

NOW LEASING



This central and historic landmark, the Union Tower Building located at **191 Lombard Avenue** offers an incredible leasing opportunity, the prominent and highly visible **main floor**. Blending tradition with modern decor and convenience, located in the historic Exchange District across from the underground Concourse, the Richardson Building, the Fairmont Hotel and adjacent to the Millennium Centre, and just a few short blocks from Blue Cross Park and Waterfront Drive.

- Historic charm
- Architectural landmark
- Completed in 1912 with Kootenay marble and terracotta exterior
- Portage and Main views
- Available immediately

ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE





191 Lombard Avenue

- In addition to the 3,187 square foot, main floor leasable area, the tenant shall have the exclusive use and access to the internally connected lower level that is developed with washrooms, staff room and storage areas.
- The Gross Rent is inclusive of:
 - Common Area Maintenance
 - Operating Costs
 - Property Management Fees
 - Heating, ventilation and air conditioning repairs, maintenance and replacement
- Leasable Area: 3,187 square feet
- Base Rental Rate : \$32.00 psf
- Base Year: 2025

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191
Lombard
Avenue

201 Portage Avenue

The Rorie Street Parkade

The Millennium Centre

The Grain
Exchange

Richardson Building

The Fairmont Hotel

Main Floor-191 Lombard Avenue, Winnipeg

Shepherd
&
LeVens
PROFESSIONAL SURVEYORS

504-115 Bannatyne Ave.
Winnipeg, MB R3B 0R3

File No. 05/145

Drawing: 05-145-1st.DWG

191 Lombard Avenue
MAIN FLOOR

MEZZANINE FLOOR
AREA = 242 SQ. FT.

AREA = 3,187 SQ. FT.

AREA = 653 SQ. FT.

