



AVISON
YOUNG

1355 MOUNTAIN AVENUE

WINNIPEG FREE PRESS BUILDING

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Platinum member

Details

Avison Young is pleased to present the opportunity to lease a high exposure office property on Mountain Avenue. This offering is comprised of office space from 5,000 sf up to 21,600 sf. A great location with many amenities close by, this space will be desirable to suburban office tenants with a high parking demand.

Location Highlights

Inkster Industrial Park has long been one of the premier industrial areas in The City of Winnipeg. Development has been restricted through zoning regulations so that the neighborhood presents an attractive appearance with well designed buildings and generous open space.

Property Profile

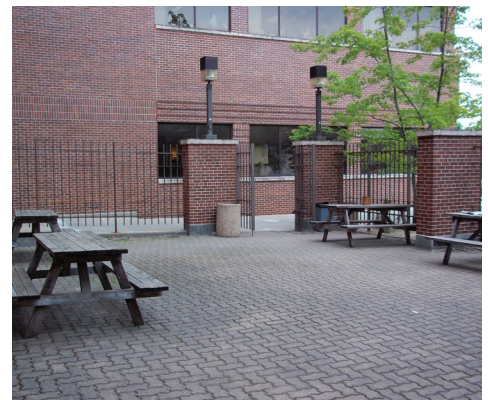
Over the years, as the city and province grew, so did the circulation of the Winnipeg Free Press. By the mid-1980s, the Free Press had outgrown its once-grand downtown quarters at 300 Carlton Street and began developing plans for construction of a \$150-million plant on Mountain Avenue, in the city's northwestern corner. Completed in 1991, the new building and its equipment represented the state-of-the-art in newspaper technology. The three computerized presses are capable of world-class colour reproduction and can each print newspapers at a rate of 75,000 per hour. Now, recent restructuring has made surplus office space available.

Available Space

- 3rd Floor (W): 5,000 sf
- 3rd Floor (E): 15,000 - 16,600 sf
- Raised floor throughout
- Gross rent: \$19.95 psf / annum with fixed 3% annual escalation (Includes: net, operating taxes, utilities, in-suite janitorial and management fees)

Building Highlights

- Highly attractive building vista and main entrance lobby / atrium
- Fully accessible with both escalator and elevator service
- Generous parking (\$35 /stall/mth)
- Public transportation "at the door"
- Cafeteria on-site – food service early morning to late evening
- Landscaped courtyard on west side
- Card access

