

# 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



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3-1919 Henderson Hwy

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# Property Highlights

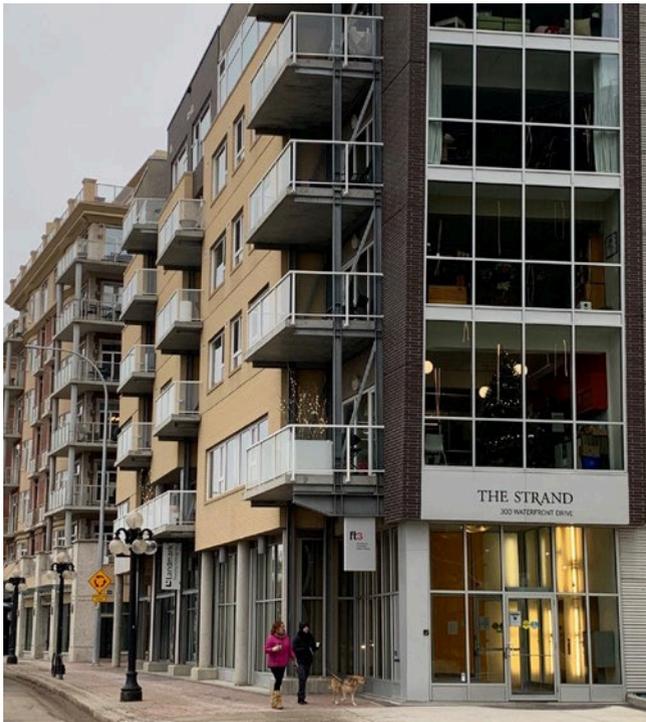


The Lombard Commerce Building, centred in Winnipeg's and Western Canada's historic financial and grain marketing headquarters, is an exemplary Neo-Classical office tower combining the traditional ornamentation of a Renaissance Revival palace of commerce with the advanced steel frame and fireproof construction 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	\$13.50	\$13.50	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.



