



FOR LEASE

90 Alexander Avenue

WINNIPEG, MB

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Services provided by Bryn Oliver Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

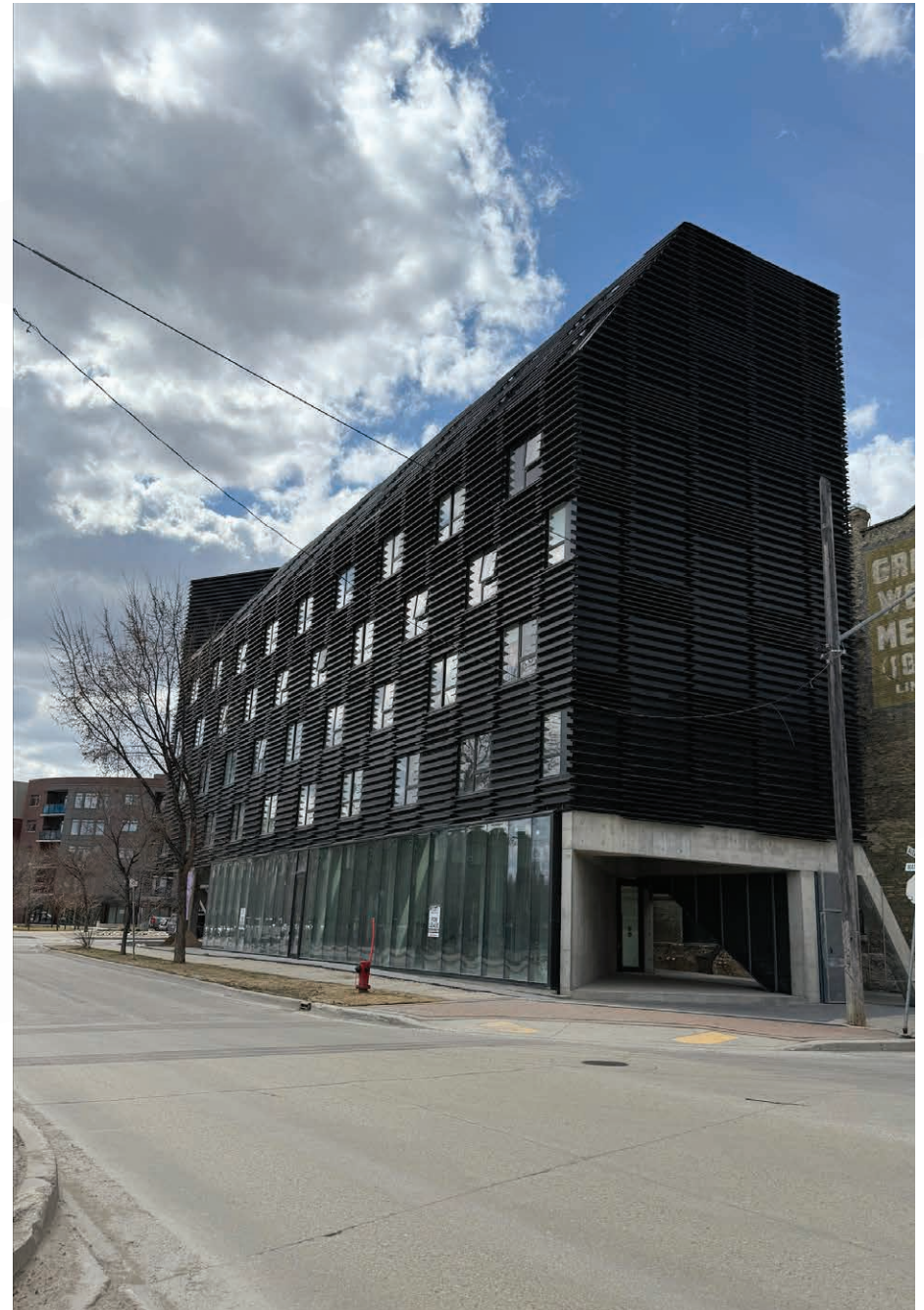
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Property Details

BUILDING AREA (+/-)	150,500 sq. ft.
NO. OF FLOORS	7-storey residential with main floor commercial
AREA AVAILABLE (+/-)	CRU 1: 1,000-2,700 sq. ft. CRU 2: 1,000-3,320 sq. ft. Lower Level: 1,150 sq. ft.
NET RENTAL RATE	CRU 1 & 2: \$23.00-\$25.00 per sq. ft. Lower Level: Subject to negotiation
ADDITIONAL RENT	\$10.00 per sq. ft. (est. 2025)
YEAR BUILT	2022/2023
ELECTRICAL	100 Amp, 347/600 Volt, 3 Phase 4W
TELECOMMUNICATION	Shaw & Bell (Fiber Internet available)
ZONING	D - Downtown Living
AVAILABILITY	Immediately

