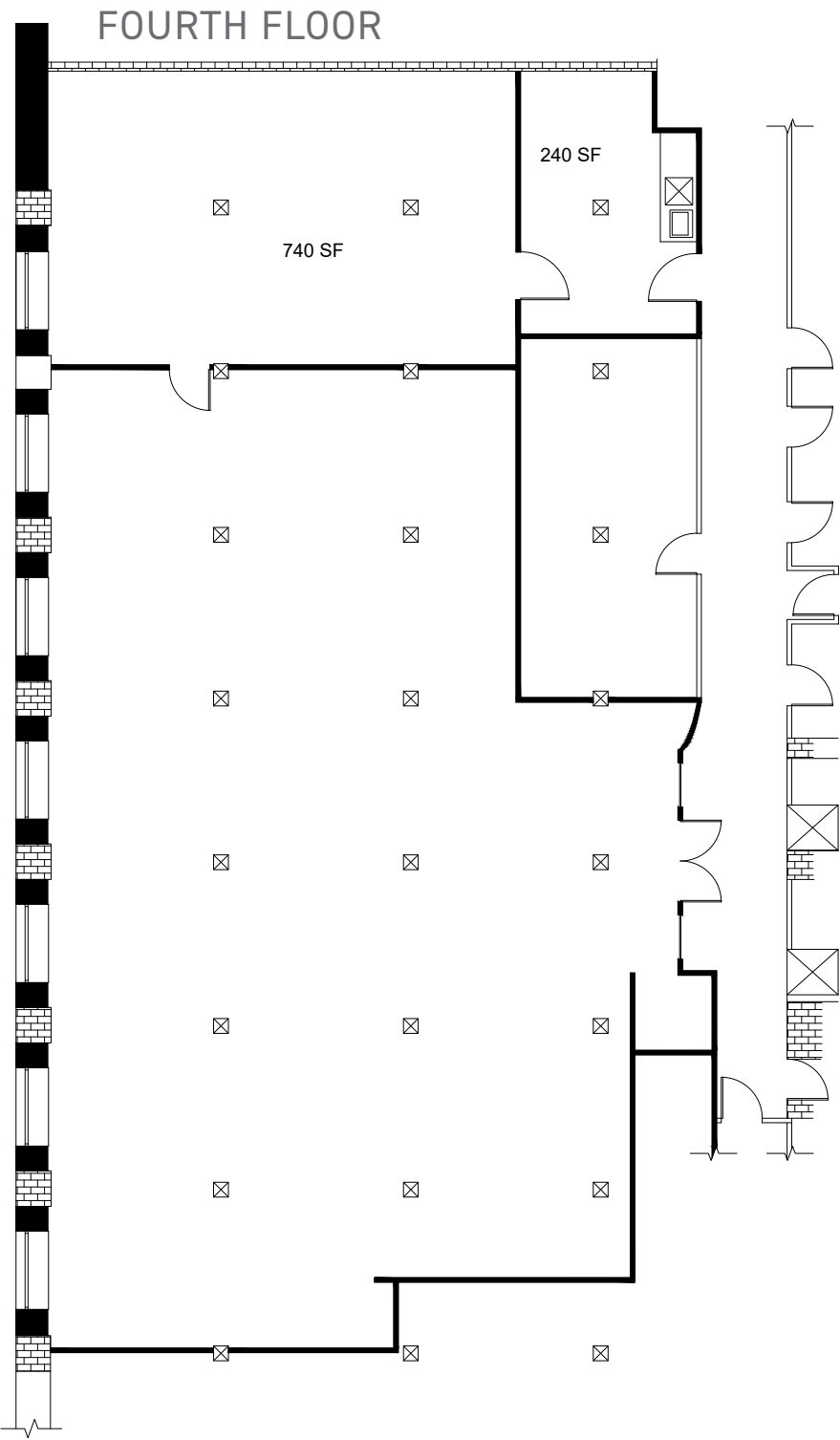


Note: square foot areas shown are rough approximations and are subject to verification

