

OFFICE SPACE FOR LEASE IN THE EXCHANGE DISTRICT



54-70 ARTHUR STREET

WINNIPEG, MB

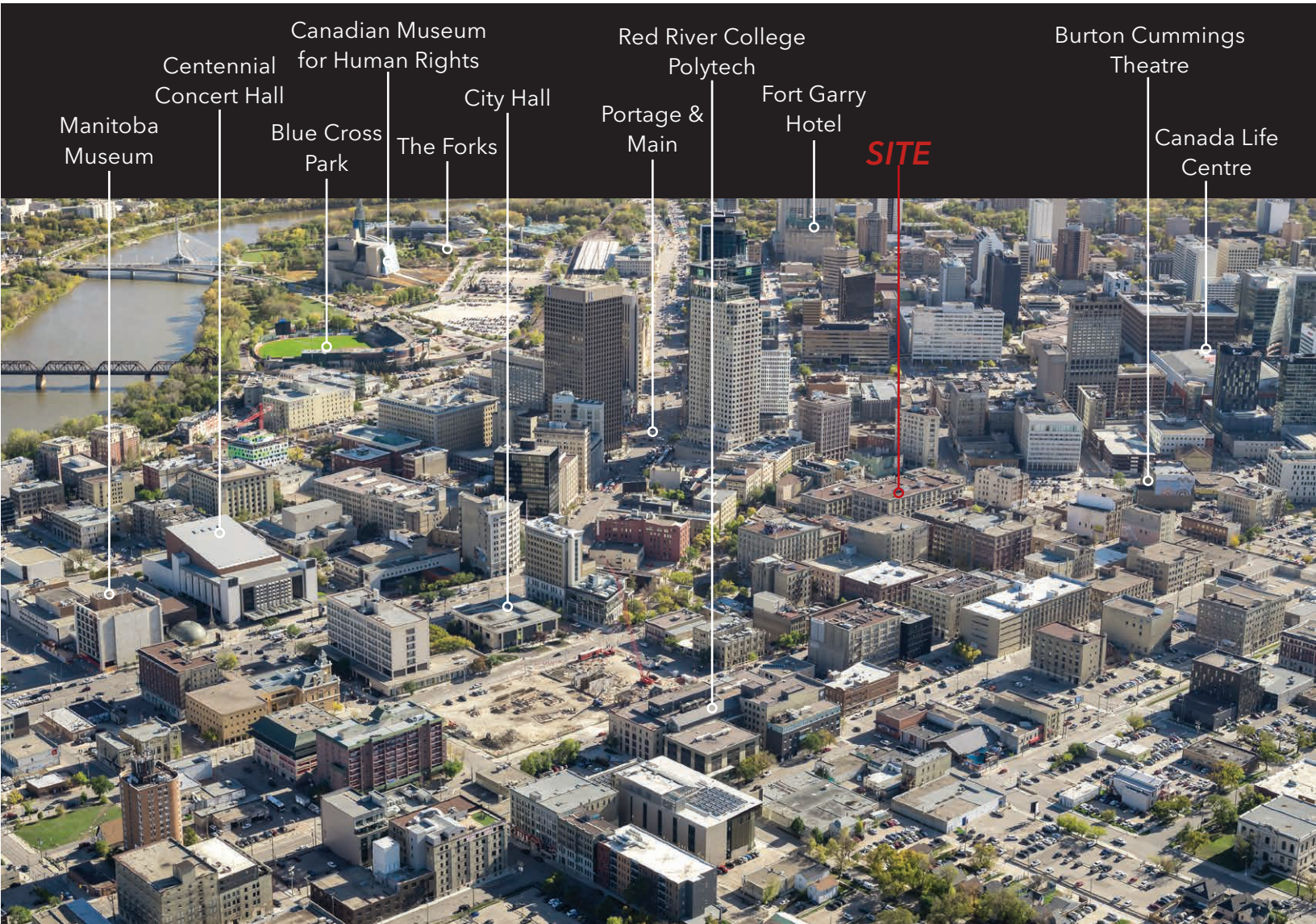
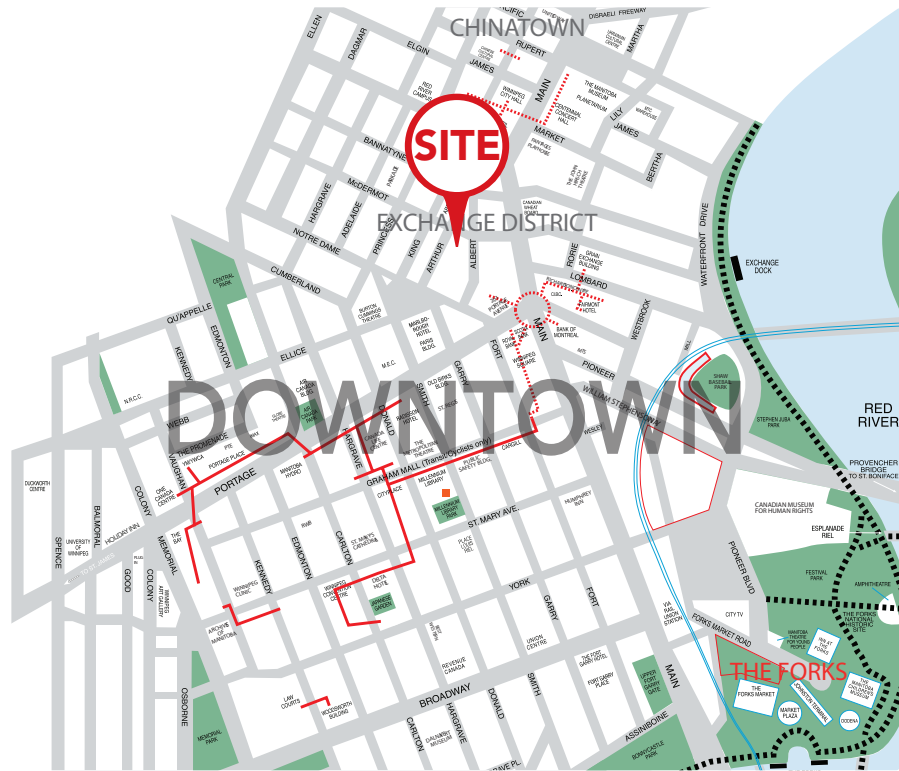


DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca

PRESLEY BORDIAN, Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

AREA OVERVIEW

54-70 Arthur Street (the "Property") is centrally located on the corner of Arthur Street and McDermot Avenue, just steps away from Old Market Square in the heart of the West Exchange District in downtown Winnipeg. The Property offers approximately 134,509 sq. ft. of office space over 7 storeys. The Property offers on-site parking with premium visibility for traffic along McDermot. The Property is walking distance from all amenities within the Exchange District and The Forks.



PROPERTY DETAILS

BUILDING DETAILS

ADDRESS	54-70 Arthur Street
YEAR BUILT	1899-1965
BUILDING AREA (+/-)	134,509 sq. ft.
FLOORS	7
BUILDING HOURS	7:30 a.m. - 6:00 p.m.
SECURITY	Securitas Canada

LEASING DETAILS

GROSS RENTAL RATE	\$17.00 per sq. ft. inclusive of utilities	
AREA AVAILABLE	Unit 203:	768 sq. ft.
	Unit 300:	6,999 sq. ft.
	Unit 305:	3,279 sq. ft.
	Unit 310:	1,759 sq. ft.
	Unit 314:	361 sq. ft.
	Unit 315:	1,520 sq. ft.
	Unit 330:	2,378 sq. ft.
	Unit 405:	947 sq. ft.
	Unit 415:	965 sq. ft.
	Unit 444:	6,999 sq. ft.
	Unit 480:	1,166 sq. ft.
	Unit 495:	2,005 sq. ft.
	Unit 508:	756 sq. ft.
	Unit 555:	897 sq. ft.
Unit 560:	720 sq. ft.	LEASED
Unit 607:	2,070 sq. ft.	
Unit 660:	620 sq. ft.	

