

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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The Rorie Street Parkade

The Millennium Centre

191
Lombard
Avenue

The Grain
Exchange

Richardson Building

201 Portage Avenue

The Fairmont Hotel

Main Floor-191 Lombard Avenue, Winnipeg

Shepherd & Stevens
PROFESSIONAL SURVEYORS
504-115 Bannatyne Ave.
Winnipeg, MB R3B 0R3
File No. 05/145
Drawing: 05-145-1st.DWG

191 Lombard Avenue
MAIN FLOOR

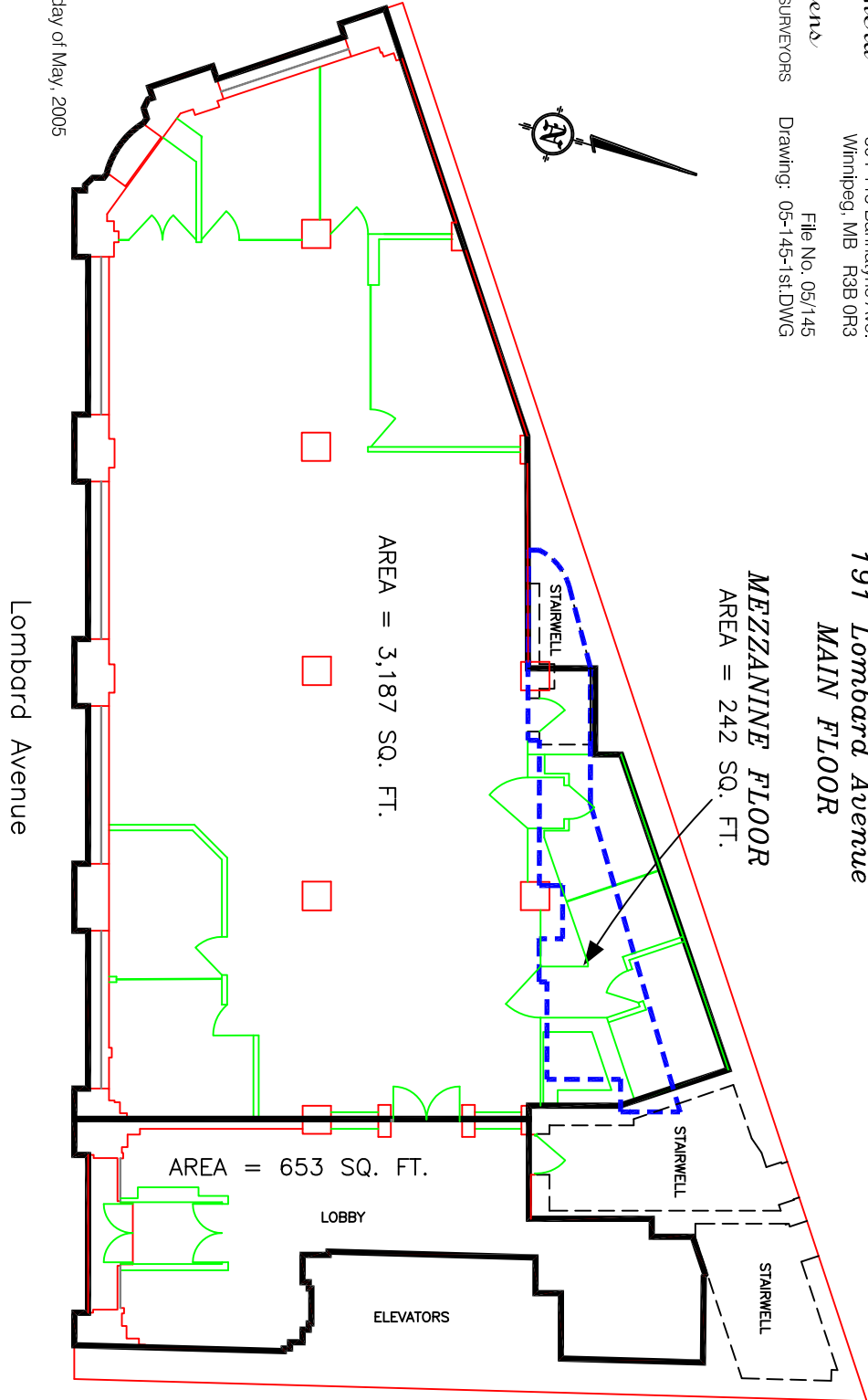
MEZZANINE FLOOR
AREA = 242 SQ. FT.