# Walk Way Map

Connected to Business, Restaurants and Amenities

## Indoor Walkway Map



# The Area



Convenient  
Location



Food and Drink  
within Walking  
Distance



Groceries and  
Shopping



Amenities  
within Walking  
Distance



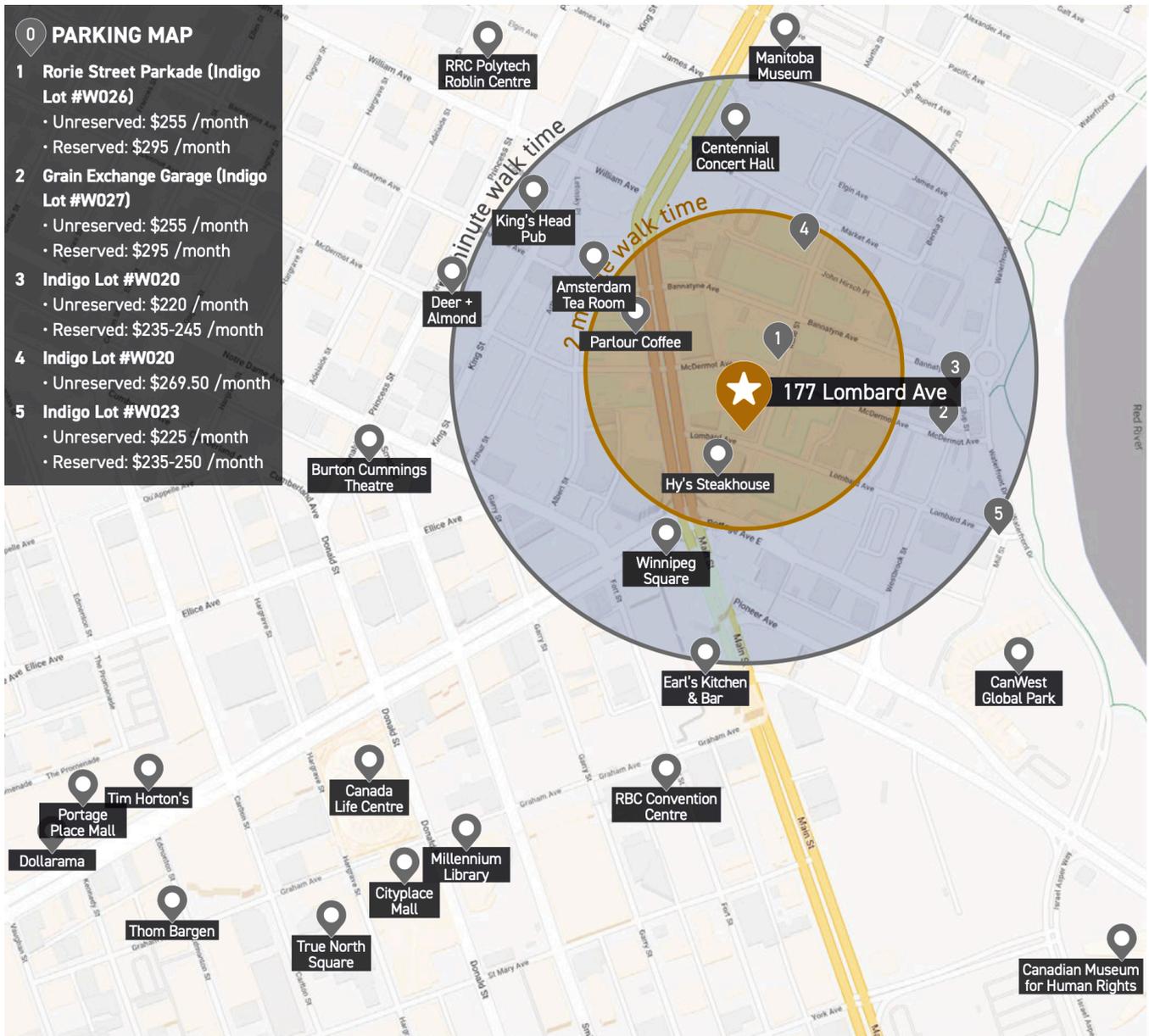
Convenient Bike  
Infrastructure



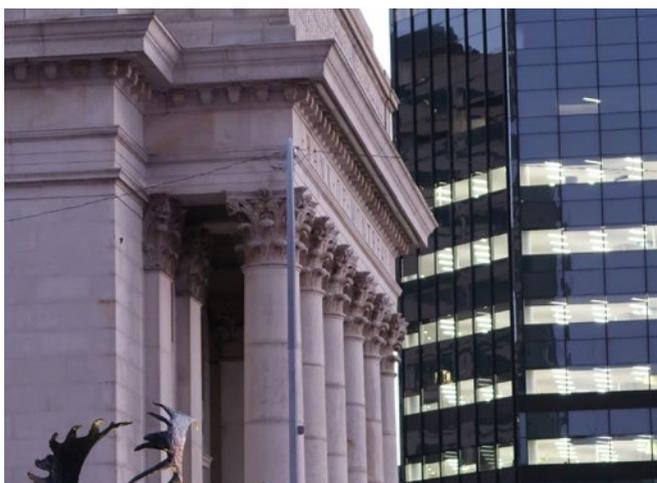
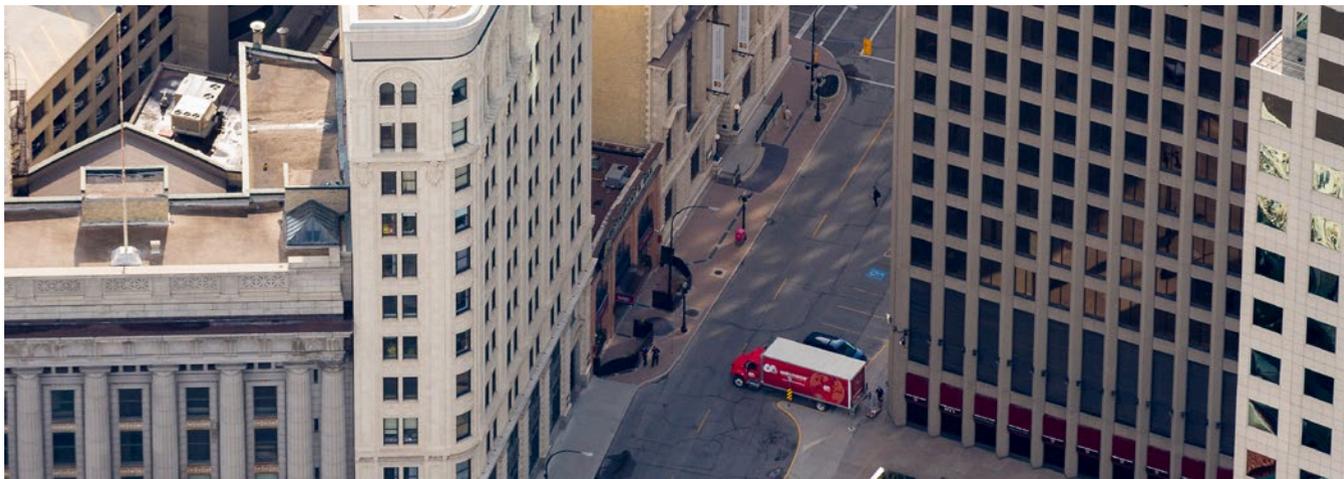
Excellent  
Transit Stops

