Retail / Office For Lease

310 ROSS AVENUE

Winnipeg, MB

AVISON YOUNG

www.avisonyoung.com

CANADA BEST MANAGED COMPANIES Platinum member

The 310 Ross Ownership group has fully restored the beautiful brick, beam, and hardwoods to its original early 1900s character, and has modernized the plumbing, electrical, and HVAC systems on each floor. The 5,500 square foot floor plate would be perfect for creative office users looking for incredible New York City style loft offices. Call now for a viewing.

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Property Summary

DESCRIPTION

A 5-storey warehouse building located in the East Exchange – prior home to a fur coat manufacturer and wholesaler since its construction

YEAR BUILT

1905

FRONTAGE ON ROSS AVENUE

56 Feet

ZONING

C-Character

BUILDING FEATURES

- Wall height: 15 feet
- Modern elevator access
- Common handicapped washroom access
- Modern HVAC
- Windows on 3 sides with excellent natural sunlight
- Landlord will build to suit
- Space available: from 5,504 to 27,520 sf of contiguous space

MAIN FLOOR
$19.00 PSF

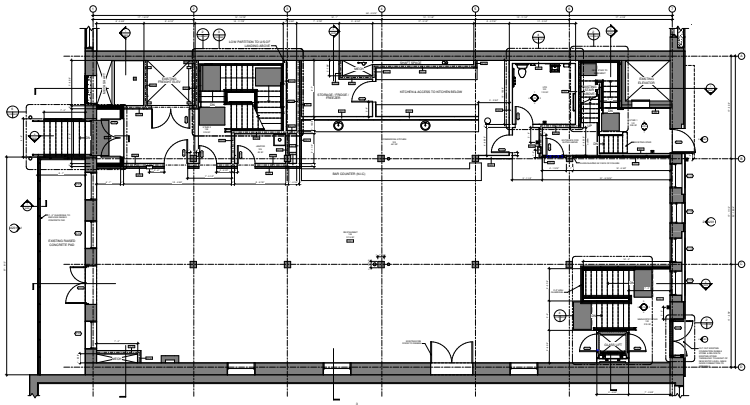
LL, 2ND – 5TH FLOOR
$11.50 PSF

Exchange District

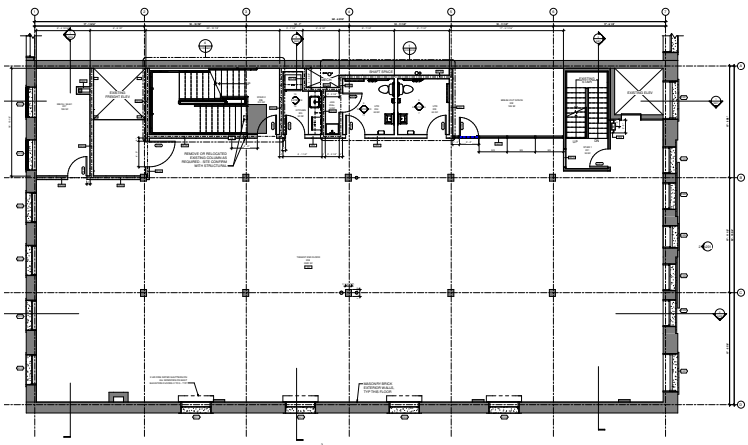
The Exchange District is home to hundreds of artists, galleries, and performance venues that are alongside larger insitutions like the Centennial Concert Hall and the Royal Manitoba Theatre Centre.

It is also home to a growing technology and innovation cluster and new Innovation Centre currently under constuction. The neighbourhood has over 60 unique independent shops and over 50 home grown eateries, pubs, coffee shops, brewers, and gourmet restaurants. Over the last decade the neighbourhood has undergone a residential renaissance, with historic buildings being converted to condominium and rental apartments, now housing over 3,000 new residents.