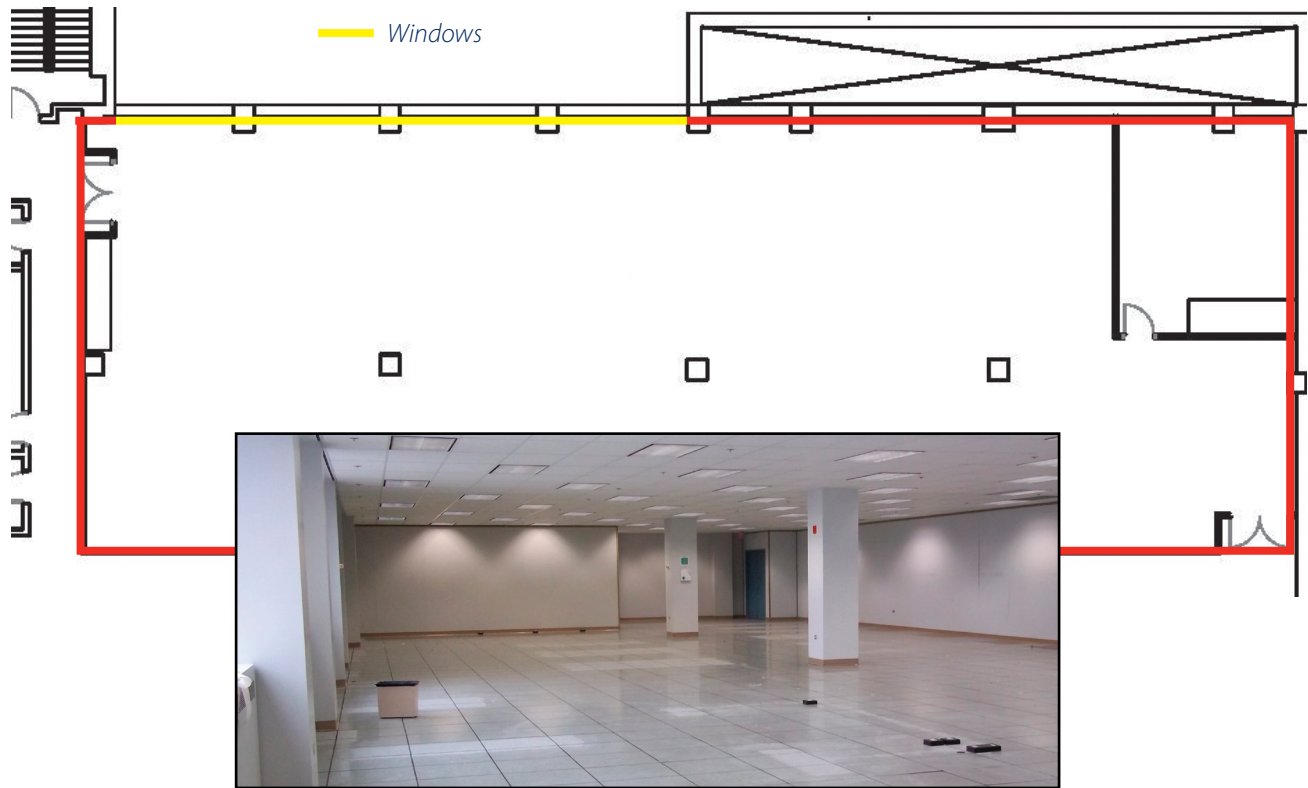


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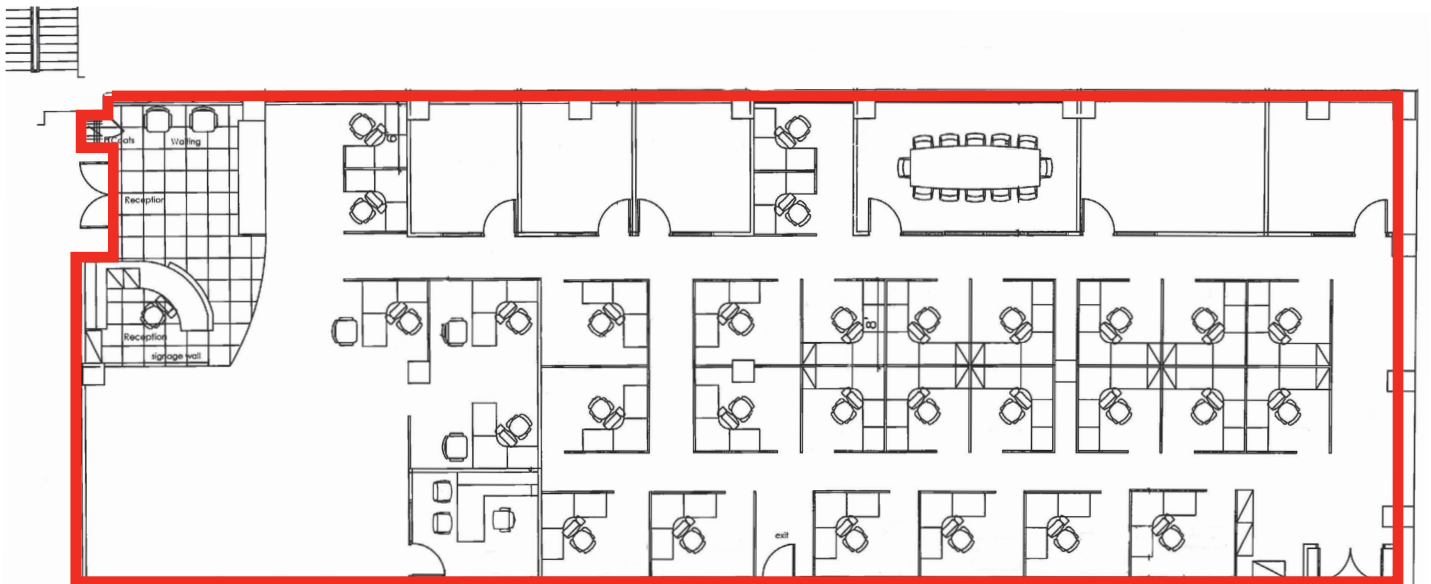
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Floor Plans

3rd Floor (W) – 5,000 SF (Current Condition)



3rd Floor – 5,000 SF (Sample Layout)

