

FOR LEASE

Character Office Space in the Historic Exchange District

2nd Floor - 72 Princess Street, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**BIKER'S
PARADISE**



**ONSITE
PARKING**



**WALKER'S
PARADISE**

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UNIT 200 FLOOR PLAN - 2,615 SF



MONTHLY PARKING IN THE IMMEDIATE VICINITY



	Address	Cost	Type	Stalls
1	337 McDermot	\$175	Random 24/7	36
2	85 Princess	\$125	Motorcycle	10
3	100 King	\$210	Random 24/7	156
4	116 King	\$190	Random 24/7	27
5	211 Bannatyne	\$225	Random 24/7	62
6	450 - 456 Main	\$225	Reserved 7-6	34
7	416 Main	\$225	Random 24/7	59
8	35 Albert	\$195	Reserved 24-7	828
9	35 King	\$185	Random 24/7	44
10	366 Smith	\$180	Random	31
11	318 Notre Dame	\$170	Random 24/7	146

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PROPERTY SUMMARY

Space Available (+/-) 2,615 SF

Rate* \$3,500/Month

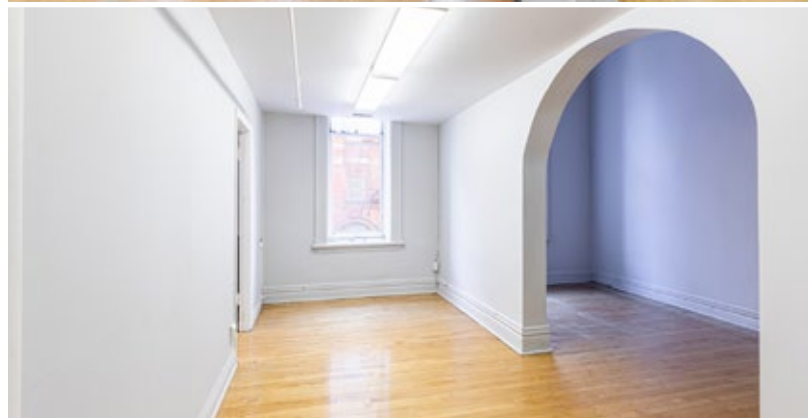
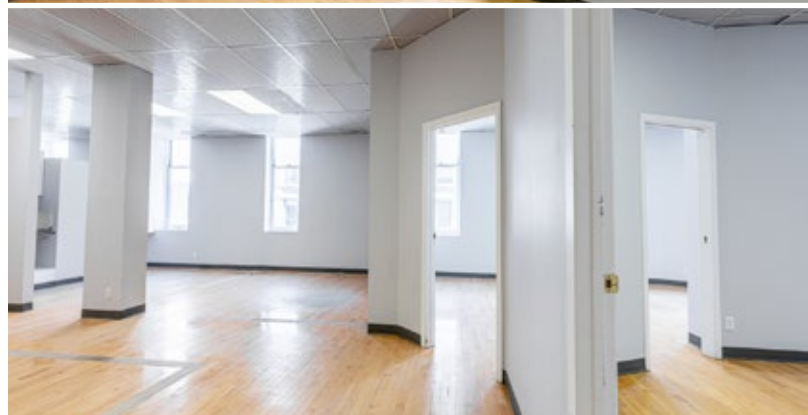
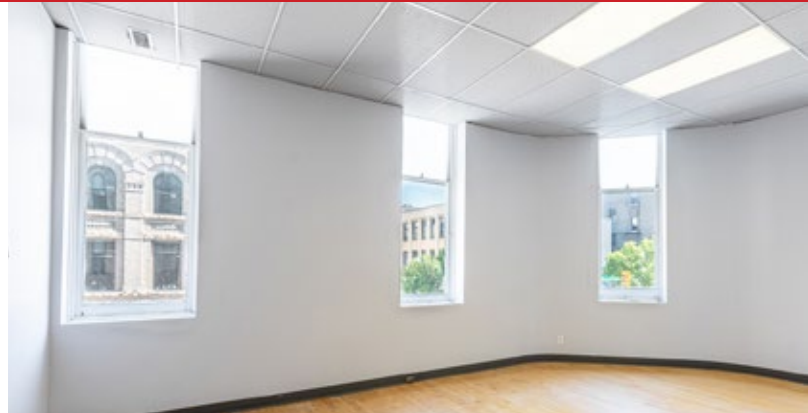
*Semi Gross Rent; base year for property taxes & operating costs. Utilities included

FEATURES

- Clean, modern space with unique character features.
- Windows, on east and north sides, provide ample natural light.
- Dock loading available with freight elevator.
- Staff parking available on-site.
- Beautiful hardwood floors.
- Internal washroom.