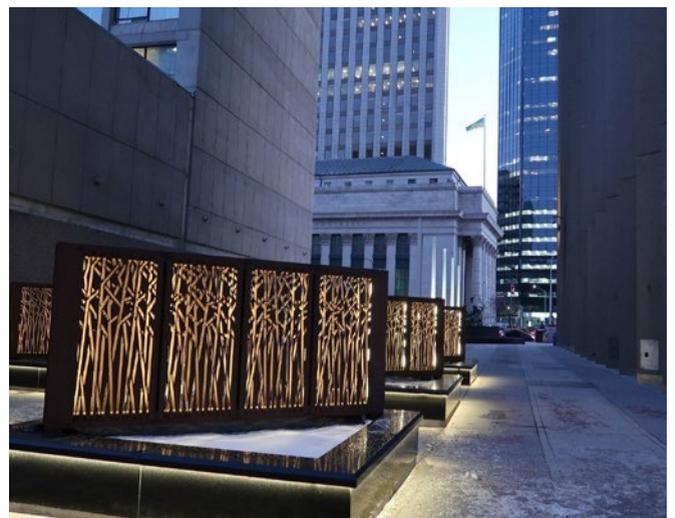
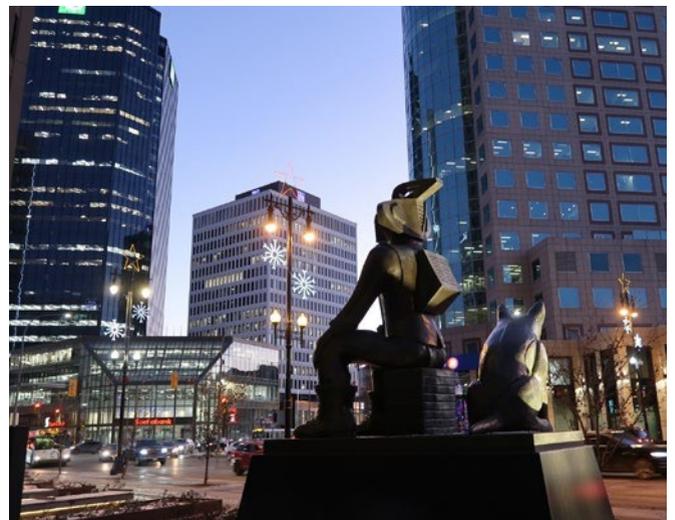