HIGHLIGHTS

- Great exposure from Waterfront Drive and the Mere Hotel
- Located within the vibrant East Exchange District, offering exciting and diverse residential and commercial amenities
- Potential restaurant patio opportunity
- Well-suited for traditional retail or restaurant uses
- Located below a 209-unit multifamily development surrounded by a 16,000 sq. ft. (+/-) Heritage Building



Property Description

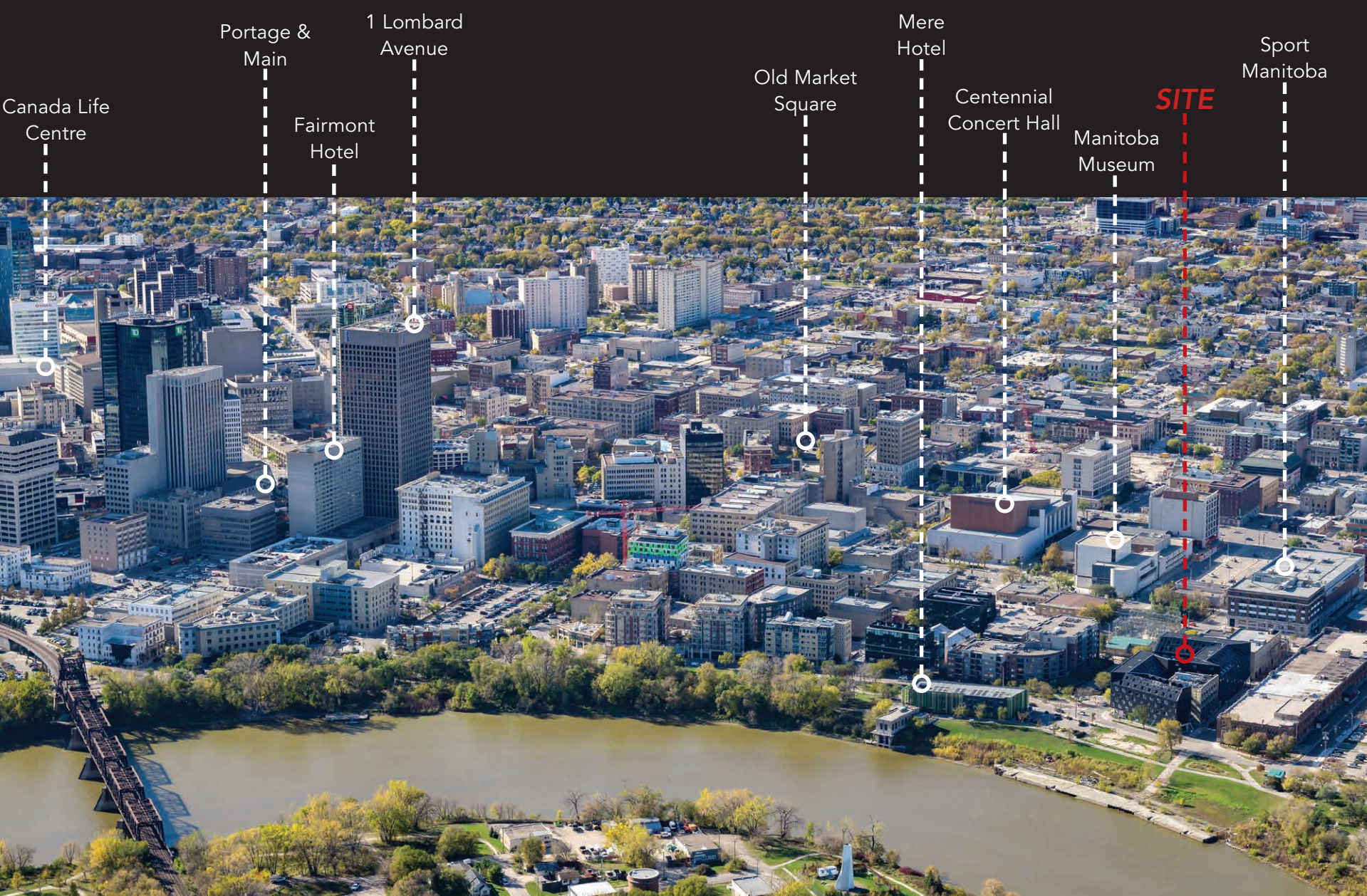
Originally built in 1905 as the Guest Fish Warehouse, the historic structure at 90 Alexander has been carefully revitalized to blend its architectural legacy with modern functionality. Character details like exposed concrete beams, original brick walls, and wood staircases honor its industrial past, while thoughtful upgrades deliver the comfort and efficiency today's businesses expect.