*Units 305 & 315 can be combined for a total of 4,799 sq. ft.

HIGHLIGHTS

- Centrally located in the West Exchange District
- Historic heritage building with modern amenities
- Attractive rental rates
- Elevator access
- Attached parking lot
- Flexible lease terms
- Storage availability
- Key Fob system
- Main floor tenants include Mas Coffee and Clothing Bakery

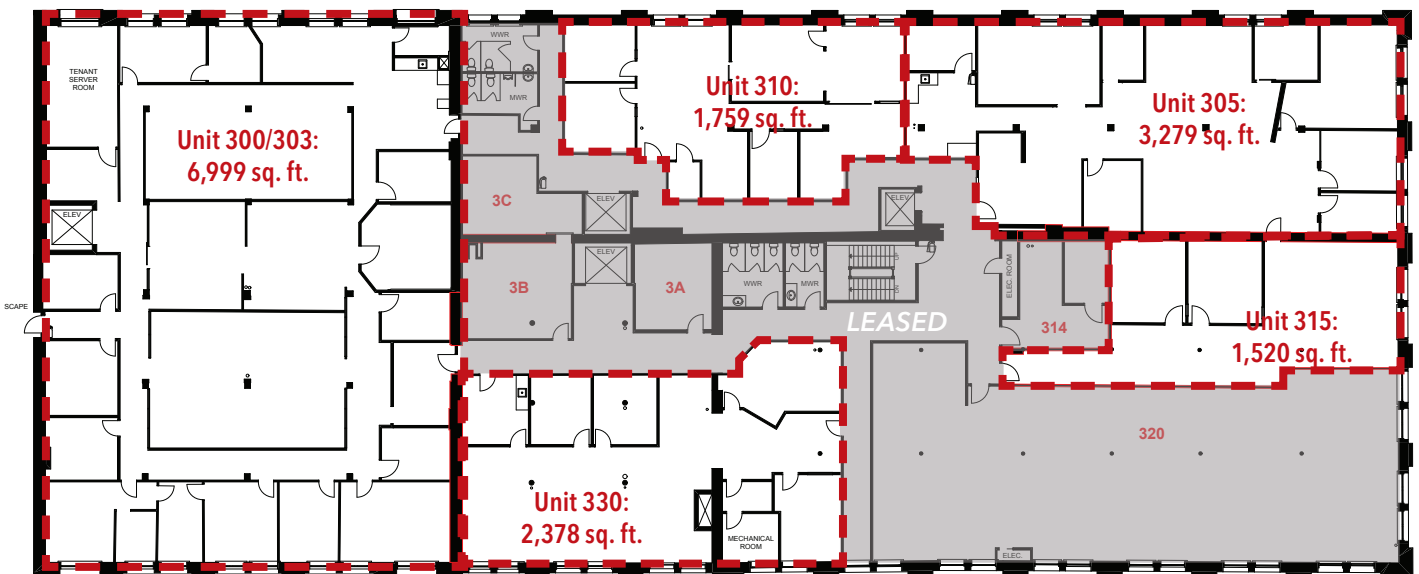
FLOOR PLAN

*All square footages +/-

SECOND FLOOR



THIRD FLOOR



SECOND FLOOR



THIRD FLOOR



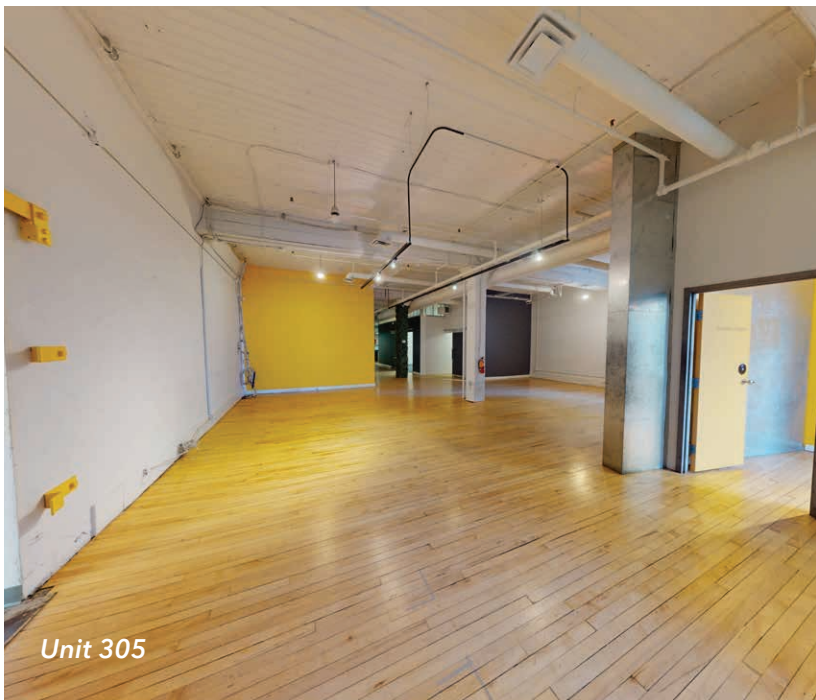
Unit 300/333



Unit 300/333



Unit 305



Unit 305



Unit 310



Unit 310

THIRD FLOOR