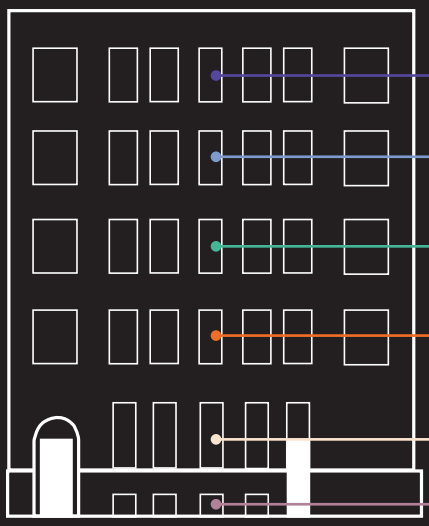
Sample Floor Plans



MAIN FLOOR



FLOORS 2-5



5TH FL: 5,504 SF – $11.50 PSF

4TH FL: 5,504 SF – $11.50 PSF

3RD FL: 5,504 SF – $11.50 PSF

2ND FL: 5,504 SF – $11.50 PSF

MAIN FL: 5,504 SF – $19.00 PSF

LOWER FL: 5,504 SF – $11.50 PSF

HOUSEHOLDS
Over 4,800 households within a 15 min. walk

AMENITIES
Restaurants and shopping is just a short walk away

PARKING
Surrounded by parking garages ample street parking

EMPLOYMENT
Over 85% of people within a 15 min. walk are employed

POPULATION
Over 12,600 people live within a 15 min. walk

$46,000
Average household income within a 15 min. walk

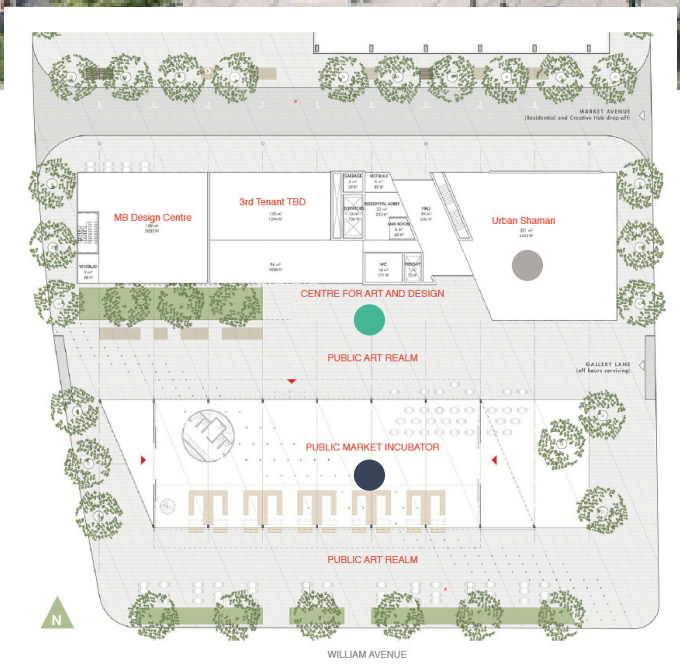
Market Lands

The Market Lands will provide a unique 2.4 acre development opportunity at the centre of Winnipeg's most innovative and creative neighbourhoods.

At the heart of the Market Lands project is a new seamless "Creative Hub" that will fill nearly an acre on the southern parcel of the site. The Creative Hub will provide creators with access to shared space, equipment and other resources to advance the skills needed to thrive in, and contribute to, the creative economy. These spaces will provide venues to collaborate, innovate, exhibit, and sell creative products.

Fully interactive and accessible to the public, the Creative Hub will build awareness, appreciation, and markets for Manitoba's creative talent and products.

The Market Lands Creative Hub is the focal point of a much broader revitalization project for downtown Winnipeg, replacing the derelict public safety building and civic parkade. It will be the largest infill opportunity in the Exchange District since the development of Waterfront Drive, generating economic spin-offs for the entire northwest Exchange District/Chinatown area.



