

NEW TO MARKET 212 McDERMOT AVE.



FOR LEASE | 212 McDERMOT AVE.

LAKE OF THE WOODS MILLING BUILDING

- Exceptional Office/ Retail Opportunity in the Exchange District.
- Beautiful Lake of the Woods Milling building is now available for lease.
- High exposure location with visibility from Main Street.
- Amazing windows
- High ceilings with exquisite architectural details
- Building has been wonderfully maintained over the years – MUST BE SEEN



Scan QR code to
view website

VIDEO TOUR

Starting at
\$16.00
NET

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

wayne@waynesato.ca

www.waynesato.ca

**RE/MAX
EXECUTIVES REALTY**

3-1919 Henderson Hwy

Winnipeg, MB R2G 1P4

o. 204-987-9800

remaxexecutivesrealty.ca

RE/MAX
EXECUTIVES REALTY
Each office independently owned & operated

RE/MAX
COMMERCIAL

Property Highlights



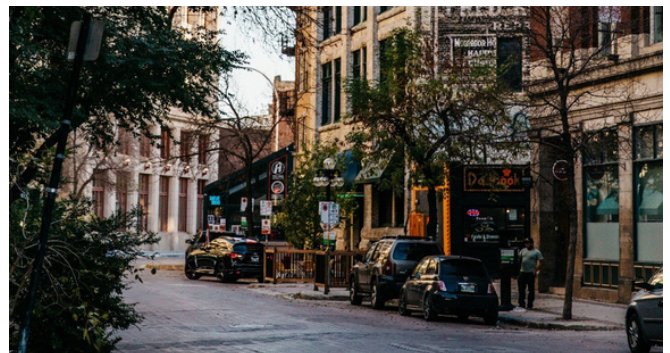
Historically known as the Lake of the Woods Building, is a character-rich heritage structure located in the Exchange District. Built in 1901 for the Lake of the Woods Milling Company and designed by architect J.H.G. Russell, it reflects Romanesque Revival architecture with its solid masonry, rounded arches, and refined detailing. Smaller in scale than surrounding warehouses, it stands out for its craftsmanship and understated elegance. Today, it has been thoughtfully adapted for modern use while preserving its historic charm and protected heritage status.

Suite/Floor	SF	Lease Rate	CAM & Tax	Availability Date
Main Floor	2,453	\$16.00 Net	\$5.65	Summer 2026
Second Floor	2,548	\$16.00 Net	\$5.65	Summer 2026
Lower Level	2,734	\$11.00 Gross	-	Summer 2026

*Tenant pays utilities.

The Neighbourhood

Located in the heart of Winnipeg's historic Exchange District, 212 McDermot Avenue sits along a quiet, character-filled street surrounded by some of the city's most well-preserved early 20th-century buildings. Just steps from Main Street, it's positioned within a vibrant hub known for its heritage architecture, creative studios, galleries, and local businesses, making it a central and culturally rich location that blends history with modern urban energy.