AREA = 3,187 SQ. FT.

AREA = 653 SQ. FT.

LOBBY

ELEVATORS

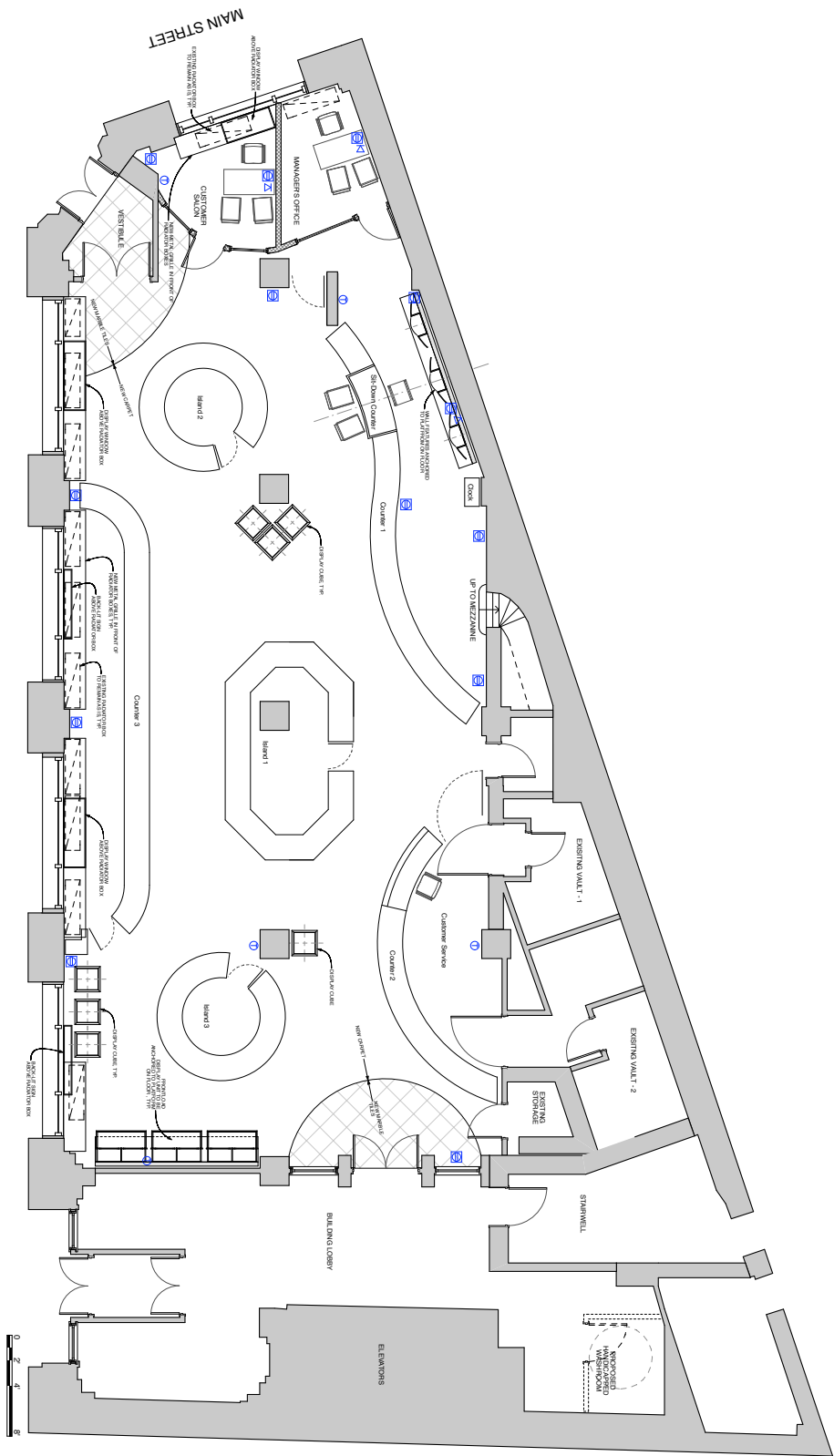


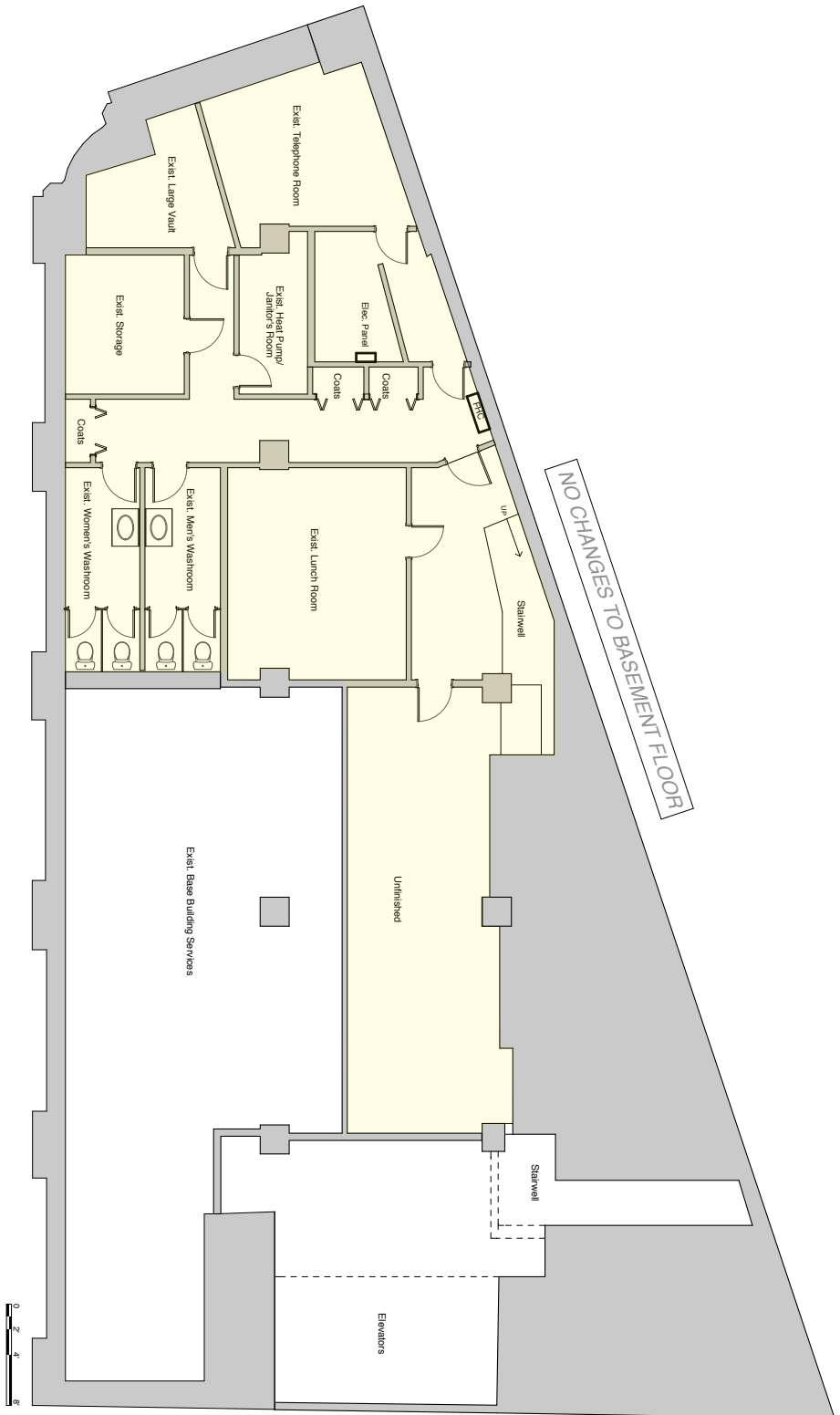
Dated this 11th day of May, 2005

William W. Shepherd, M.L.S., C.L.S.

Lombard Avenue

May not be exactly as shown.





1 EXISTING BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



NOTES: This drawing is an indication of service and materials only. It is not a contract. The contractor shall be responsible for verifying the accuracy of the information provided. The contractor shall verify the information provided by the client and the information provided by the architect. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the coordination of all trades and materials. The contractor shall be responsible for the completion of the project within the specified time frame.

1 **REVISION**

NO.	DATE	REVISION
1		

ARCHITECT'S SEAL:

BIRKS WINNIPEG
151 LEXINGTON AVENUE
WINNIPEG, MANITOBA
R2X 1B6

PROJECT TITLE:
EXISTING BASEMENT FLOOR PLAN

DATE:
Thursday, October 25, 2007
3:44 PM

PROJECT NUMBER:
2007

DESIGNER:
H. A. A. A.

CHECKED BY:
A-1

SCALE:
1/4" = 1'-0"

DATE:
Thursday, October 25, 2007
3:44 PM

May not be exactly as shown.



