

EXCHANGE DISTRICT FLEX SPACE FOR LEASE

289 KING STREET



**** GENEROUS INCENTIVES AVAILABLE FOR QUALIFIED TENANTS ****

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 **CUSHMAN &
WAKEFIELD**
Winnipeg

PROPERTY HIGHLIGHTS

(+/-) 156 SF TO (+/-) 4,093 SF AVAILABLE

Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities.

The building features exposed brick, timber, and Tyndall stone, offering character space suitable for office, studio, showroom, and warehouse users. Layouts are flexible and can accommodate a variety of business needs.

Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage.

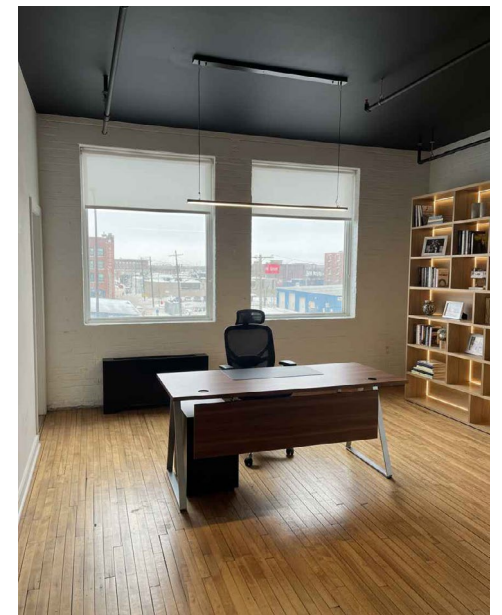
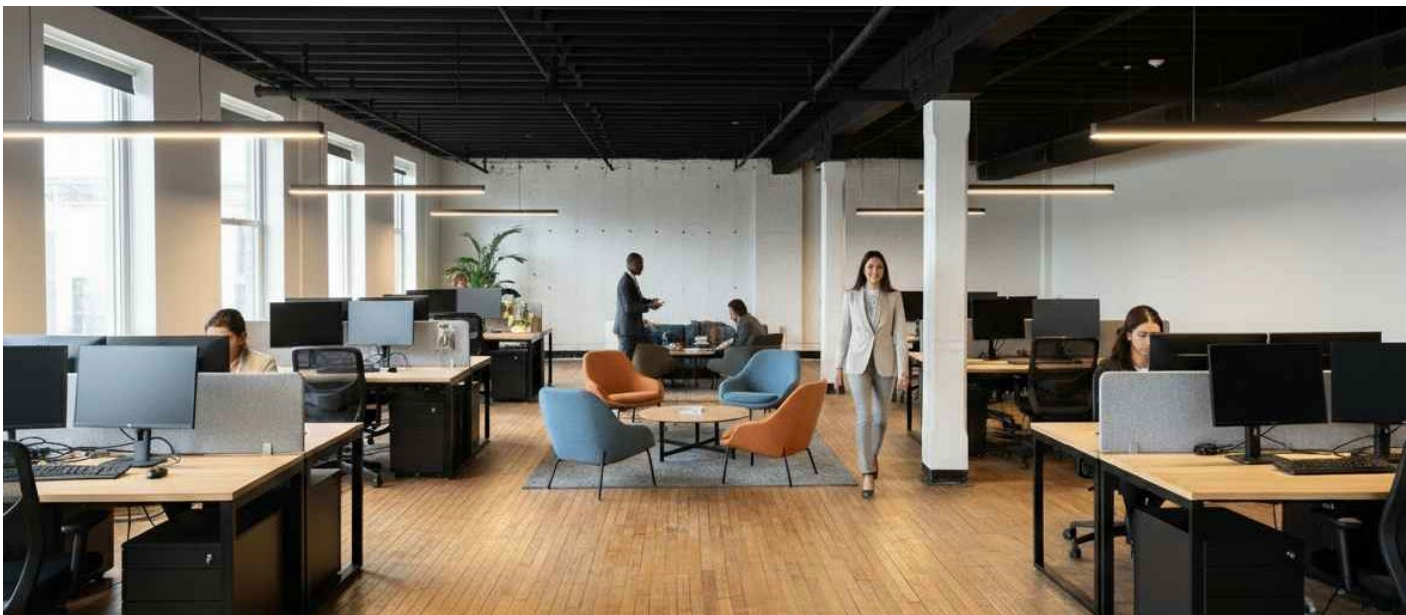
Flexible lease terms and generous incentives are available for qualified tenants, making this a versatile option for businesses seeking downtown accessibility with character.