- The *public market incubator* model was based on some of the best small-scale markets in the world
- The *centre for art and design* and the *public market realm* are connected through an open floor design, with integrated outdoor public plazas, specifically designed with the technical requirements for the showcase of public digital and sound art
- The *centre for art and design* is 9,000 sf of main floor space housing Urban Shaman and a new Manitoba Design Centre, both providing flexible creation and exhibit space for design, media, and arts organizations, with common shared-services

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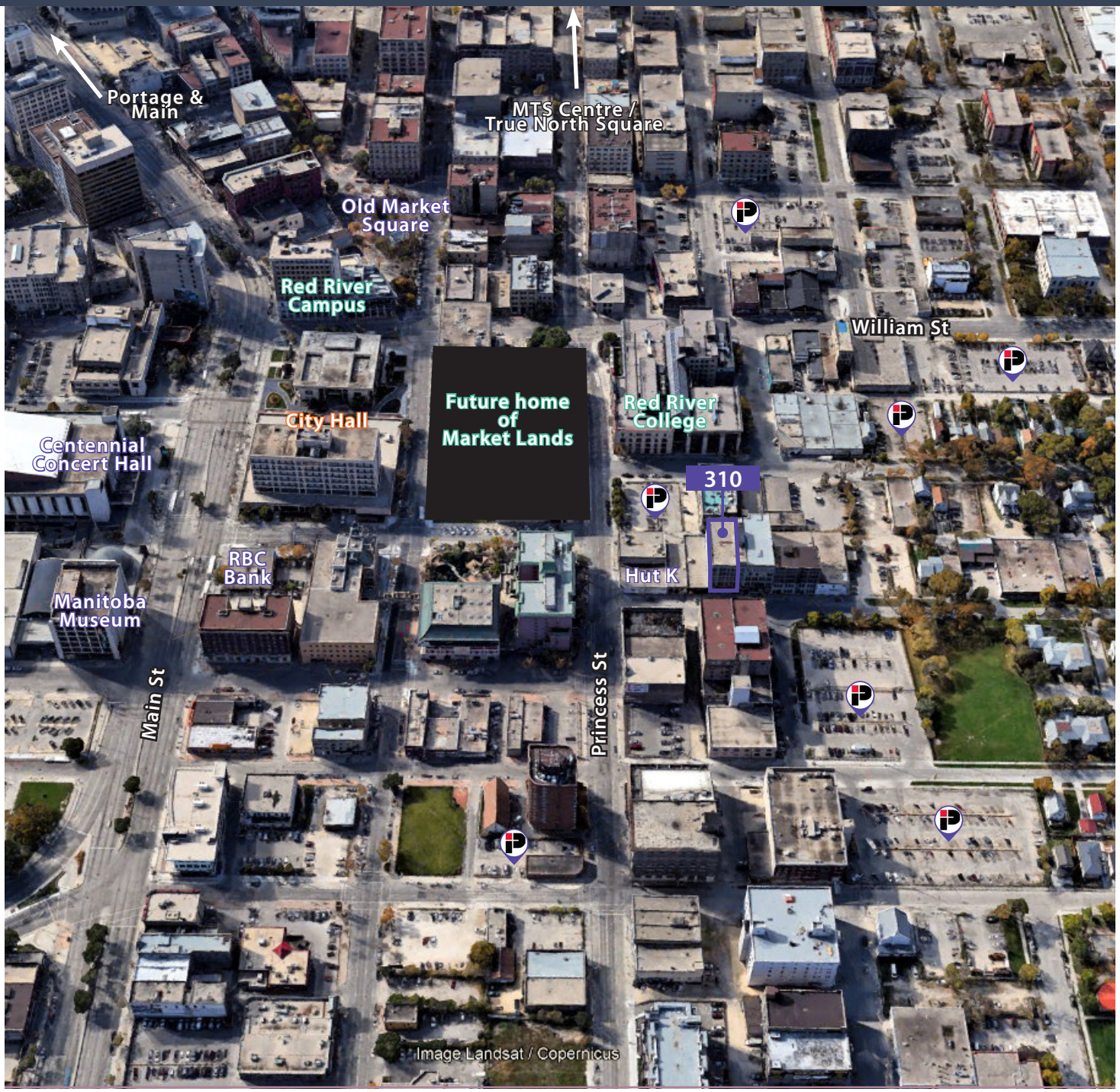

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