Culture &  
Entertainment  
Nearby

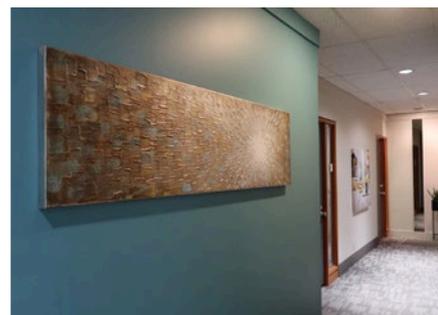
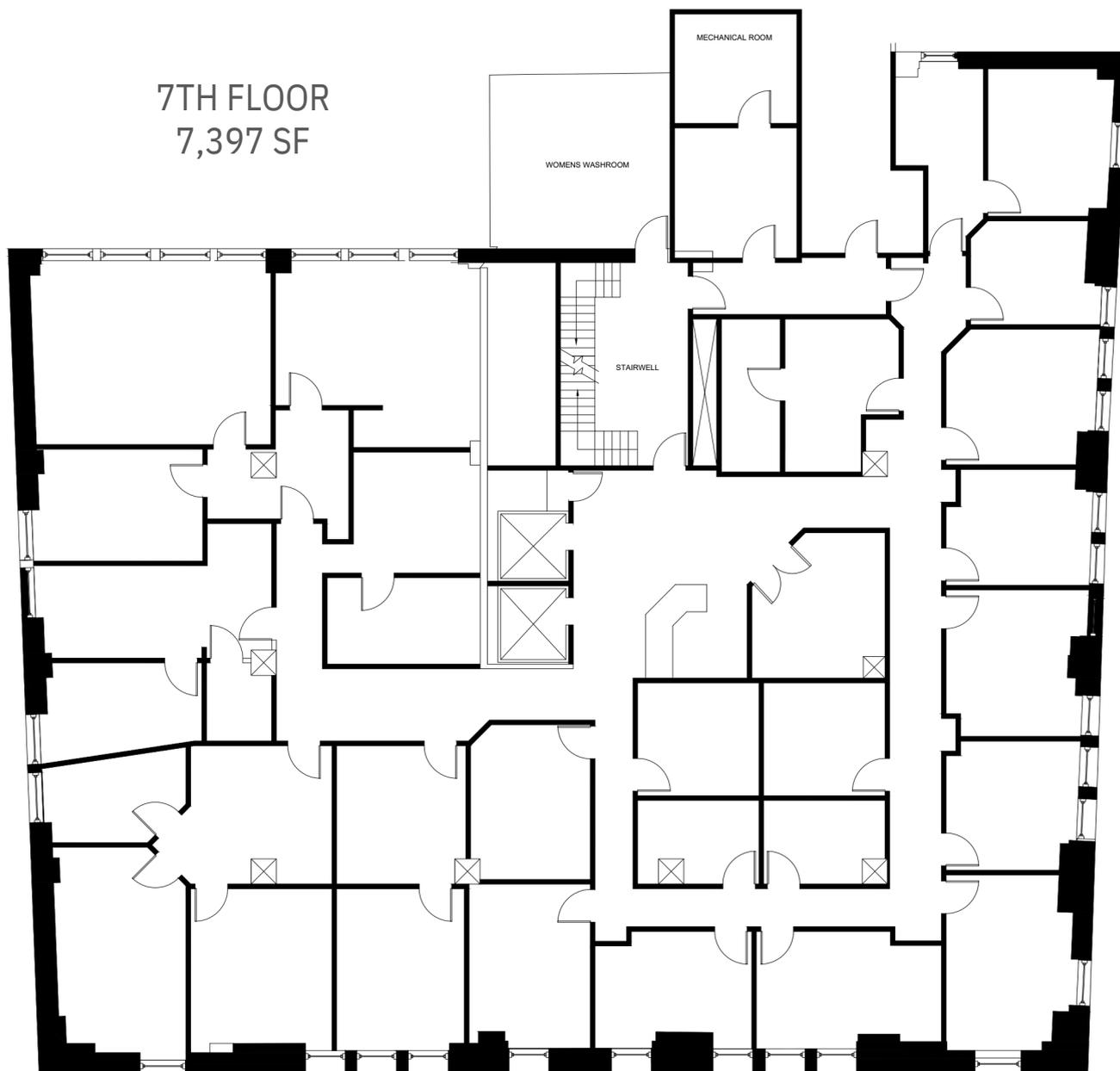


# Photos





7TH FLOOR  
7,397 SF





## CONTACT:

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