

# ASHDOWN WAREHOUSE

Located in the Heart of Winnipeg's Exchange District

171 Bannatyne Avenue, Winnipeg, Manitoba



**BUSY**  
DOWNTOWN NODE



**VERY**  
WALKABLE



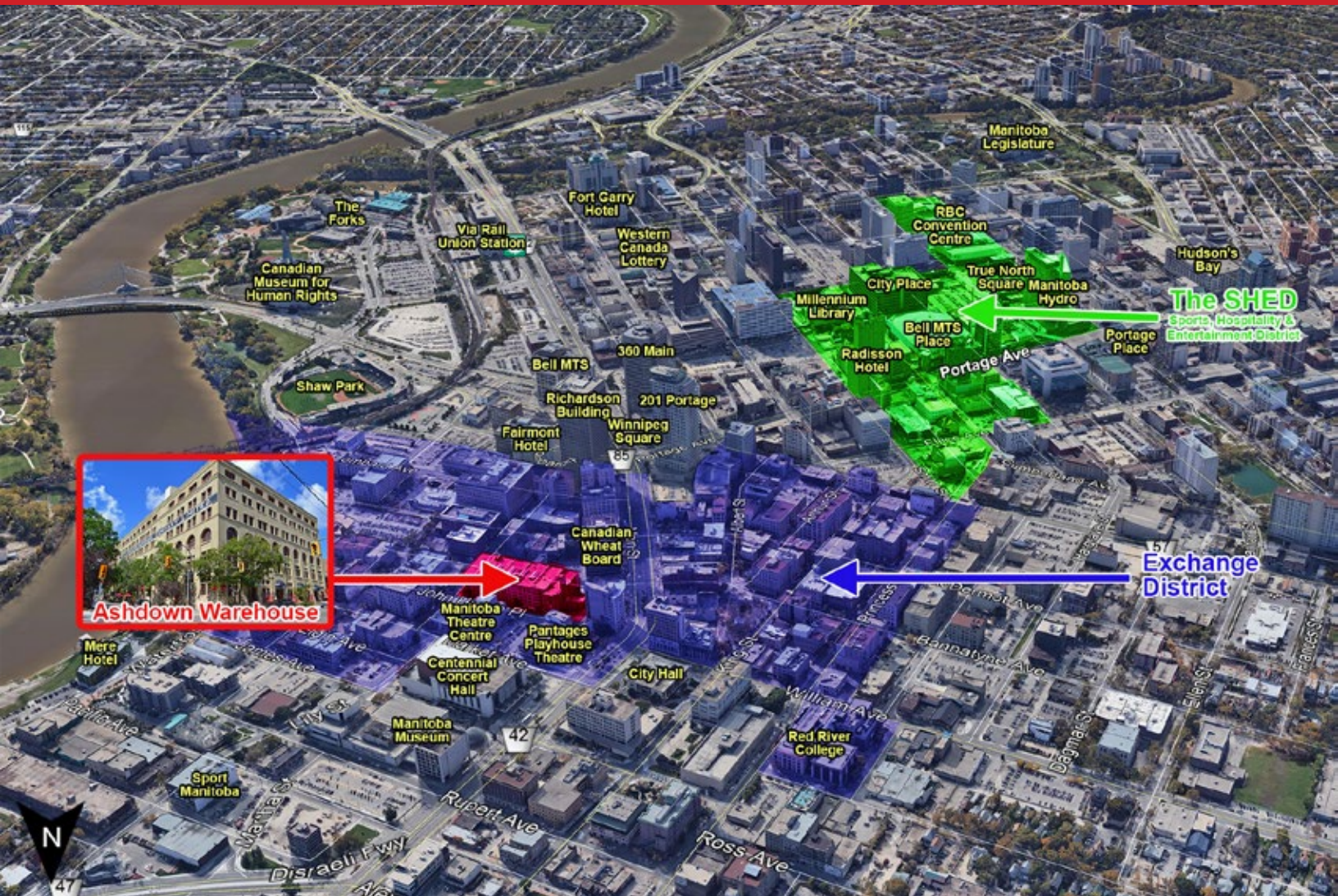
**STRONG**  
DAYTIME POPULATION

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## LOCATION

- Situated just north of Portage & Main. There are 68,000 workers and more than 2,150 businesses in the immediate vicinity.
- Located within Winnipeg's Exchange District, a dynamic 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, Shaw Park and the new Red River College & University of Winnipeg Downtown Campuses.
- Directly West of Waterfront Drive with over 175 new high end condominiums and the Mere Hotel, a new Boutique Hotel experience.