UNIT 310

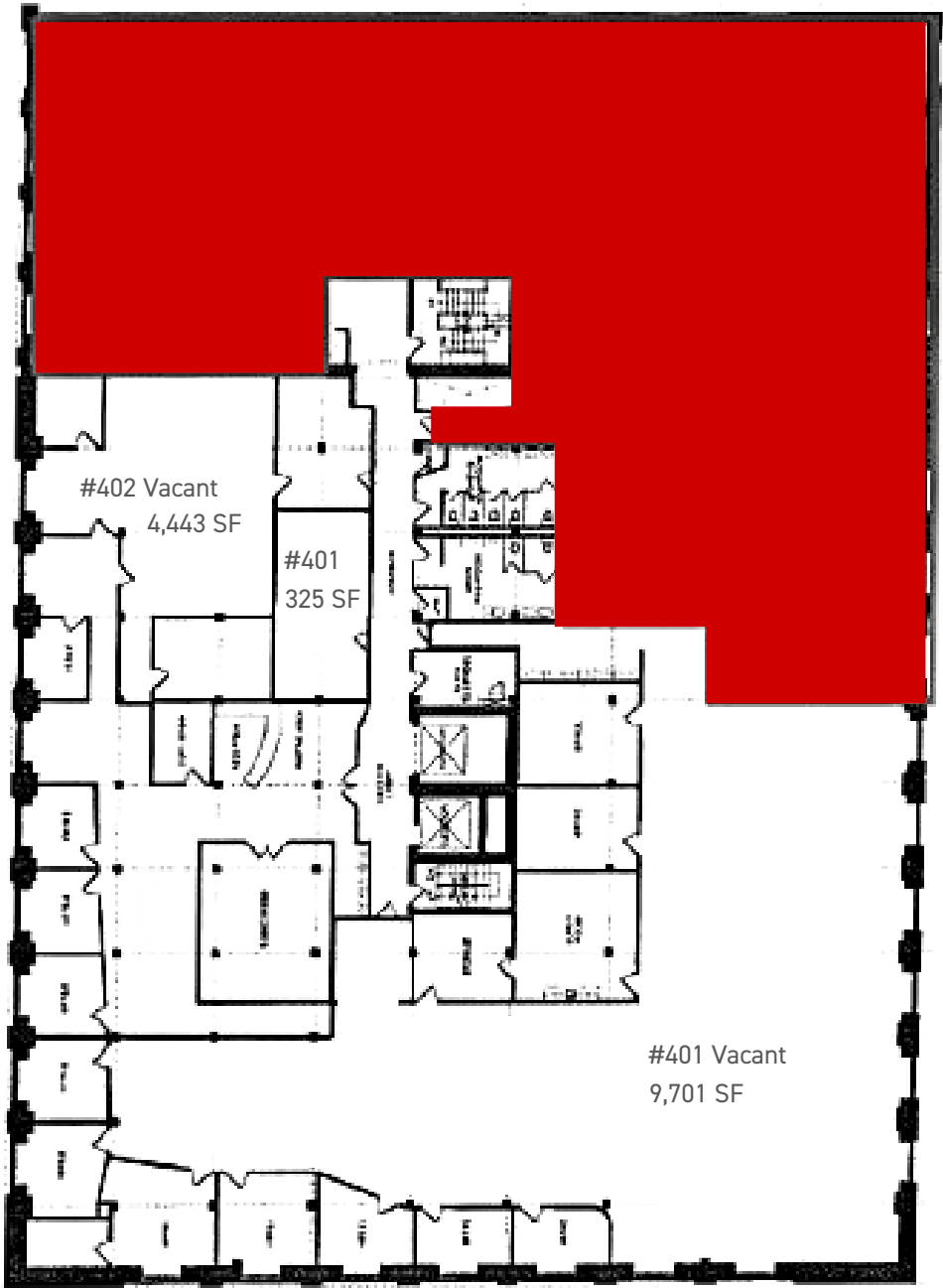


