

NEWLY RENOVATED, FULLY FURNISHED
TURN-KEY OFFICE FOR SUBLEASE

1 LOMBARD PLACE - SUITE 1535



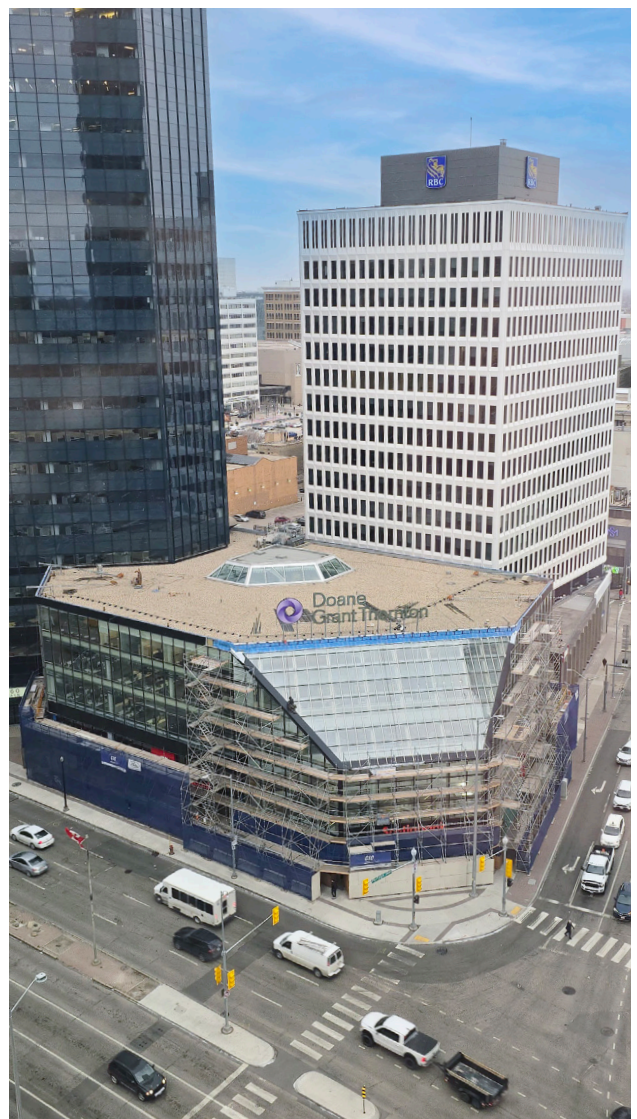


PROPERTY HIGHLIGHTS

(+/-) 2,852 SF AVAILABLE

- Fully furnished and move-in ready
- Corner suite with natural light and views on two sides, including iconic Portage & Main
- Interior improvements completed in 2022
- All furniture included: sit-stand desks, new appliances, large screen TV, boardroom table and more
- Welcoming reception and waiting area leading into a bright, modern workspace
- One private office plus three breakout/phone rooms for focused work
- Large boardroom accommodating approximately ten people
- Open work area with cubicle space for ten employees
- Full kitchen and dedicated lunch room for team use
- Headlease expires September 30, 2028

LEASE RATE: CONTACT AGENTS
ADDITIONAL RENT: \$22.54 (2025)



AERIAL MAP

100
WALK SCORE

77
TRANSIT SCORE

89
BIKE SCORE



POPULATION

15,607
Within 1 KM

109,515
Within 3 KM

230,437
Within 5 KM



HOUSEHOLD INCOME

\$47,284
Within 1 KM

\$58,674
Within 3 KM

\$68,052
Within 5 KM



TOTAL HOUSEHOLDS

9,613
Within 1 KM

53,356
Within 3 KM

103,047
Within 5 KM



AVG. AGE

39
Within 1 KM

40
Within 3 KM

40
Within 5 KM



BUILDING AMENITIES

LOCATED AT HISTORIC PORTAGE & MAIN



CONCIERGE

Richardson Centre Concourse office (business hours) for parking, event coordination, amenity requests.



EXCLUSIVE TENANT LOUNGE

Offering refreshments, meeting and event areas, arcade and board games, TV's and a golf simulator.



SECURITY

A mix of 24/7 and weekday security services with card access after hours, including safe walk escorts to parkades.



RETAIL/DINING

Multiple dining and retail options found in the concourse including Hy's Steakhouse, CIBC, Print Shop, Dental Designs and more.



CAR WASH

Available on-site with easy booking online. Packages from exterior wash to full detailing.



BIKE STORAGE

Secure indoor facilities for active transportation equipment.



PUBLIC TRANSIT

Winnipeg Transit stops on Portage Ave East and Main St, steps from Richardson Building.