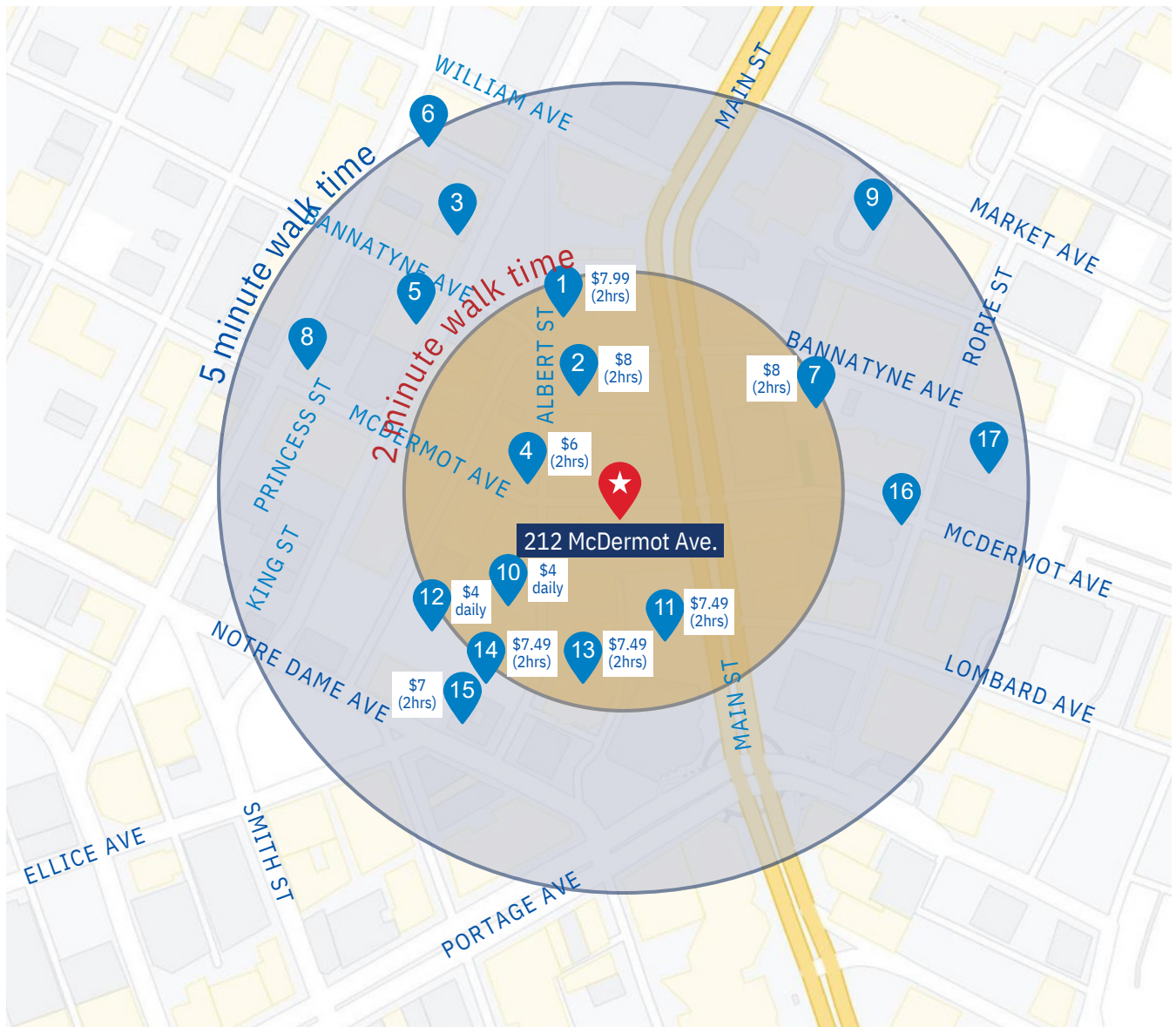


Walk Time & Parking Map

- 1 McKim Underground Parking
- 2 Lot #166, Rorie & Bannatyne
- 3 Lot #301, Maws Garage
- 4 450-456 Main St Parking
- 5 Lot #1, Bedford Parkage Lot
- 6 #75, 127 Princess St

- 7 180 Bannatyne Ave Parking
- 8 85 Princess St Parking
- 9 Lot #256, 178-179 Market Ave
- 10 Lot #272, 60 Albert St
- 11 Lot #96, 416 Main St
- 12 Lot #202, 51 Arthur St

- 13 Public Parkade
- 14 Impark Parking
- 15 W040 Parking Indigo Winnipeg, 241 Notre Dame
- 16 W026, Rorie St Parkade
- 17 Indigo Parking



