

# 35 King Street

Winnipeg, Manitoba

@ Notre Dame Avenue

(between King Street and Arthur Street)

**FULL FLOOR OFFICE SPACE**

**Up to**

**19,683**  
**sf ± available**



**Full  
Real Estate  
Commission  
To Outside  
Brokers**

**Short Term  
Leases  
Will Be  
Considered**

**ASH**  
A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

January 2026

# The Opportunity

Located in the heart of Winnipeg's historic Exchange District, 35 King Street is a five (5) story office building featuring a dense layout of private offices, classrooms, meeting rooms, laboratories, and lounge areas. Its central urban location makes it a prime spot for businesses and professionals, as it is situated near Portage and Main, Red River College, and Canada Life Centre.

For convenience, the building offers an onsite surface lot, as well as nearby street parking, adjacent parking structures, and major transit stops, ensuring tenants and visitors have various easy access options.



# At A Glance



Exchange District



Floors

5

On Site Parking



Elevators X 2



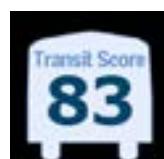
Sprinklered



Window Exposure



Transit Score



Walk Score



Bike Score



Zoning C - Character



Year Built

1930

# Proximity

To...



3 min



 **RED RIVER  
COLLEGE**

7 min



13 min

 **canada life centre**

7 min

 **PORTAGE  
PLACE**

9 min

 **BURTON CUMMINGS THEATRE** FOR THE PERFORMING ARTS

2 min

 CENTENNIAL  
**CONCERT HALL**

10 min

 **BLUE CROSS  
PARK**  
+ 

11 min

 **The Forks**

15 min

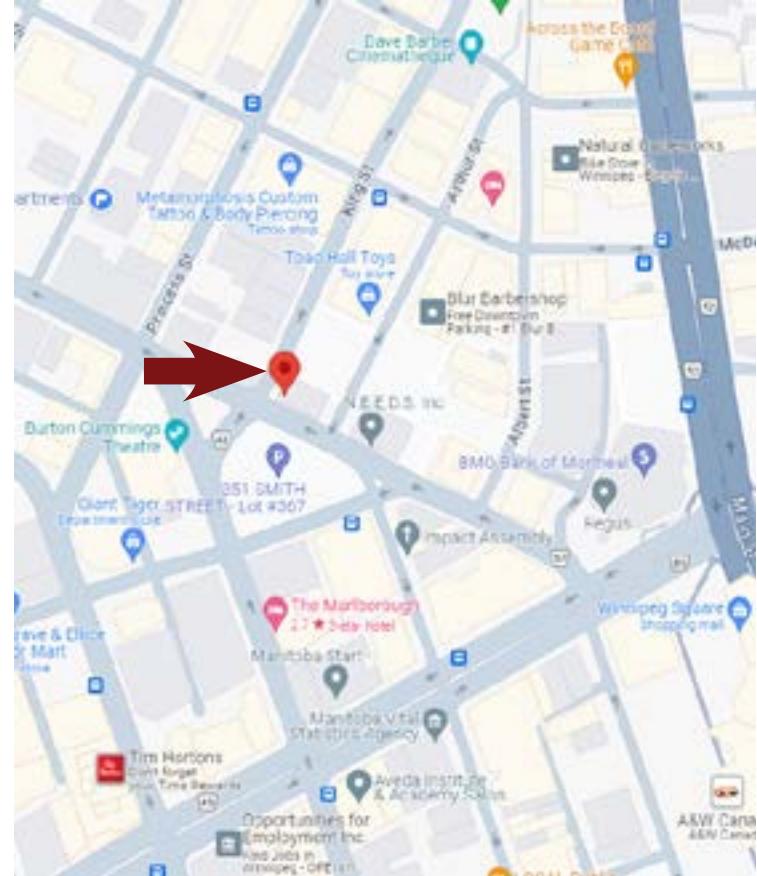
 **Fairmont  
WINNIPEG**

7 min

 **Health Sciences Centre  
Winnipeg**

19 min

# Location



# History

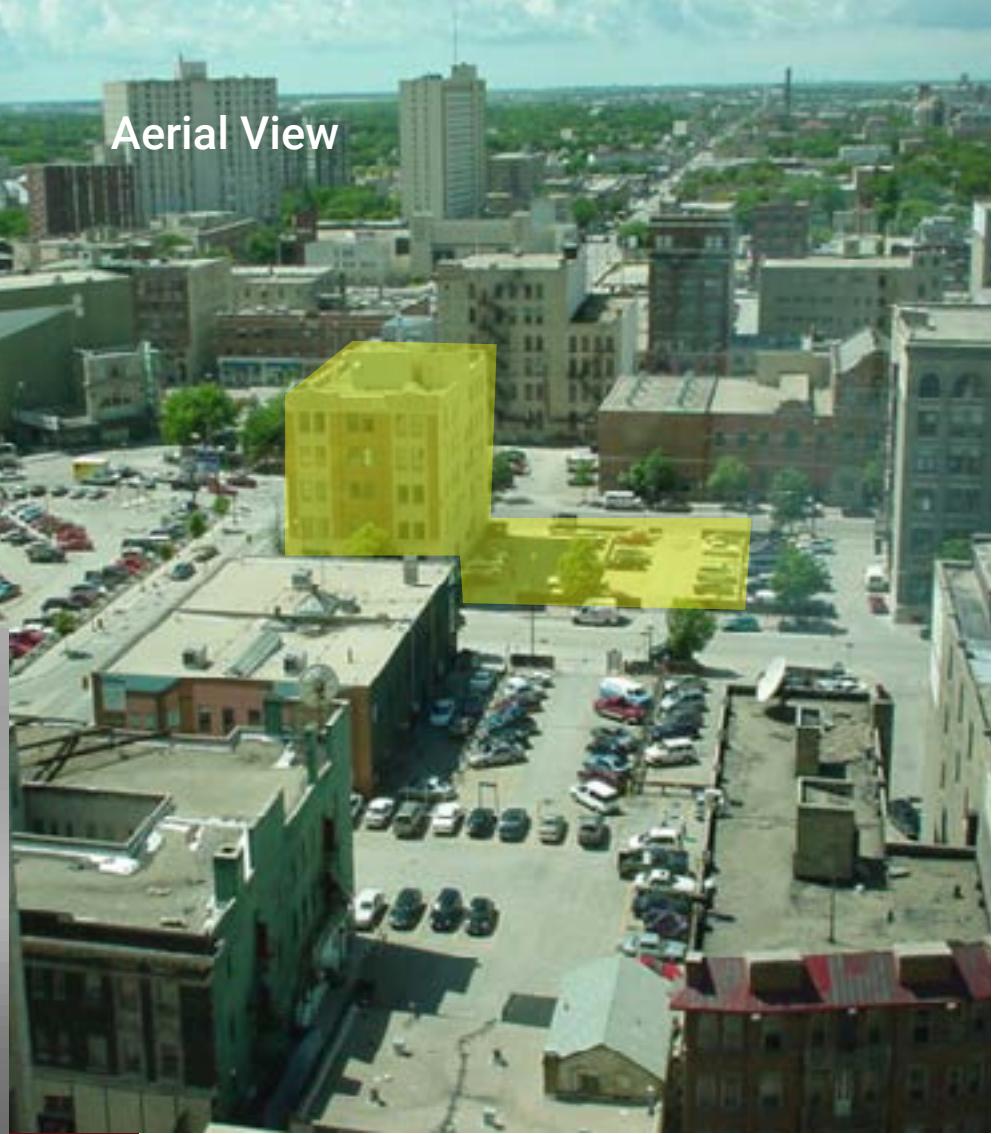


"The Canadian General Electric Company (CGE) opened its new facility at 265 Notre Dame Avenue on 1 February 1931. The Ontario-based firm, whose presence in Winnipeg dated to 1893, had formerly occupied city spaces at 345 and 350 Main Street, 272 Portage Avenue and 146 Notre Dame. The new building - five storeys tall and with a full basement - was constructed to house a ground floor show room, second