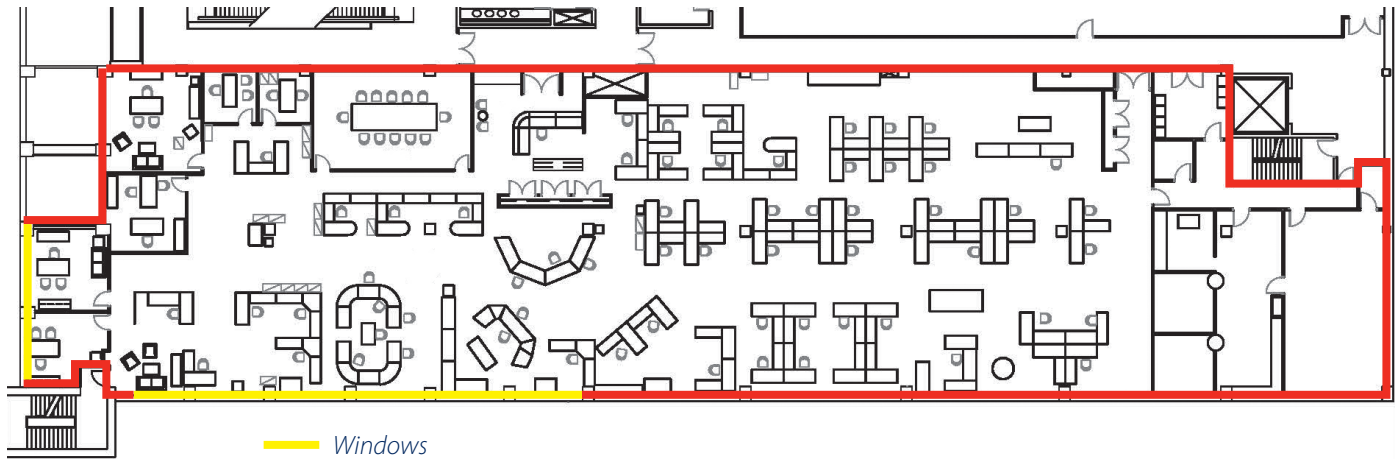


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Floor Plan

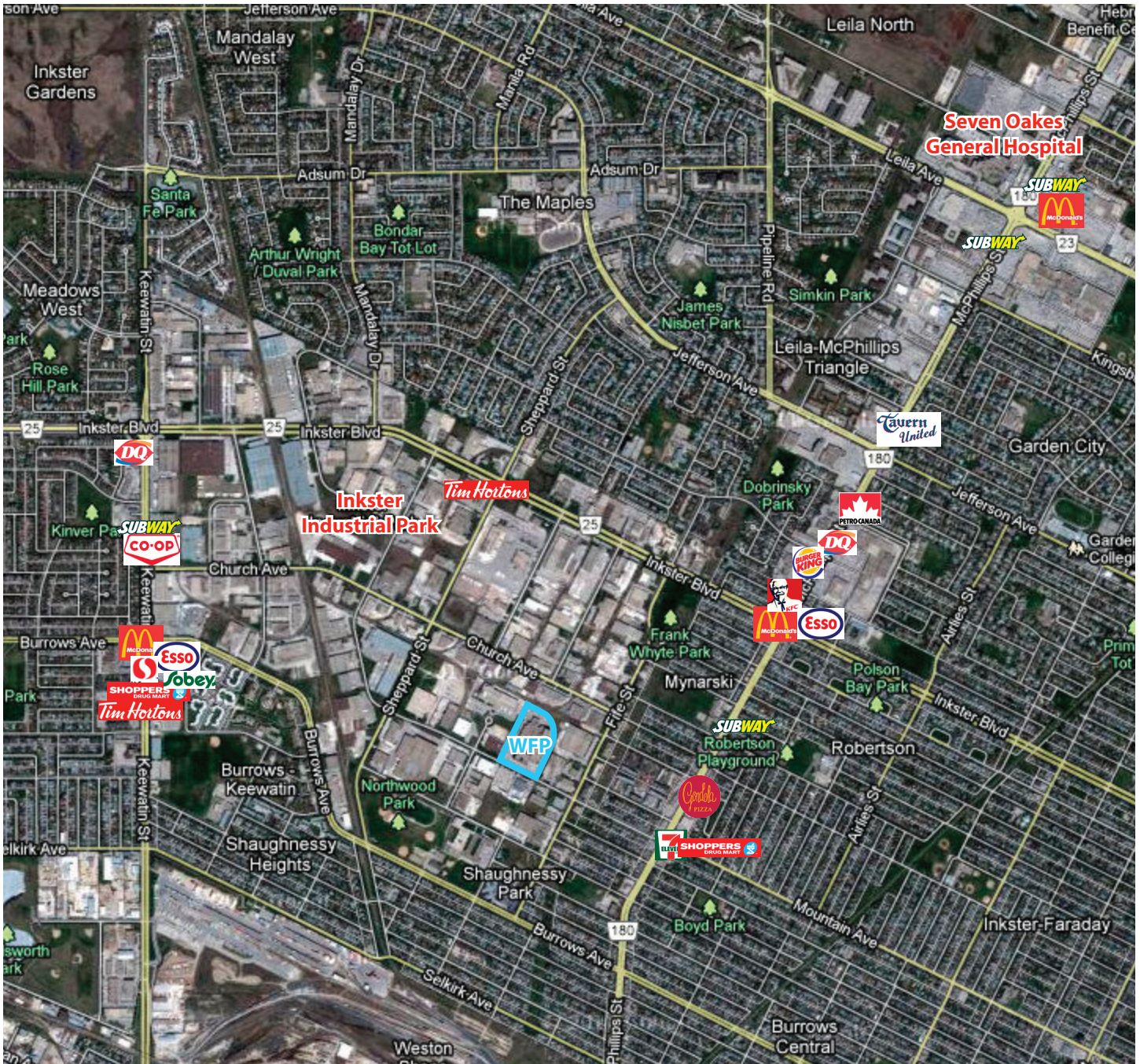
3rd Floor (E) – 16,600 SF (Current Condition)



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Area Amenities



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