WAKEFIELD Stevenson

FEEE

## FOR LEASE

# 90 Market Avenue

# (+/-) 17,323 sf Available

## **PROPERTY HIGHLIGHTS**

- Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre
- Ideal for commercial use
- Large parking lot on-site available for customers and employees
- Flexible space options The building is current demised into 8 units, and the Landlord is willing to alter the floorplan or create a single-tenant options
- Perfect for many professional office uses, or a classroom style setting
- Zoned D

## Lease Rate: \$15.00 psf Gross

#### Chris Hourihan Associate Vice President Christopher Hourihan Personal Rea

Christopher Hourihan Personal Real Estate Corporation

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## FOR LEASE 90 Market Avenue

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18'-0"

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18'-0\*

FLOOR PLAN -----111 111 7 -96--96 Unit 8 Unit 1 3,324 s.f. (Usable Area) \$,698 s.f. (Rentable Area) 1,440 s.f. (Usable Area) 6"-8" 1,578 s.f. (Rentable Area) 旧 28'-14" Unit 7 t7 899 s.f. (Usable Area) 985 s.f. (Rentable Area) ۵Ŕ Unit 6 1,119 s.f. Usable\_Area 1,226 s.f. qp ntable Unit 2 2,129 s.f. Usable Area) 2,388 s.f. rentable Area) ĽΠ Unit 3 1,135 s.f. (Usable Area) 1,244 s.f. (Rentable Area) 1,355 s.f Corridor 153 s.f. Electrical Room Unit 4 Unit 5 5,660 s.f. (Usable area) 6,203 s.f. (Rentable Area)

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18"-25"

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# FOR LEASE 90 Market Avenue

WAKEFIELD Winnipeg



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### Chris Hourihan Associate Vice President

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