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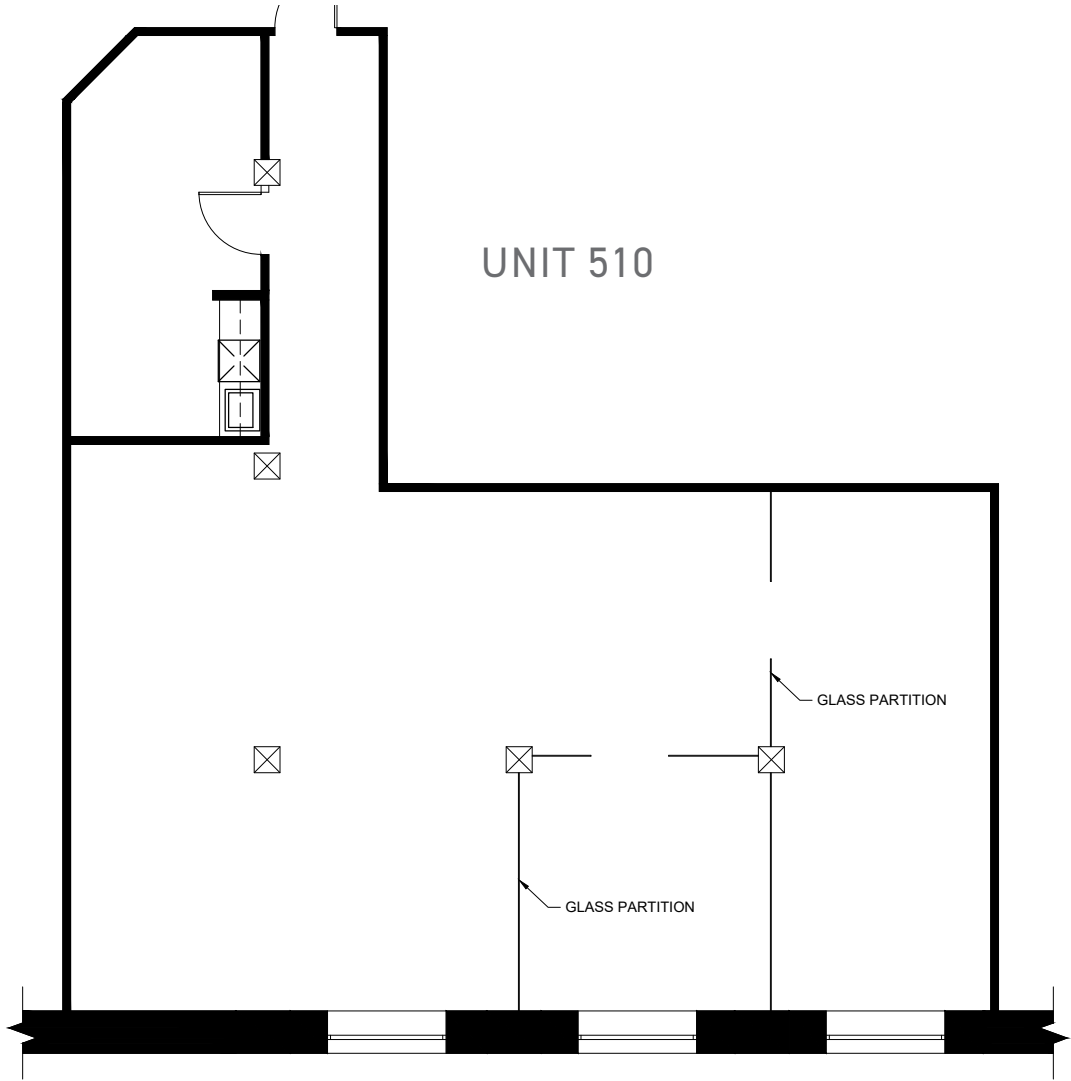