204.474.2000

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## PROPERTY SUMMARY

Available 5,107 SF

Net Rent TBD

### Building

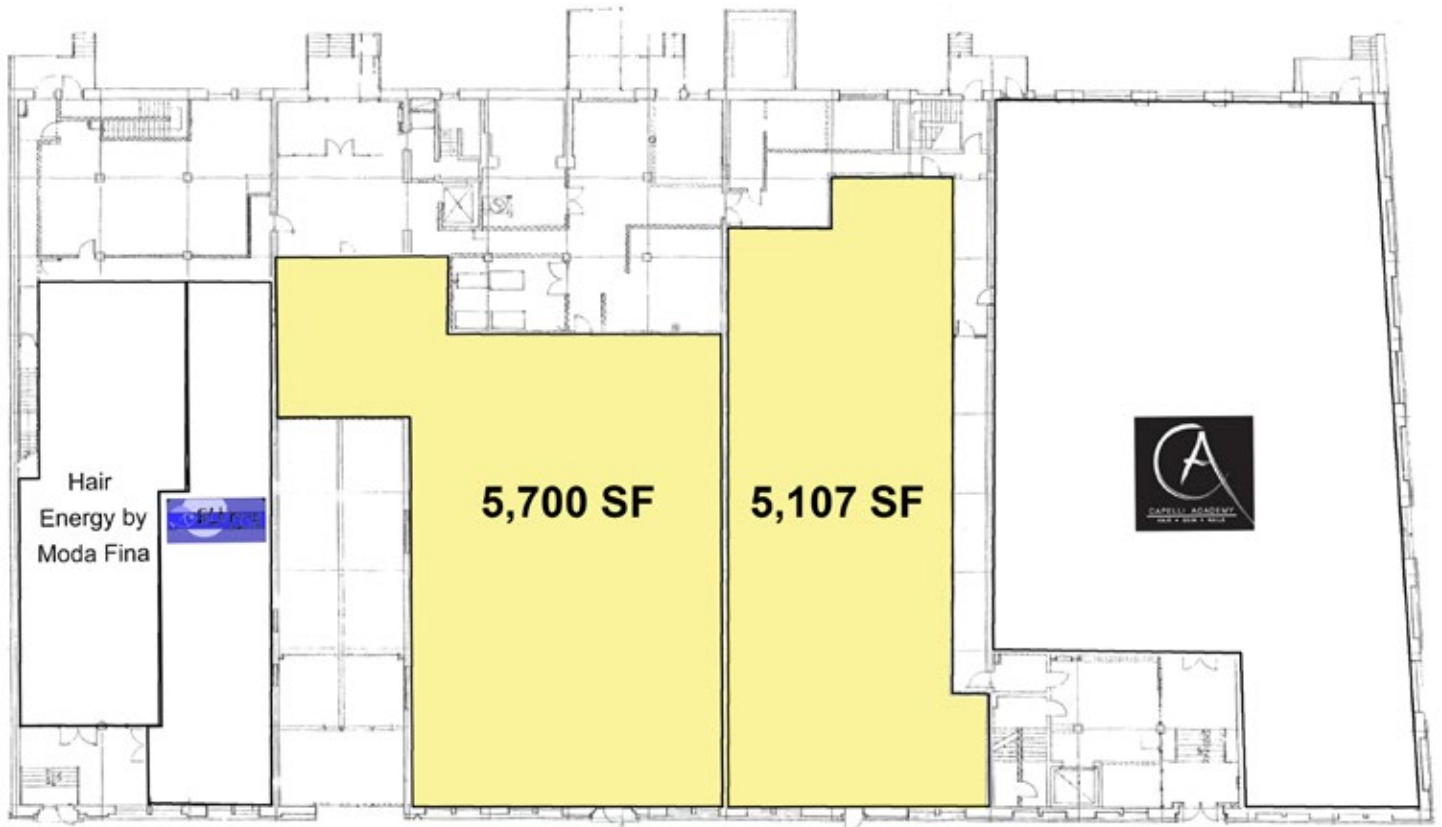
Main Floor Retail/Office 25,000 SF

100 Condominium units above



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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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