

NEW TO MARKET 7TH FLOOR SUBLET 7,358 SF



Starting at
\$13.50
PSF

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

FOR LEASE | 177 LOMBARD AVENUE

TIMELESS ELEGANCE MEETS MODERN DESIGN

Lombard Business Centre on 7th floor Units from 90-1,500 SF

- Unlimited opportunity to create your corporate presence at a prestigious location
- Directly across the street from the Richardson Building and the Winnipeg Concourse
- Conveniently connected to parkade parking
- Close to transit



Scan QR code to
view website

**RE/MAX
EXECUTIVES REALTY**

3-1919 Henderson Hwy

Winnipeg, MB R2G 1P4

o. 204-987-9800

remaxexecutivesrealty.ca

REMAX
EXECUTIVES REALTY
Each office independently owned & operated

REMAX
COMMERCIAL

Property Highlights

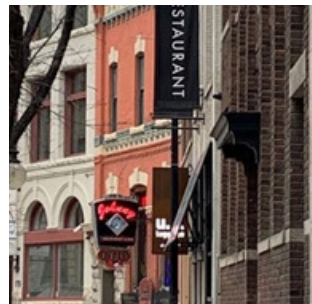


The Lombard Commerce Building, centred in Winnipeg’s and Western Canada’s historic financial and grain marketing headquarters, is an exemplary Neo-Classical office tower combining the traditional ornamentation of a Renaissance Revival palace of commerce with the advanced steel frame and fireproof construction techniques of its era. Designed by J.D. Atchison, one of Manitoba’s foremost early architects, the building displays grand formality and elegant detailing, as well as materials of Canadian origin, most notably Kootenay marble from British Columbia.

Suite/Floor	SF	Lease Rate	CAM & Tax	Availability Date
700	7,397	\$14.55	\$14.55	Immediately

The Neighbourhood

177 Lombard offers a prominent location at the corner of Lombard and Rorie, in the centre of the vibrant East Exchange District. The East Exchange District is the ideal work, live, play space that has become a magnet for software development companies, architectural firms, and financial services. The Neighbourhood has also become a sought-after enclave for new condo and rental developments, such as Waterfront Drive. Occupants of 177 Lombard will enjoy a wide variety of nearby restaurants and coffee houses, and access to convenient parking directly beside the building.