Unit 315



Unit 315



Unit 315



Unit 330

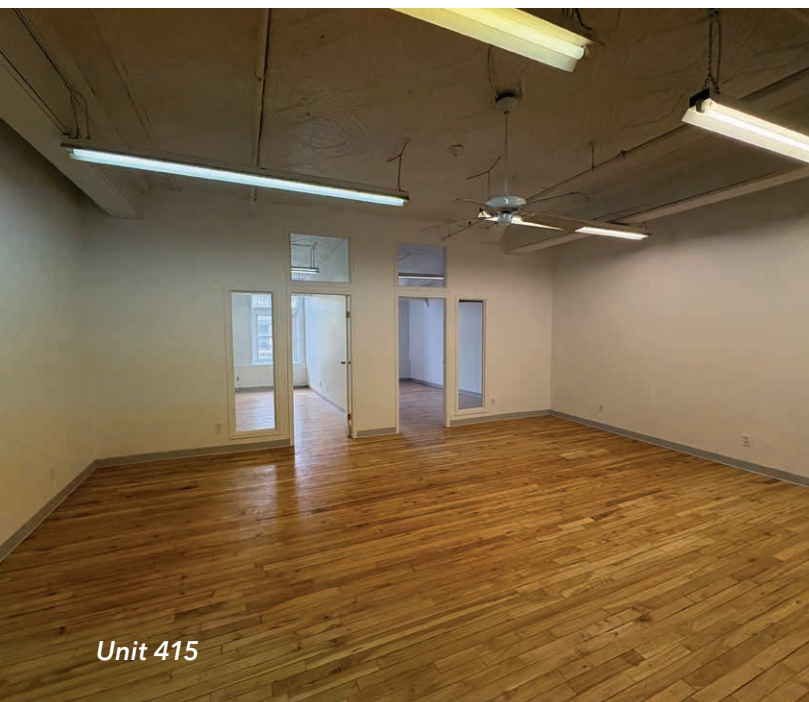


Unit 330

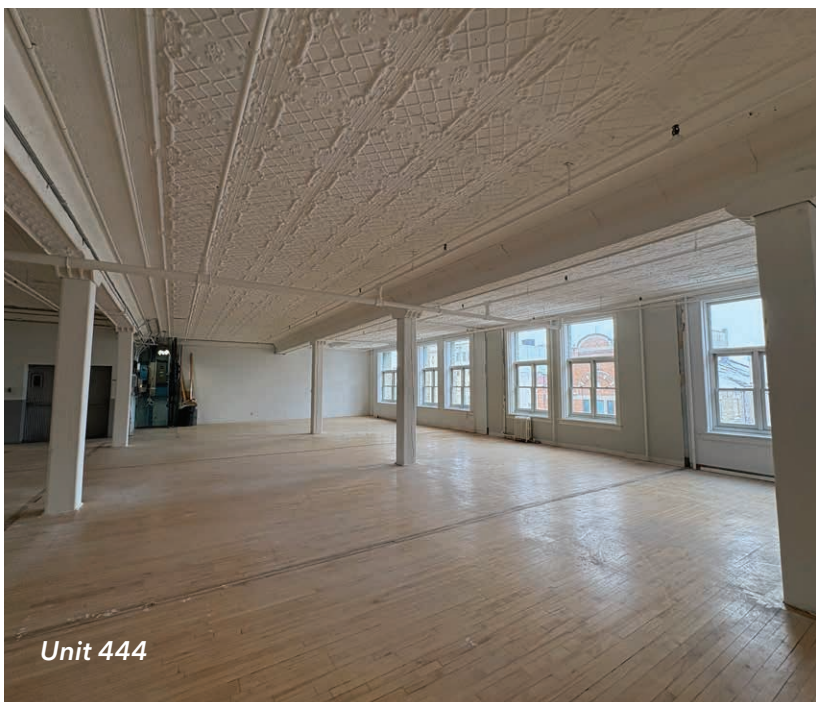
FOURTH FLOOR



Unit 405



Unit 415



Unit 444



Unit 480

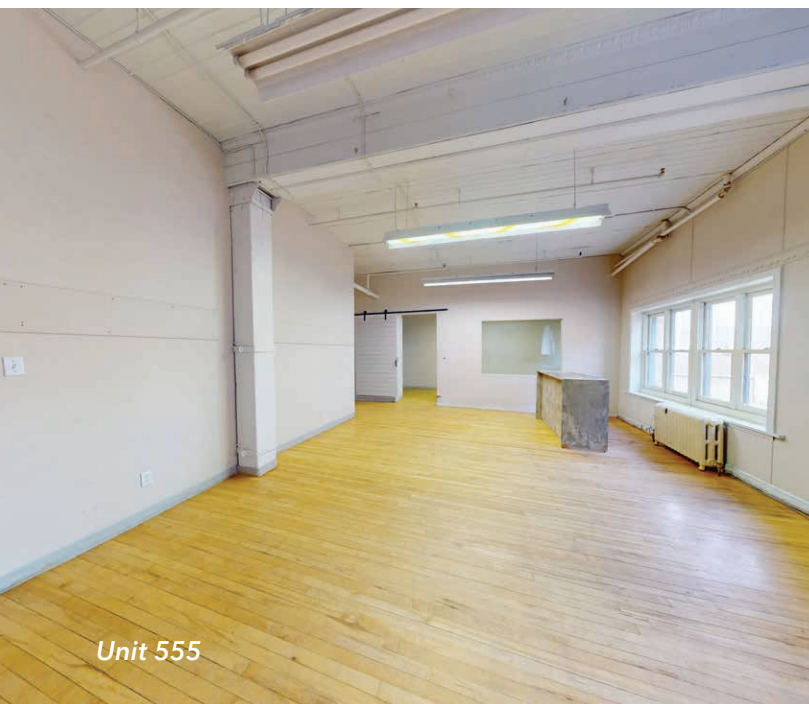


Unit 495

FIFTH FLOOR



Unit 508

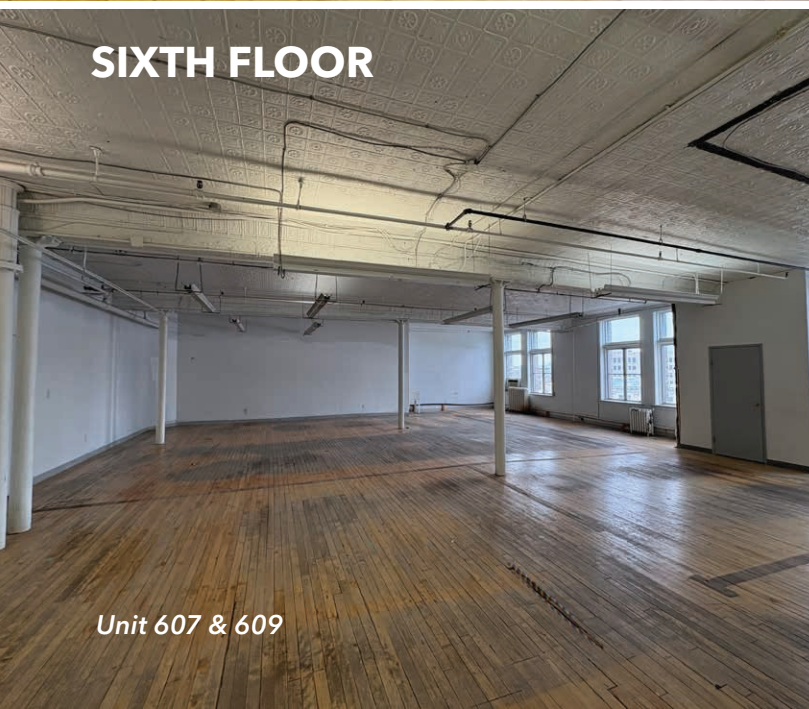