floor offices and storage space. Faced on three sides with Tee Pee Mocha brick, with a Tyndall limestone base and parapet and polished blue granite lower level, 265 Notre Dame Avenue represents one of the few large-scale Manitoba buildings designed in an Art Deco idiom. Beyond a general streamlined aspect (in contrast to earlier facades featuring more detail and projecting elements) this approach is most clearly manifested in the stylized geometric ornamentation adorning the upper courses of Tyndall stone and on low-relief ornamental bronze and window surrounds. These details were manufactured by Architectural Bronze and Iron Work Company (a subsidiary of CGE) with modeling done by a Mr. Metge of Winnipeg. A similar aesthetic—described in period press accounts as "art modern" - originally characterized the first floor space, though this area has been since vastly altered. Initially the public-facing retail spaces made use of Terrazzo floors of "Verde antique black Beige marble chips" with a black and white ceramic and mosaic tile base and border. 100 feet tall by 60 feet by 100 feet, the building reached its height with the aid of reinforced concrete beam-joist supports, built to hold heavy equipment; it was from the beginning equipped with a sprinkler system, house telephones, steel spiral chute, and freight elevator and constructed to be entirely fireproof. Erected at a cost of \$225,000. 265 Notre Dame was built by contractors Carter-Halls-Aldinger Company Limited; its architects, Northwood & Chivers were a well-established local firm known for a pioneering Manitoba embrace of modern Art Deco aesthetics. While the economic downturn of the 1930s had impeded the construction of other nearby and notable projects (such as the proposed Richardson Tower at Portage and Main of 1929) CGE possessed an advantage on possessing a business model focused on new technologies, tariff-protected and largely isolated from the troubled agriculture sector. In 1954 Canadian General Electric relocated to a space in St. James and the building came to host the Winnipeg and Central Gas Company."

