



COMMERCIAL REAL ESTATE  
SERVICES INC.



**FOR LEASE**

# 100 Princess Street WINNIPEG, MB

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# Property Details

**BUILDING AREA (+/-)** 71,280 sq. ft.

**AREA AVAILABLE (+/-)** 3,612 - 8,058 sq. ft. *(bonus usable lower level)*

**GROSS RENTAL RATE** \$15.00 per sq. ft. (tenant pays utilities)

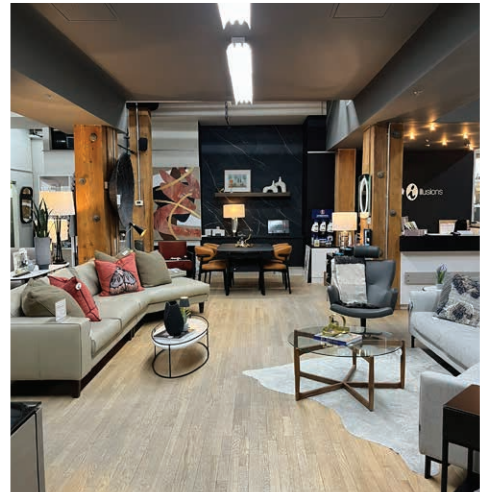
**ZONING** C - Character

## PROPERTY HIGHLIGHTS

- Open concept space with updated interior improvements in place
- Large windows offering excellent frontage along Princess Street and ample natural light
- Additional amenity space on lower level
- Rear loading and dock door along Bannatyne Avenue
- Fully sprinklered



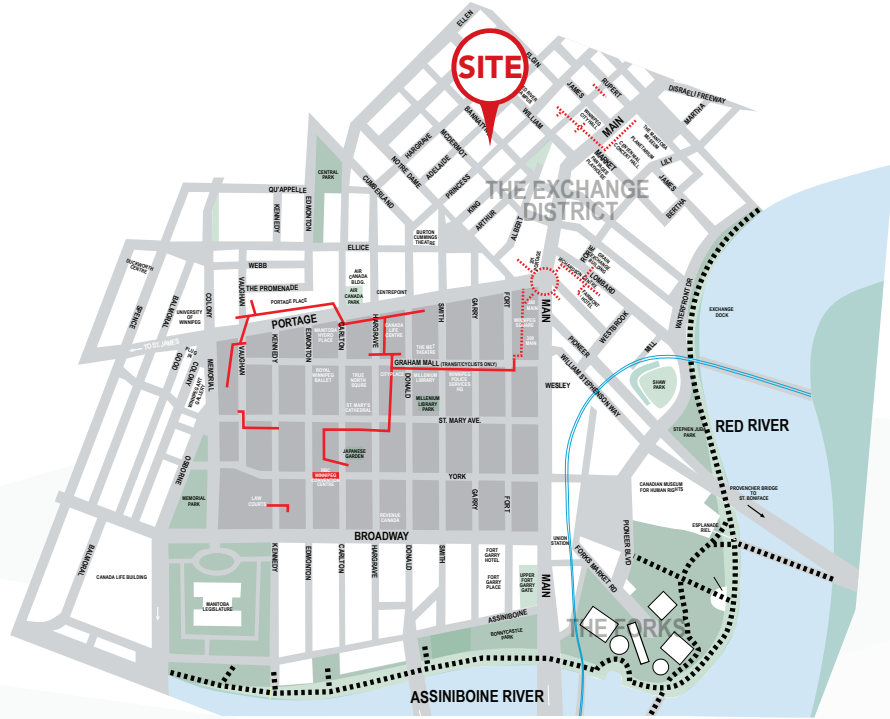
# Interior Photos





# Location Overview

Conveniently located in downtown Winnipeg's historic Exchange District, 100 Princess Street benefits not only from its close proximity to the city's financial, legal and technology hub but also its cultural centre. The site is within walking distance to various vibrant downtown amenities, and minutes away from City Hall, the historic Portage and Main intersection, Winnipeg Square, Canada Life Centre, and True North Square.



# Area Amenities

## RESTAURANTS

1. Saddlery on Market
2. Kevin's
3. BluFish Japanese
4. Wee Johnny's Irish Pub
5. The Mitchell Block
6. Hy's Steakhouse
7. Salisbury House
8. Bailey's
9. Ira's Deli
10. Carnaval Brazilian BBQ
11. Cibo Waterfront Café
12. James Avenue Pumphouse
13. Nonsuch Brewing Co.
14. Corrientes Argentine Pizzeria
15. Parlour Coffee
16. Amsterdam Tea Room and Bar
17. Peasant Cookery
18. King's Head Pub
19. Chosabi
20. Bronuts Donuts + Coffee
21. Deer + Almond
22. La Carnita
23. Clementine
24. Winnipeg Free Press Café
25. Shawarma Khan
26. Patent 5 Distillery
27. The Velvet Glove
28. Lounge at the Fairmont