The Area



Convenient Location



Food and Drink within Walking Distance



Groceries and Shopping



Amenities within Walking Distance



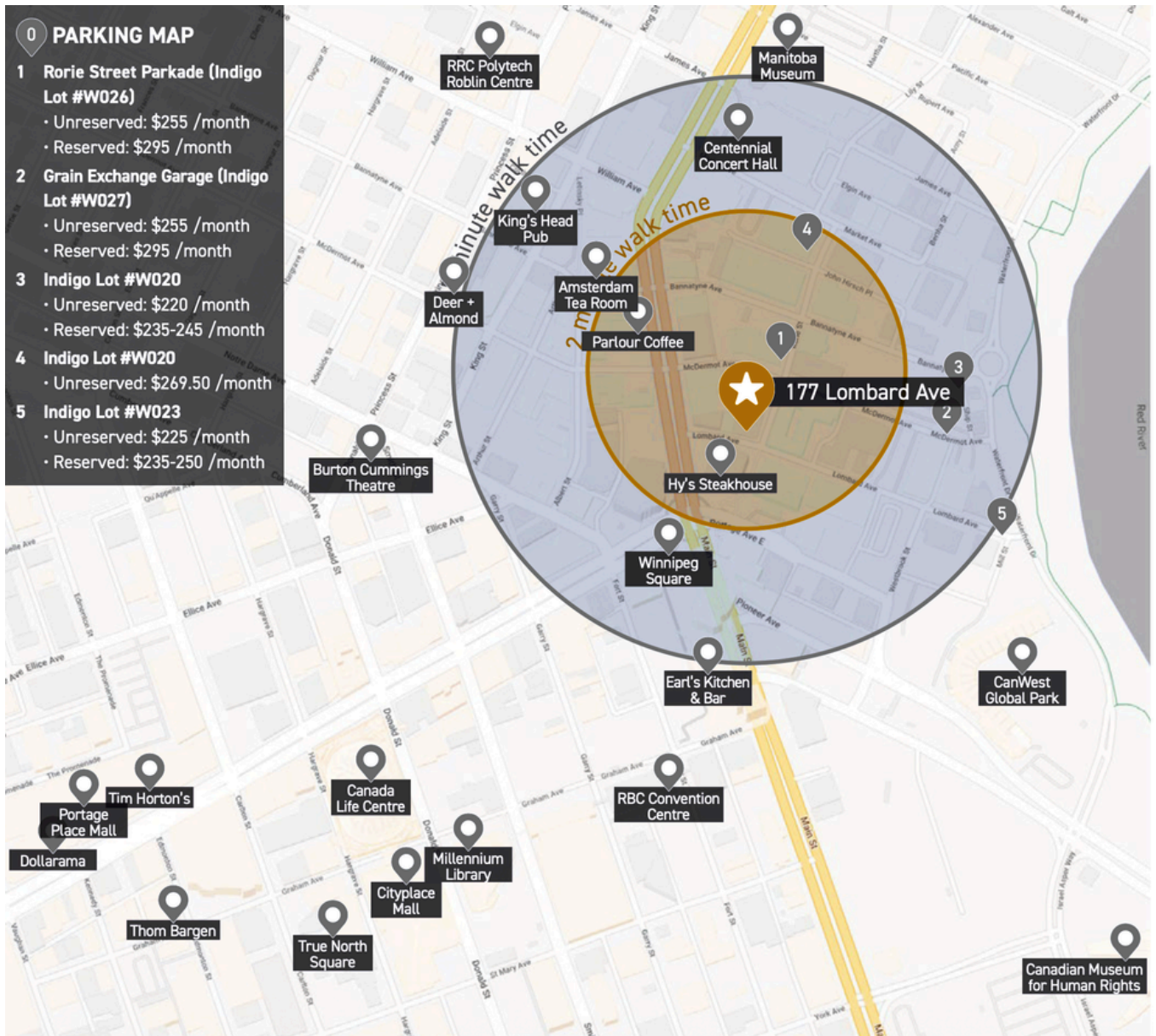
Convenient Bike Infrastructure



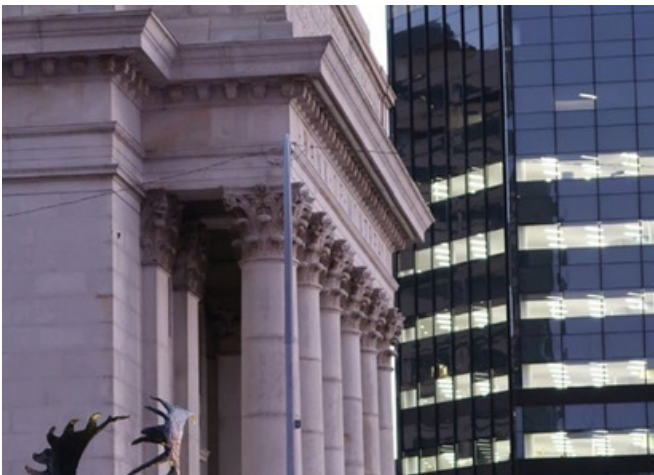
Excellent Transit Stops