FLOOR	UNIT	(+/-) SF	BASE RENT PSF	CAM + TAX PSF (2026)
MAIN	1	3,727	\$7.99	\$3.15
THIRD	301	2,976	\$6.00	\$3.15
THIRD	302	300	\$6.00	\$3.15
THIRD	304	546	\$6.00	\$3.15
THIRD	305	314	\$6.00	\$3.15
THIRD	306	318	\$6.00	\$3.15
THIRD	310	404	\$6.00	\$3.15
THIRD	312	207	\$6.00	\$3.15
THIRD	313	346	\$6.00	\$3.15
THIRD	315A	156	\$6.00	\$3.15
THIRD	315B	235	\$6.00	\$3.15
THIRD	316	414	\$6.00	\$3.15
THIRD	317	4,093	\$6.00	\$3.15
THIRD	318	2,740	\$6.00	\$3.15

**All utilities included*



SUITE CONCEPTS



** Images are artistic renderings for illustrative purposes only and may differ from the final design or layout.*

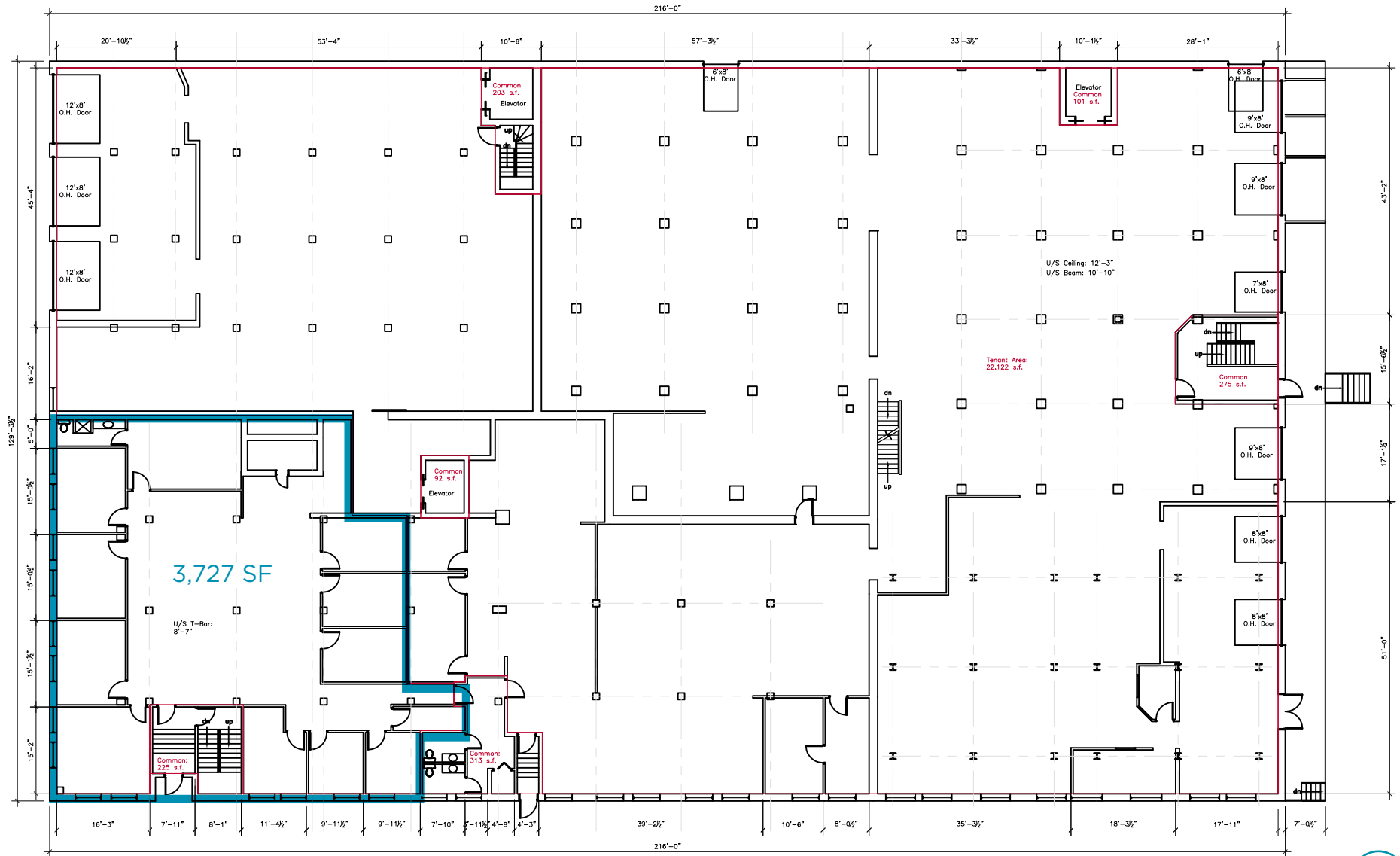
PROPERTY IMAGES