## HOTELS

29. The Fairmont Hotel
30. Mere
31. Mariaggi's Hotel
32. Alt Hotel

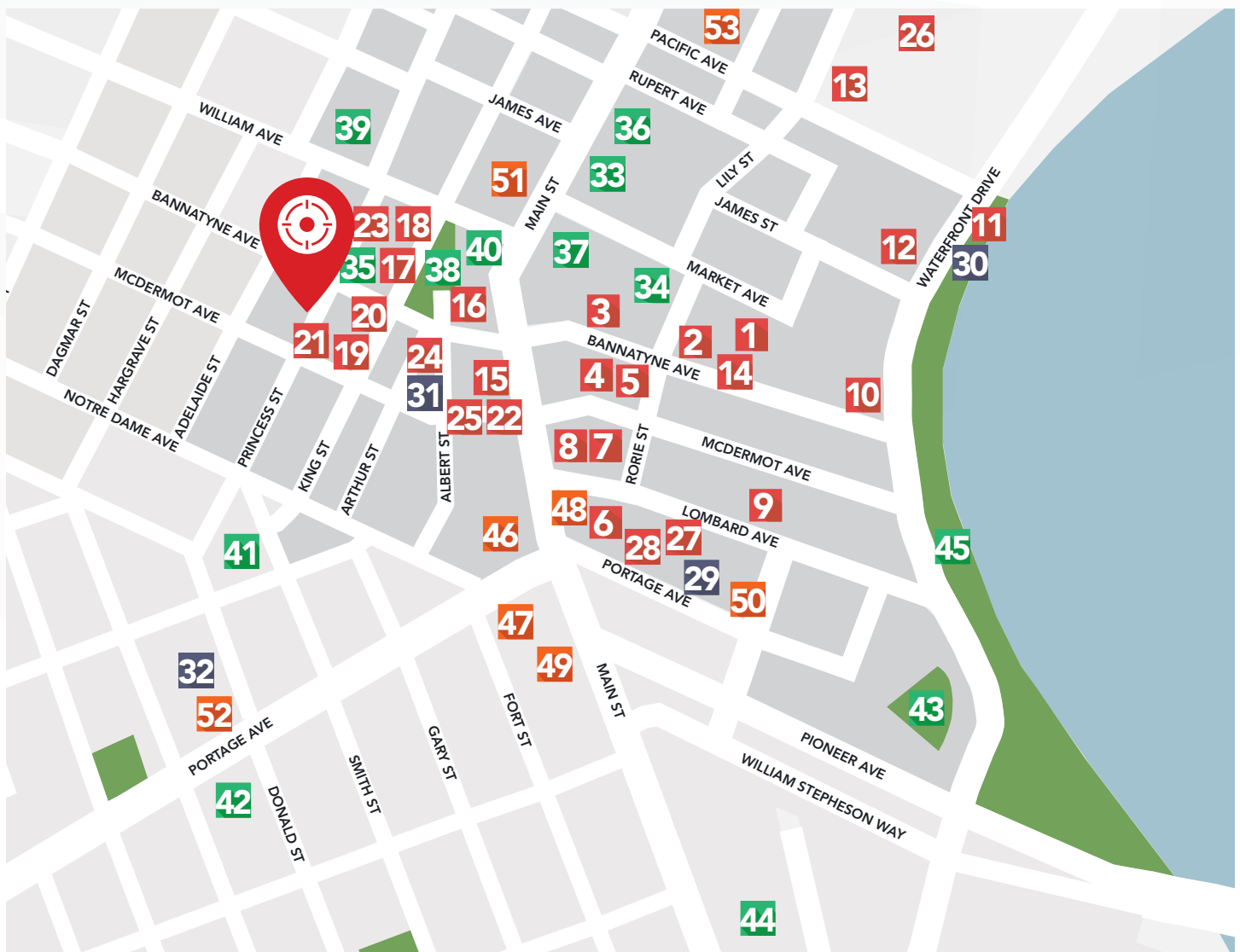
## THEATRES AND ATTRACTIONS

33. Centennial Concert Hall
34. Royal Manitoba Theatre
35. Exchange Event Centre

36. The Manitoba Museum
37. Pantages Playhouse
38. Old Market Square
39. Red River Collage
40. Paterson GlobalFoods
41. Burton Cummings Theatre
42. Canada Life Centre
43. Shaw Park
44. The Forks
45. Stephen Juba Park

## NEARBY OFFICE TOWERS

46. 201 Portage
47. 220 Portage
48. Richardson Building
49. 360 Main
50. 161 Portage
51. City Hall
52. Centrepont
53. Sport Manitoba



## Contact

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