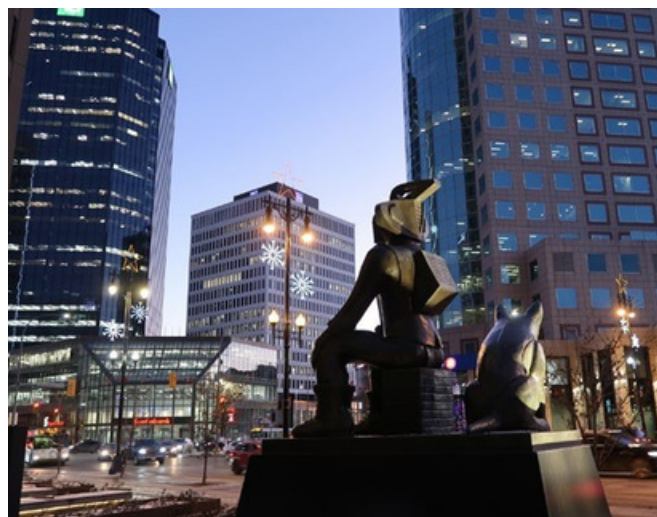


Culture & Entertainment Nearby

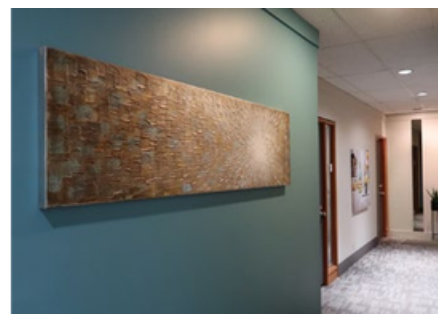
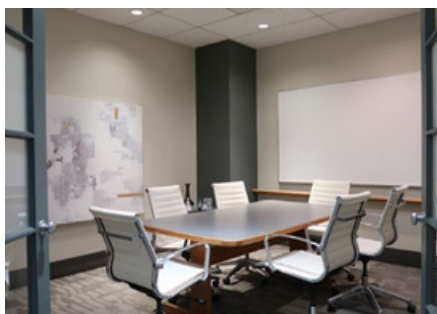
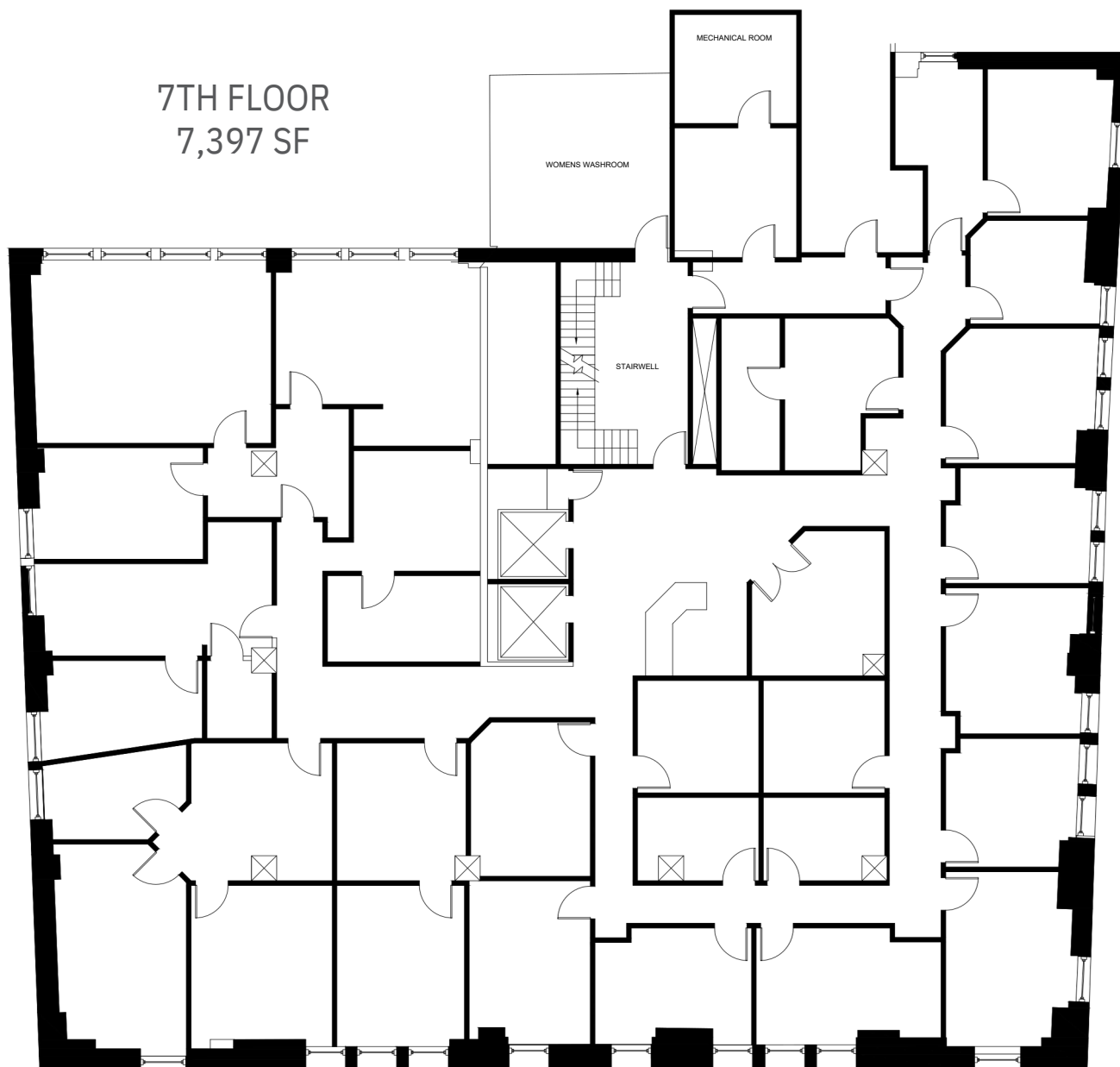


Photos





7TH FLOOR
7,397 SF





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.