The Area



Convenient
Location



Food and Drink
within Walking
Distance



Groceries and
Shopping



Amenities
within Walking
Distance



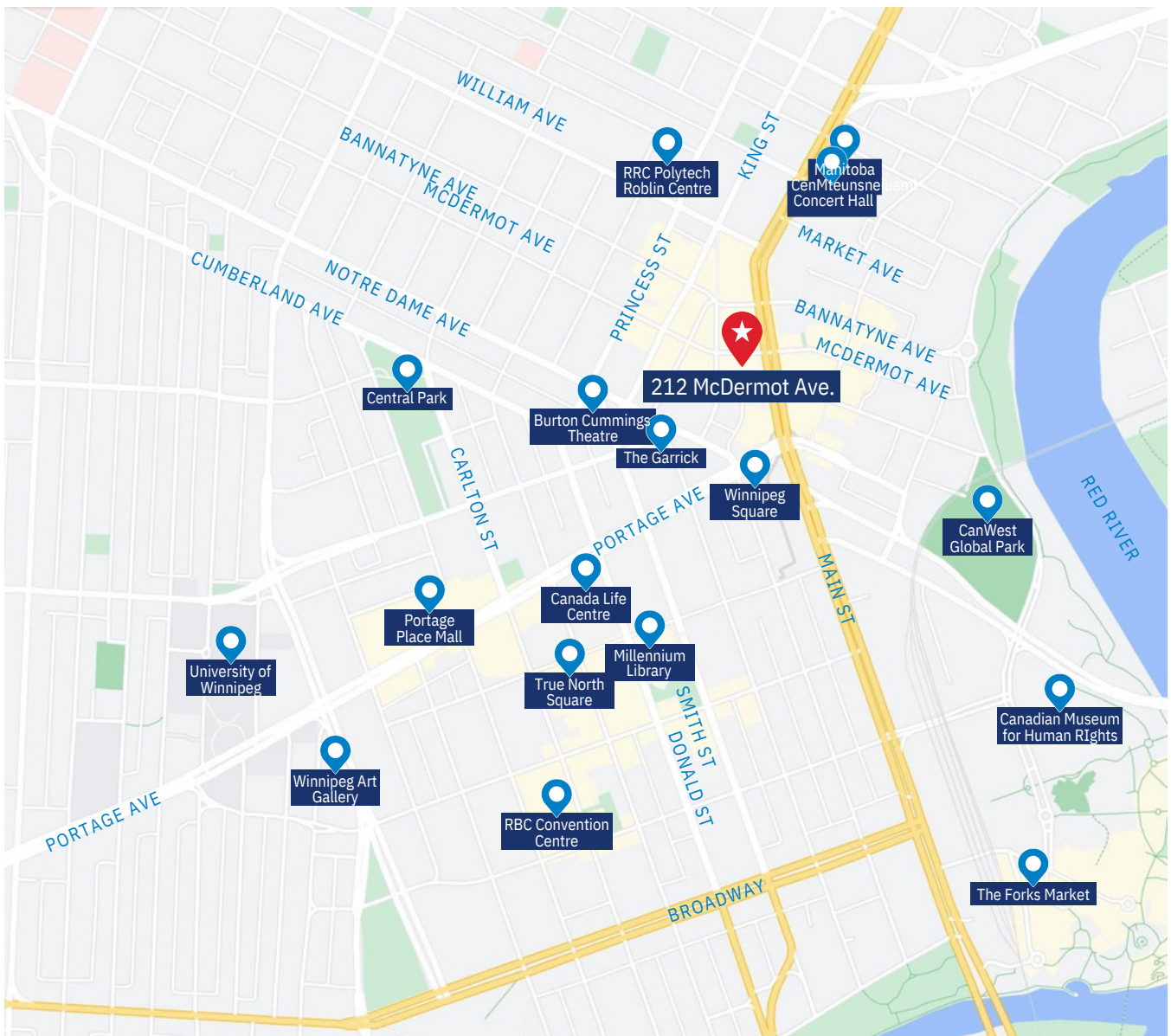
Convenient Bike
Infrastructure



Excellent
Transit Stops



Culture &
Entertainment
Nearby

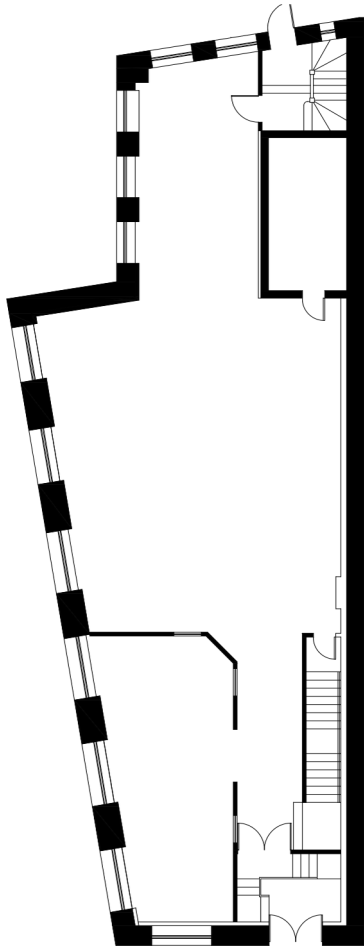


Photos

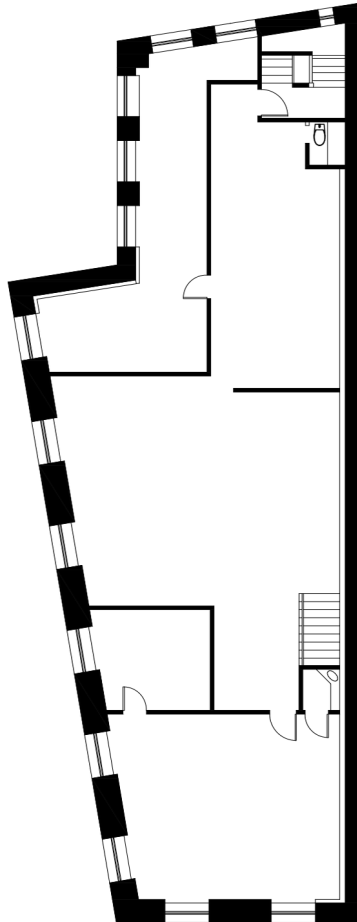
VIDEO TOUR



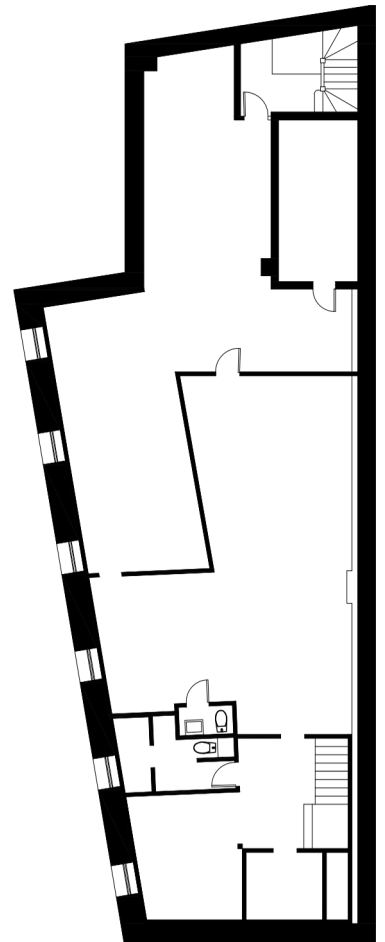
Floor Plans



212 McDERMOT AVE
MAIN FLOOR
AREA 2453 SQ.FT



212 McDERMOT AVE
2ND FLOOR
AREA 2548 SQ.FT



212 McDERMOT AVE
BASEMENT
AREA 2734 SQ.FT



CONTACT:

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

wayne@waynesato.ca

www.waynesato.ca



Scan QR code
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation. RE/MAX EXECUTIVES REALTY /Each office is independently owned and operated.

REMAX
COMMERCIAL