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FOURTH FLOOR

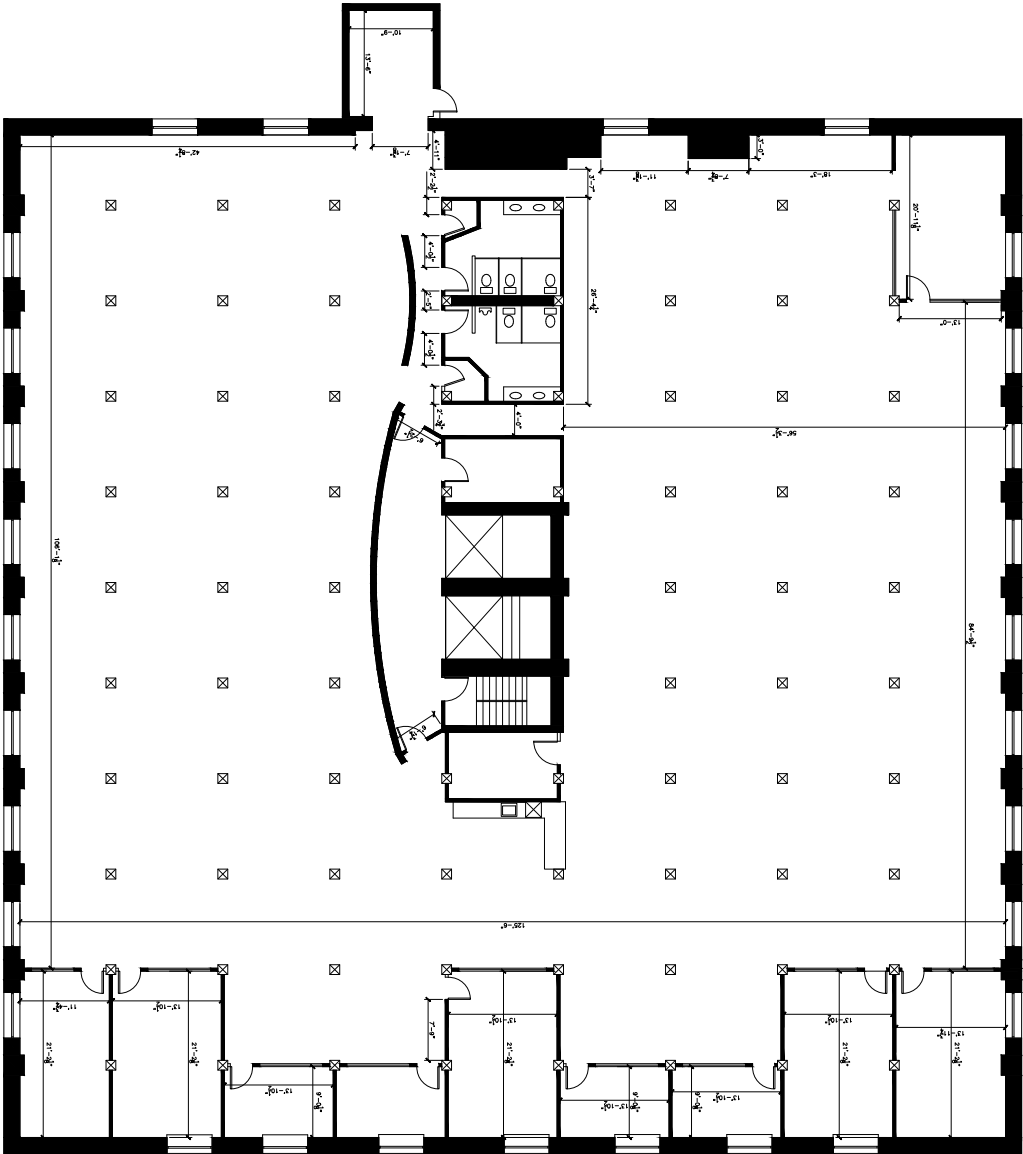


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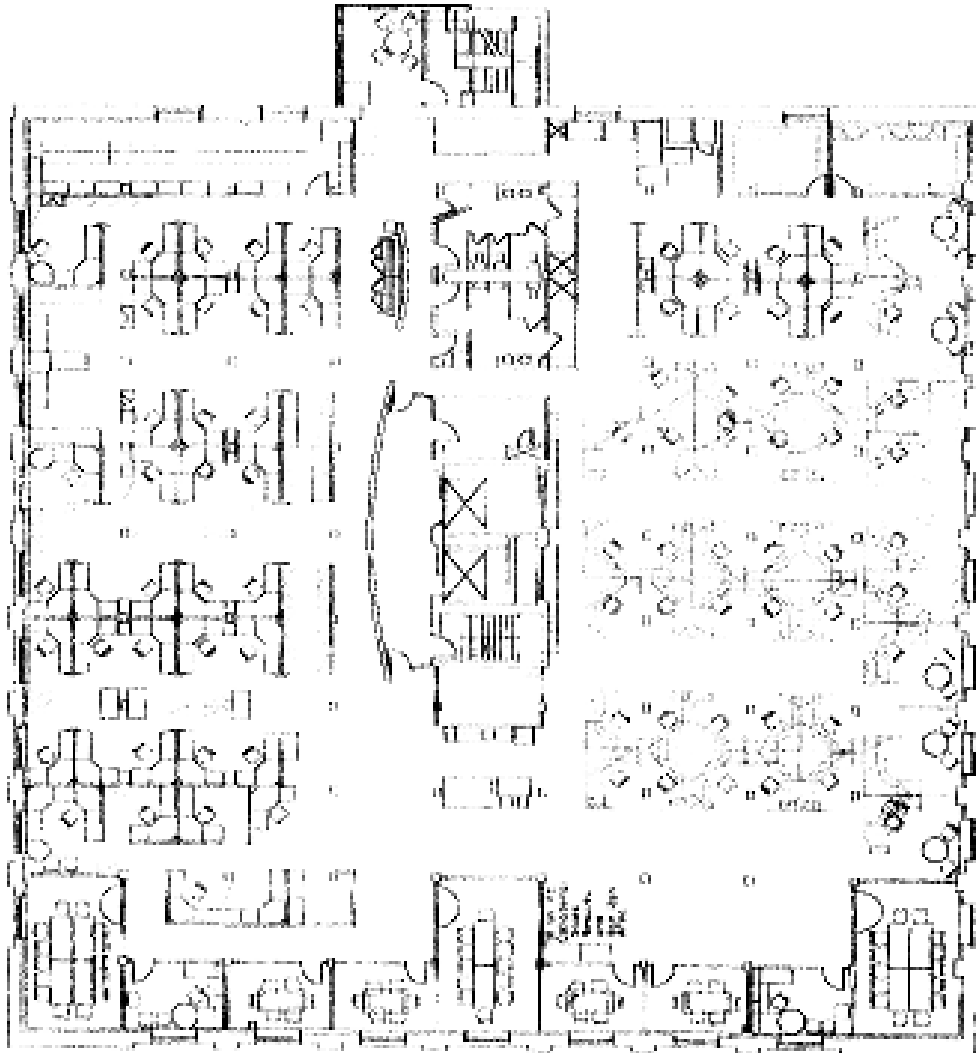
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SIXTH FLOOR