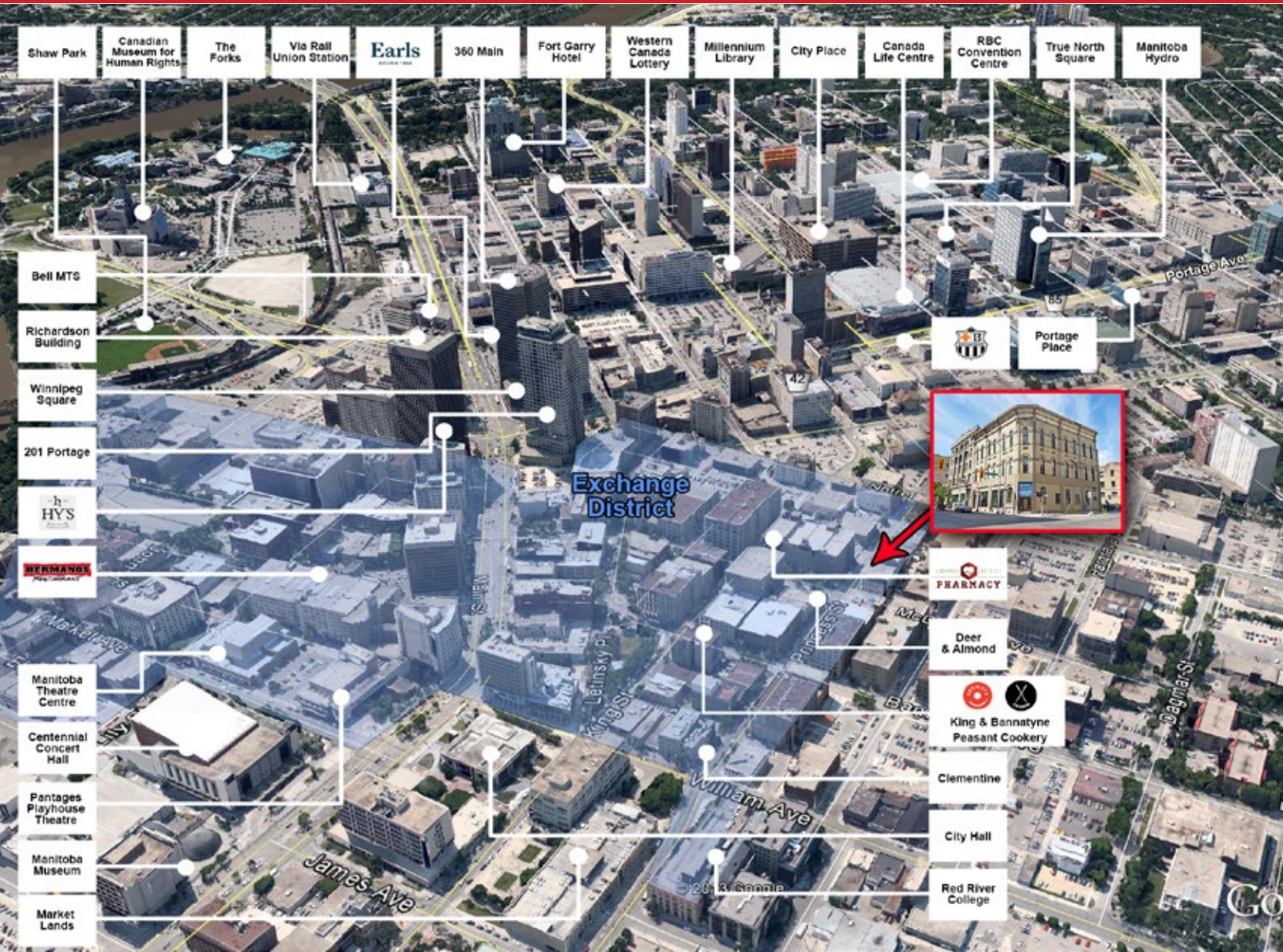
WINNIPEG EXCHANGE DISTRICT

- The Exchange District, a designated National Historic Site, comprises about 20 square blocks of the best preserved collection of heritage buildings - the largest in North America.
- There are over 50 unique restaurants to explore.
- Offering charm, sophistication and creativity, the shops of the Exchange District add a whole new level of inspiration and beauty to the historic district.
- Many major bus routes filter into the Exchange District including 11, 12, 15, 21 & 22.
- Abundant on-street, off-street parking and numerous heated parkades.
- CMHC has committed more than \$27.4 million towards the development of Canada's first net-zero high rise, a 10-storey rental tower that will be built on the southern third of the Market Lands site in the heart of Winnipeg's Exchange District.



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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