LOBBY

ELEVATORS

STAIRWELL

STAIRWELL

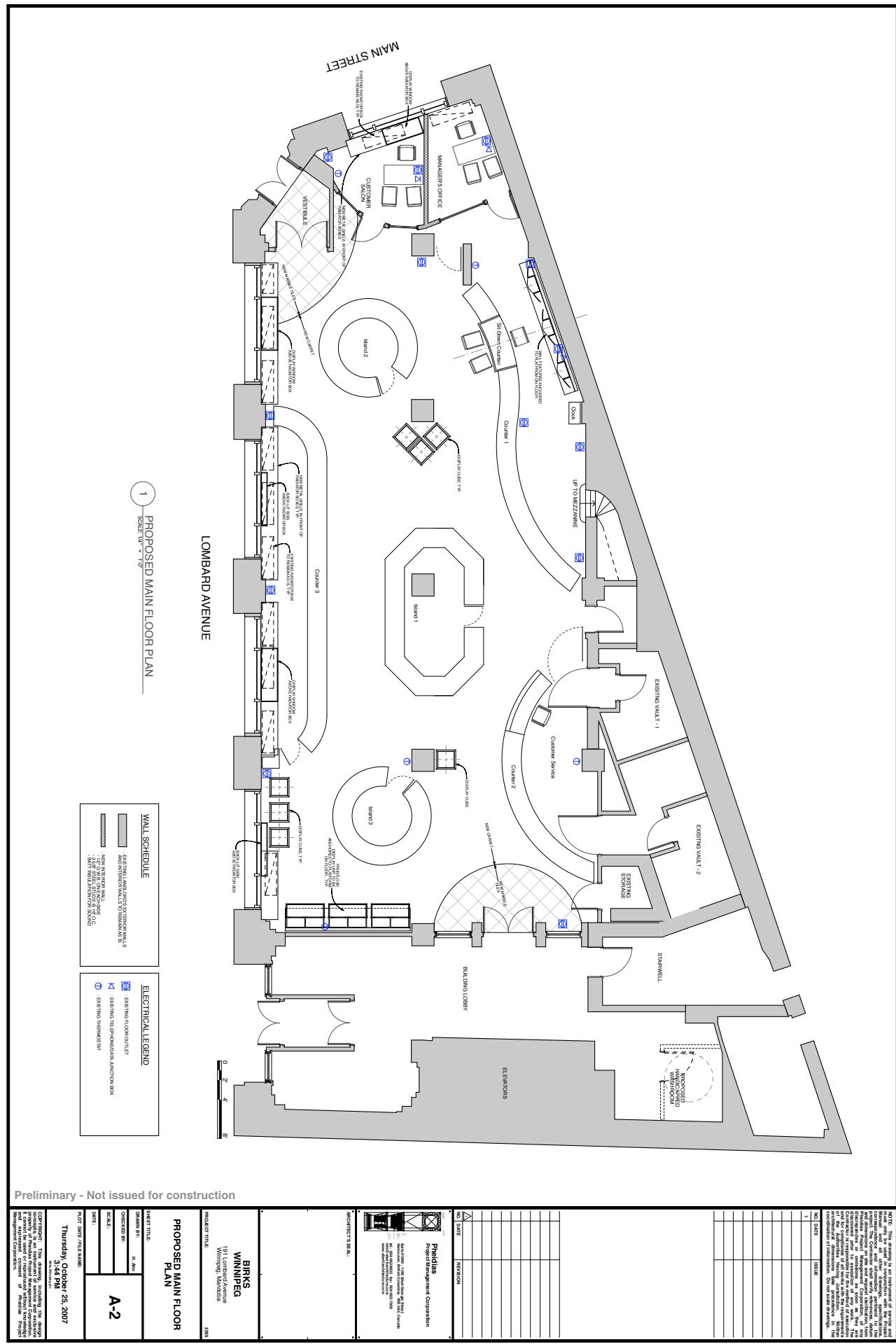


Dated this 11th day of May, 2005

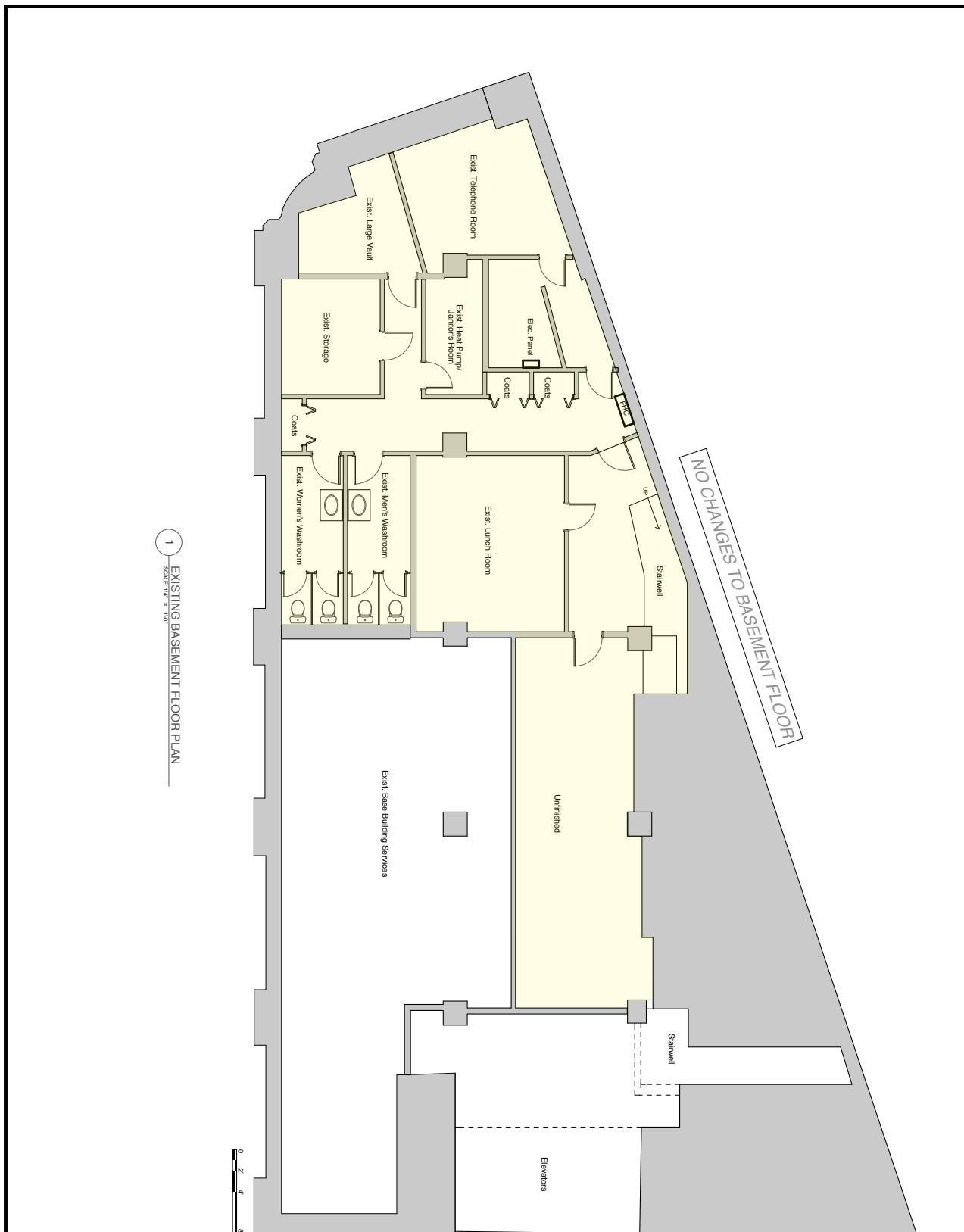
William W. Shepherd, MLS, CLS

May not be exactly as shown.

Lombard Avenue



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Preliminary - Not issued for construction