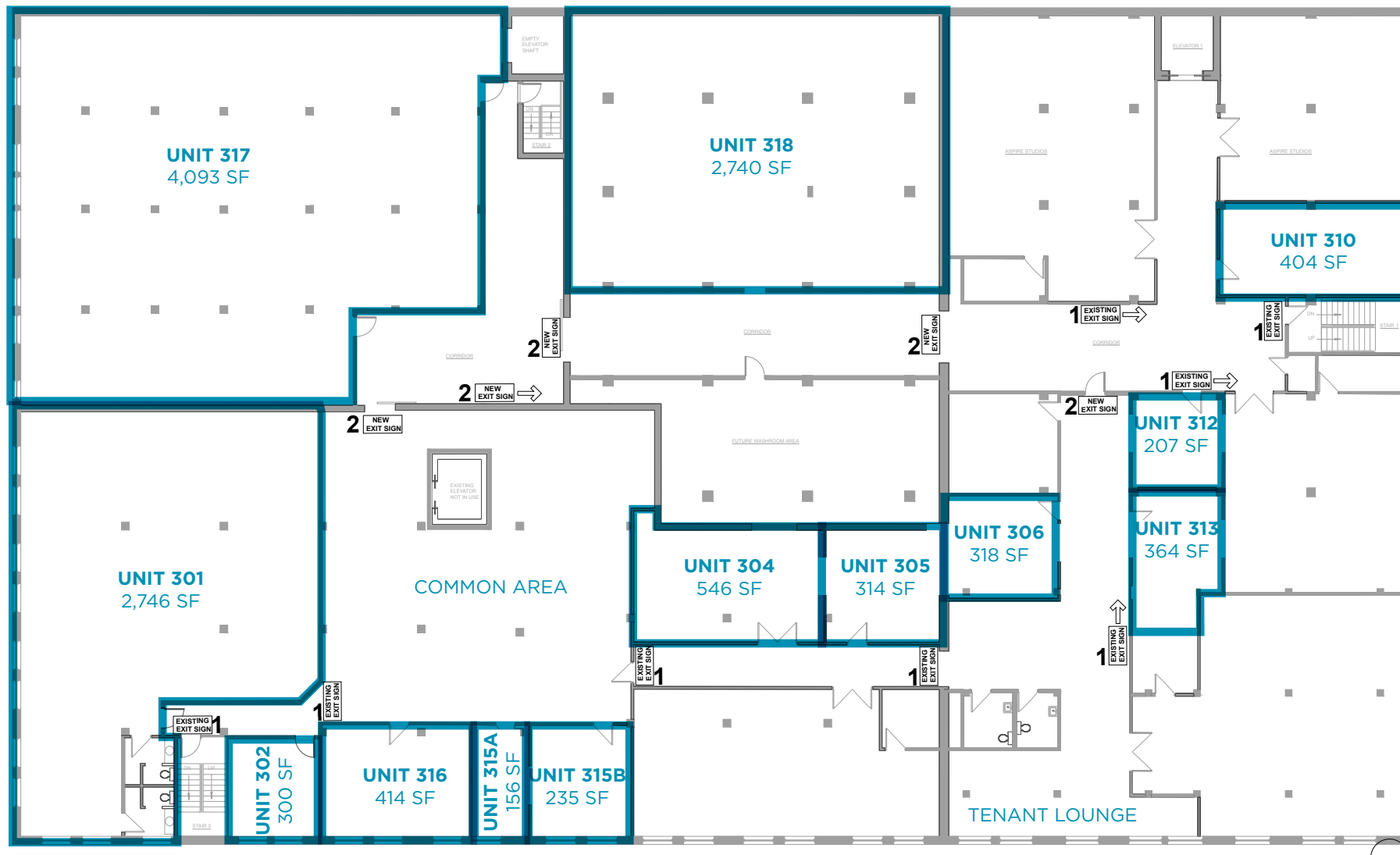
PROPERTY IMAGES



MAIN FLOOR PLAN



THIRD FLOOR PLAN



AREA AMENITIES

2 MINS
MAIN STREET

2 MINS
EXCHANGE DISTRICT

4 MINS
DOWNTOWN

15 MINS
PERIMETER HWY

17 MINS
RICHARDSON INTL' AIRPORT



- 1 EDGE SKATEPARK
- 2 ACCESS DOWNTOWN
- 3 ACCESS STORAGE
- 4 SILOAM MISSION
- 5 TIM HORTONS
- 6 YOUNG'S TRADING
- 7 DINO'S GROCERY MART
- 8 CLEMENTINE CAFE
- 9 MANITOBA MUSEUM
- 10 CENTENNIAL CONCERT HALL
- 11 KUM KOON GARDEN
- 12 FAIRMONT
- 13 BLUE CROSS PARK
- 14 EARLS KITCHEN + BAR
- 15 GIANT TIGER
- 16 BURTON CUMMINGS THEATRE
- 17 NEEGANIN CENTRE
- 18 HUDDLE KA NI KANICHIHK



87
WALK SCORE



83
BIKE SCORE



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