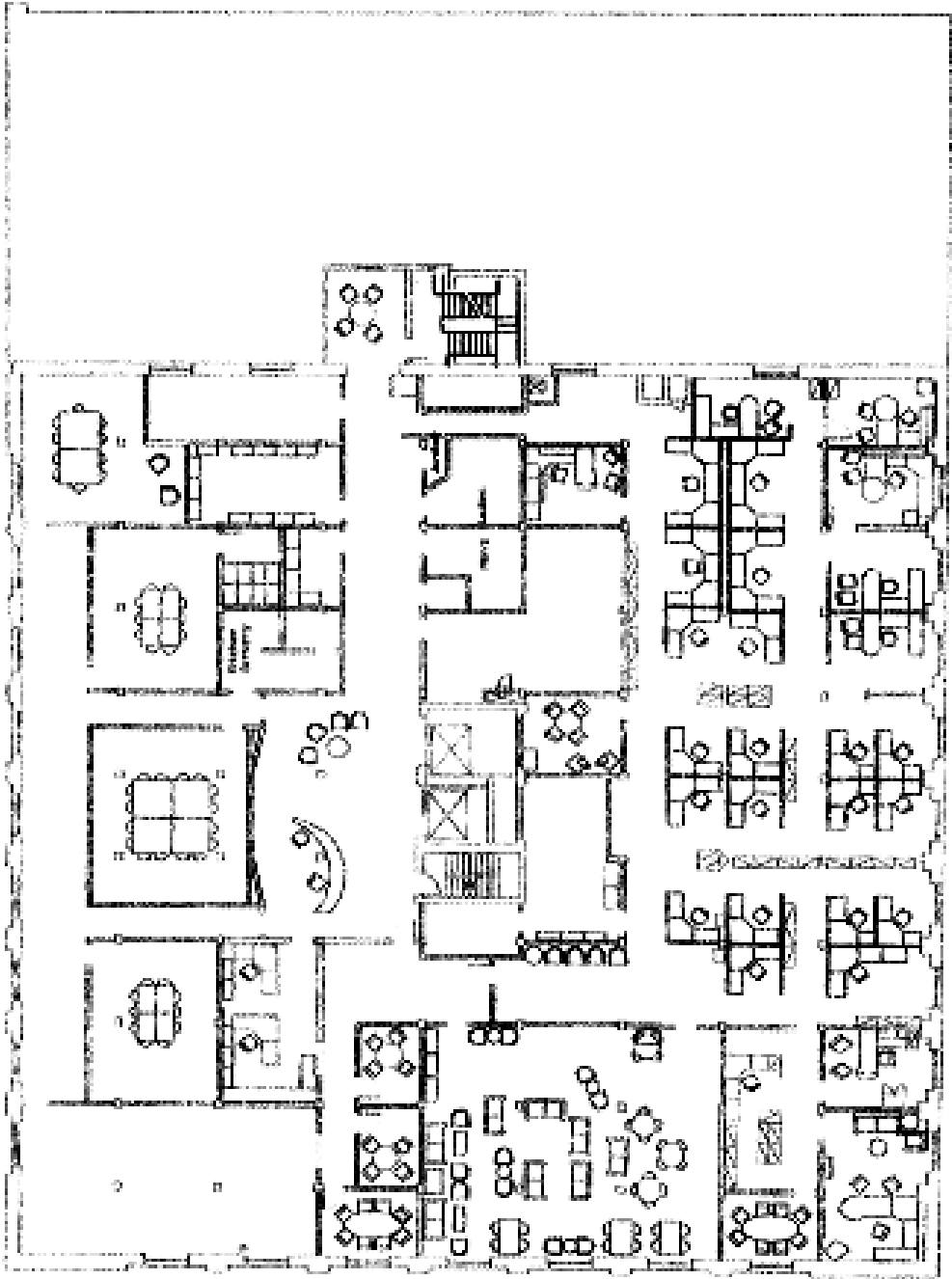
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SEVENTH FLOOR



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

EIGHTH FLOOR



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