Unit 555

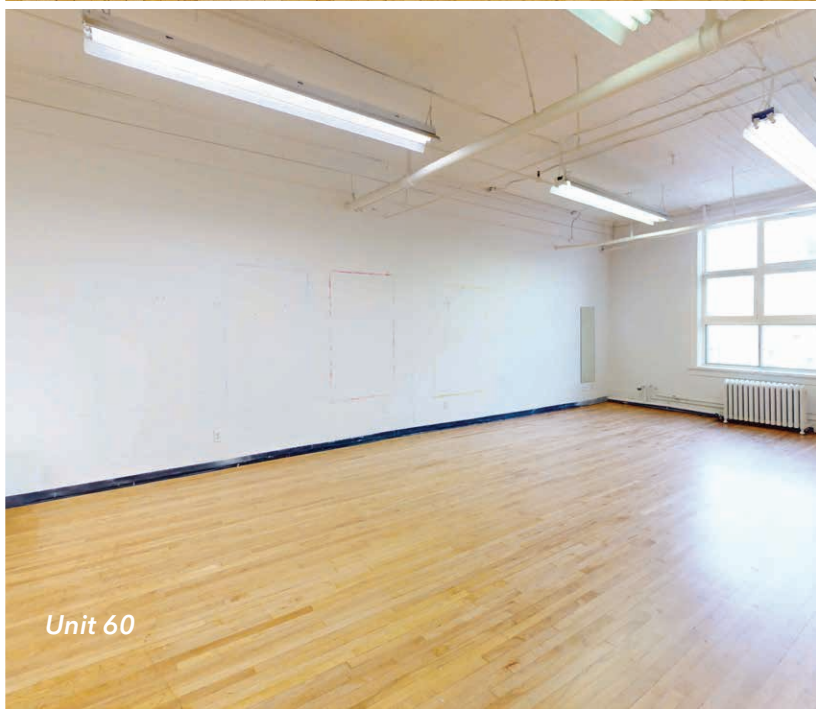


Unit 560

SIXTH FLOOR



Unit 607 & 609



Unit 60

Contact

DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca

PRESLEY BORDIAN, Vice President, Sales & Leasing
(204) 985-1356
presley.bordian@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.