

ASHDOWN WAREHOUSE

Main Level Commercial Space in the Heart of Winnipeg's Exchange District

80 Rorie Street, Winnipeg, Manitoba

TENANT RELOCATING & EXPANDING



BUSY
DOWNTOWN NODE



VERY
WALKABLE



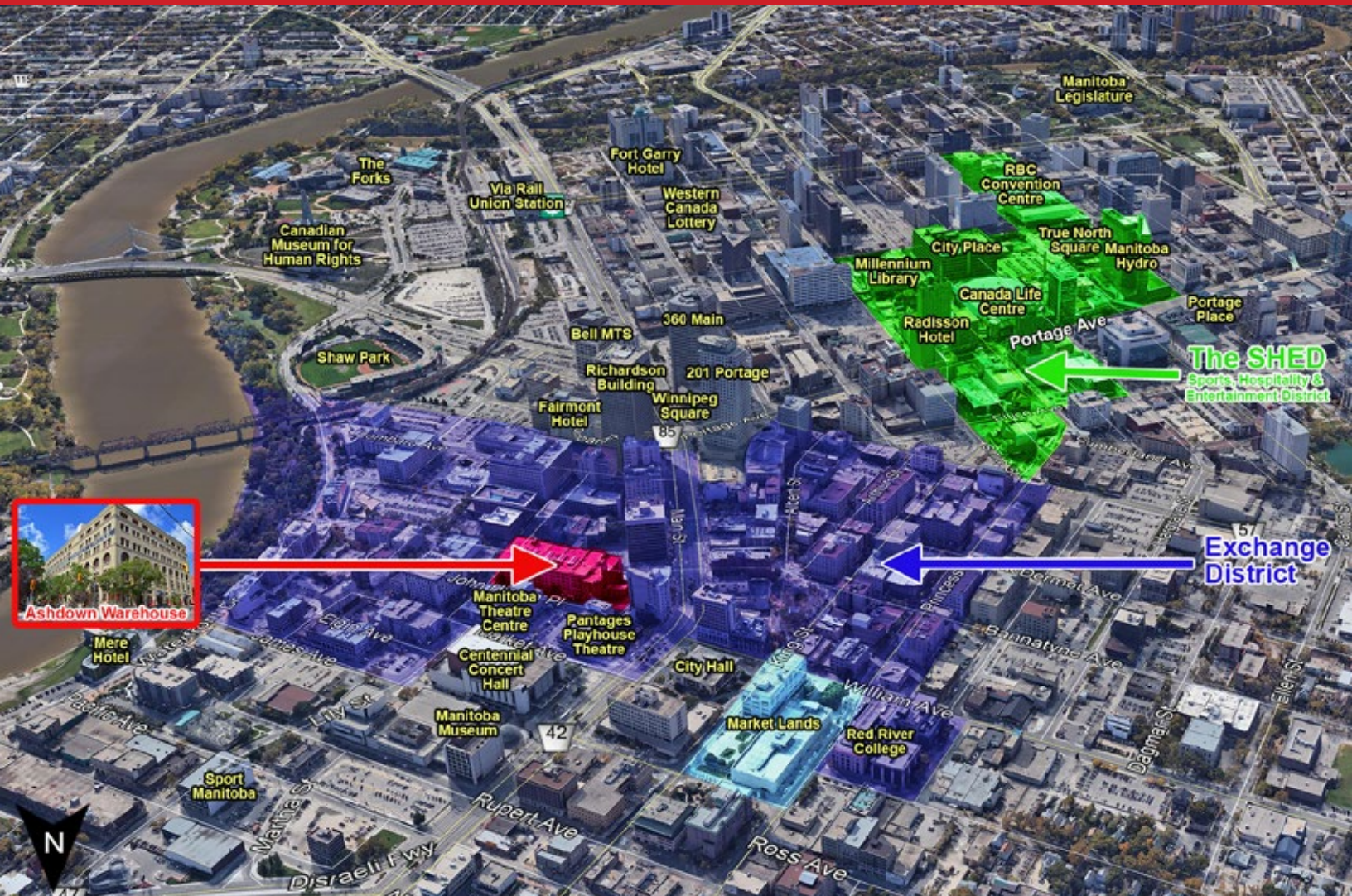
STRONG
DAYTIME POPULATION

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LOCATION

- Located within Winnipeg's Exchange District, a pedestrian-oriented neighbourhood with entertainment venues, professional offices, historic architecture, boutique retailers and loft condominiums.
- Within walking distance of Winnipeg's Theatre District including the Centennial Concert Hall, Pantages Playhouse, Manitoba Theatre Centre, Warehouse Theatre and The Manitoba Museum.
- Neighbours also include: The Forks Marketplace, Mere Hotel, Shaw Park and the Red River College & University of Winnipeg Downtown Campuses.
- Significant residential development has been completed in the area with over 500 multifamily units on Waterfront Drive. Over 1,000 units have been constructed in the overall Exchange District.
- Canada's first net-zero high rise, a 10-storey rental tower, will be built on the southern third of the Market Lands site in the heart of Winnipeg's Exchange District.

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PROPERTY SUMMARY

Available (April 1, 2023)	8,951 SF
Net Rent	TBD
Property Taxes (est.)	\$2.55/SF
CAM* (est.)	\$5.75/SF

*includes gas heat; plus management fee

FEATURES

- End cap unit with exposure on 2 sides.
- Windows on 3 sides.
- Designated staff parking at rear.
- Potential for dock level loading.
- Building features 25,000 square feet of main floor retail/office with 100 condominium units above.
- **Significant daytime population with thousands of workers each day from nearby offices and businesses.**

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