Just steps from the Red River and Stephen Juba Park, 90 Alexander boasts prime connectivity to downtown Winnipeg, The Forks, and the heart of the Exchange District. This walkable, amenity-rich neighborhood is known for its vibrant arts and cultural scene, acclaimed local dining, and historic character—making it a compelling destination for residents and visitors alike.

Looking ahead, the East Exchange is set to become even more dynamic with the forthcoming Market Lands development. This transformative project will add a nine-story mixed-use building, including roughly 100 mixed-income residential units and 20,000 square feet of space dedicated to arts and community organizations. With completion expected in 2025, Market Lands will bring fresh energy and foot traffic to the area, supporting continued growth for businesses in the district.



Location Overview



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. Corrienties 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

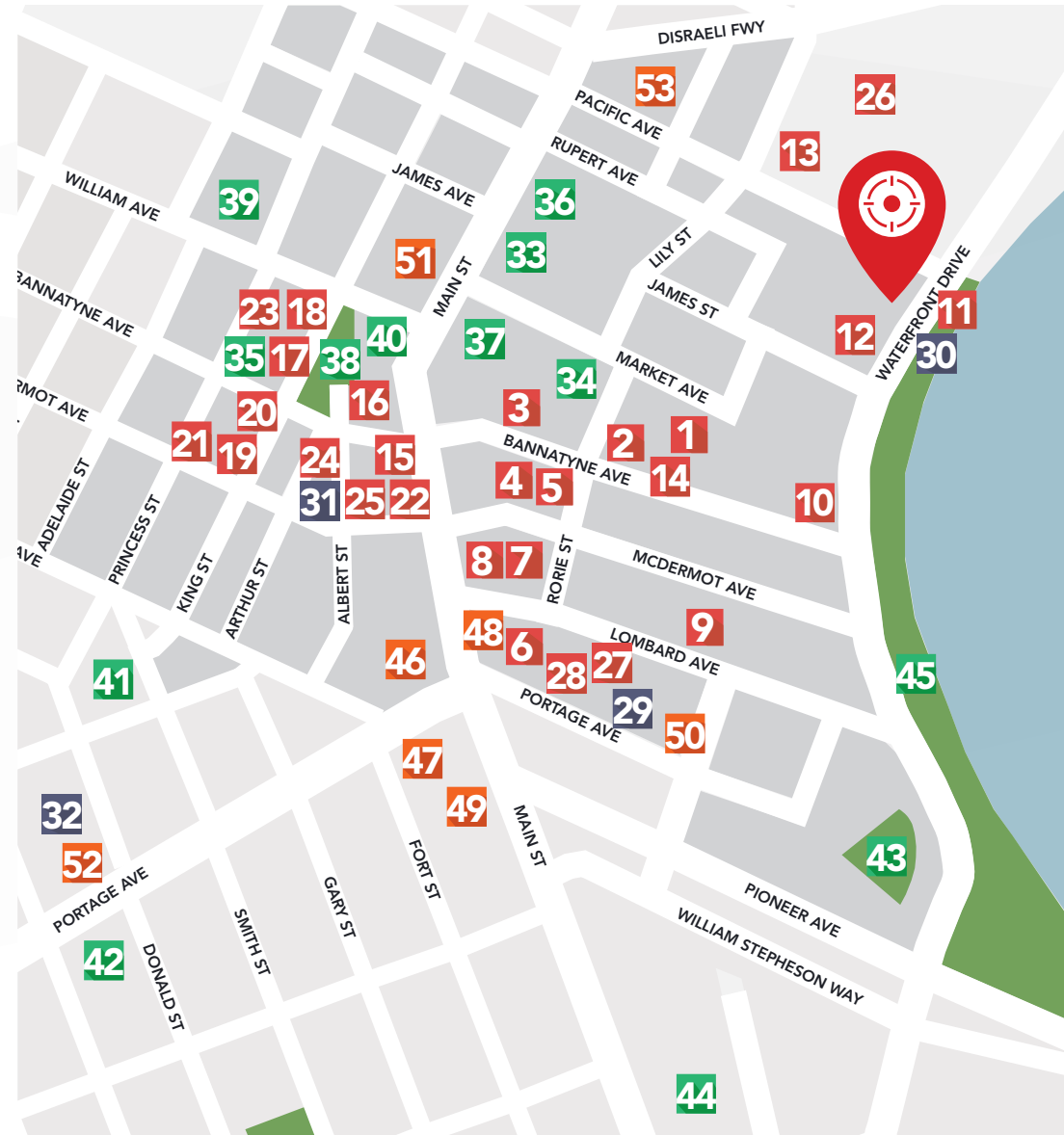
29. The Fairmont Hotel
30. Mere
31. Mariaggi's Hotel
32. Alt Hotel

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





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