SKYWALK

Direct connection via skywalk and concourse to the Exchange District and downtown.



PARKING

Open air and enclosed parking available monthly or casual.



CONFERENCE CENTER

Multiple configurations available from 10 to 120 people.

UNRESERVED ABOVE
GROUND

RESERVED UNDER
GROUND

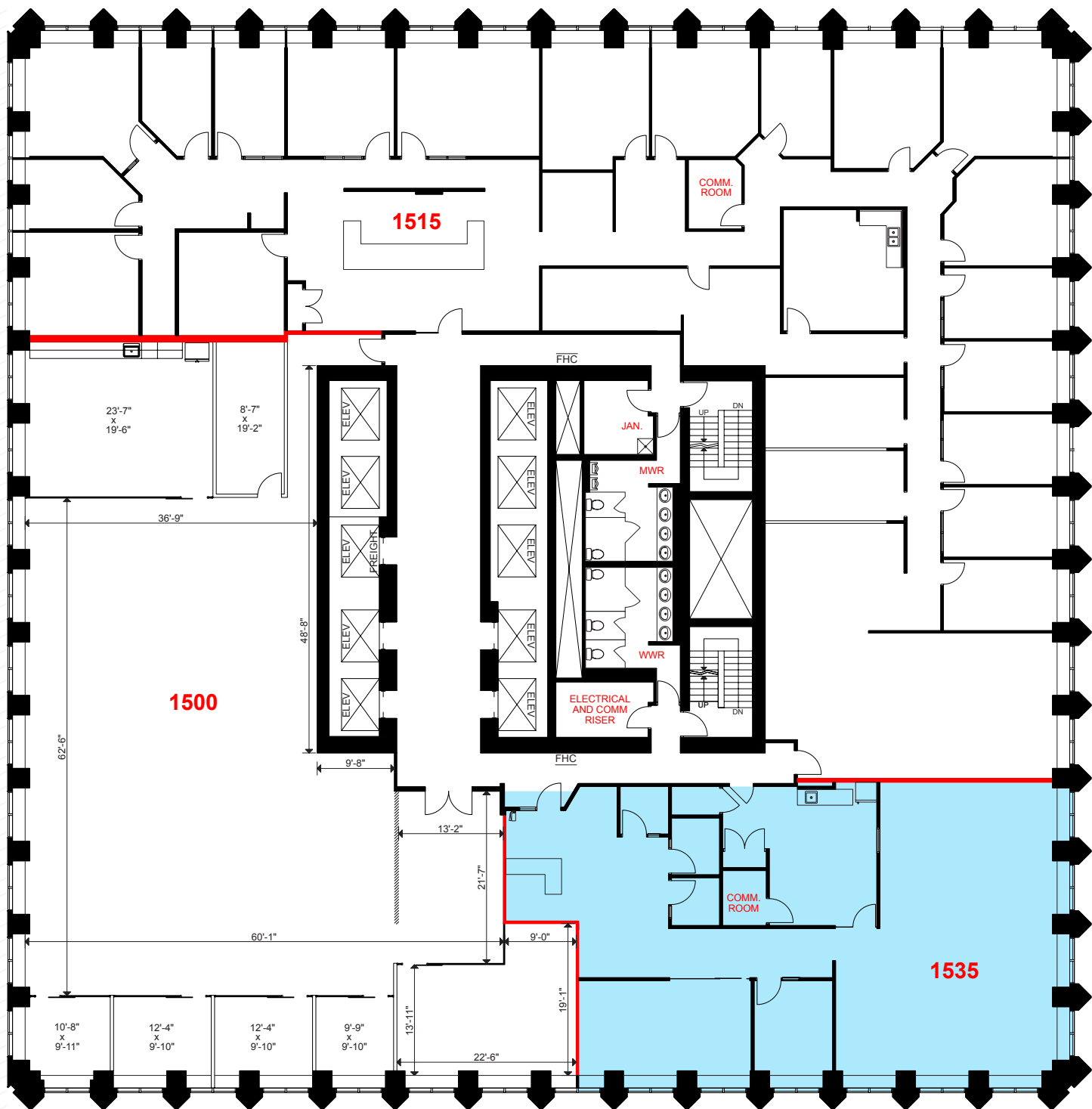
SURFACE

\$225/month

\$325/month

\$195/month

FLOOR PLAN



PROPERTY IMAGES



PROPERTY IMAGES





CONTACT

Brandi Eloquence Associate

T 204 934 6246
C 204 996 3425
brandi.eloquence@cwstevenson.ca

Ryan Munt Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

1535 - 1 LOMBARD PLACE | CWS