Source:

2013–2019 Winnipeg Architecture Foundation, Inc.

## Aerial View



# Square Footage & Rent

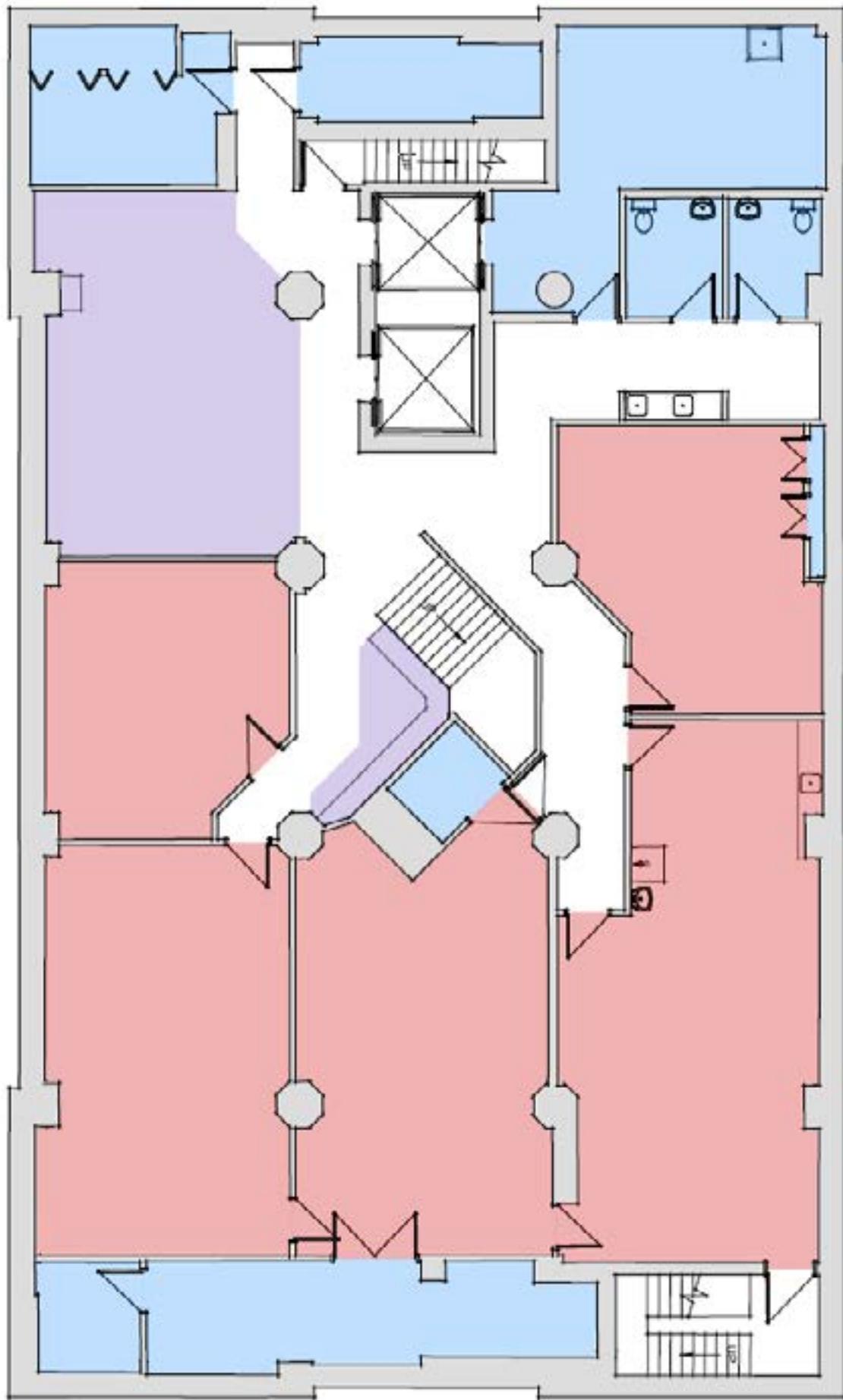
**Gross Rent: \$21.95 per rentable square foot per annum.**

**Base Year: 2025 for Property Taxes and Operating Costs.**

- Gross Rent is inclusive of Property Taxes, Operating Costs, all utilities and nightly janitorial, Monday to Friday.
- The square footage areas were calculated by Shepherd & Stevens Professional Surveyors in August, 2014 in accordance with BOMA standard of measurement and the attached drawings were prepared by PICO Architecture in February 2019.
- Layout may not be exactly as shown.
- 2nd and 3rd floors available immediately.
- 1st and lower level floors available April 1, 2026 or sooner.

Up to 19,683 sf ± available

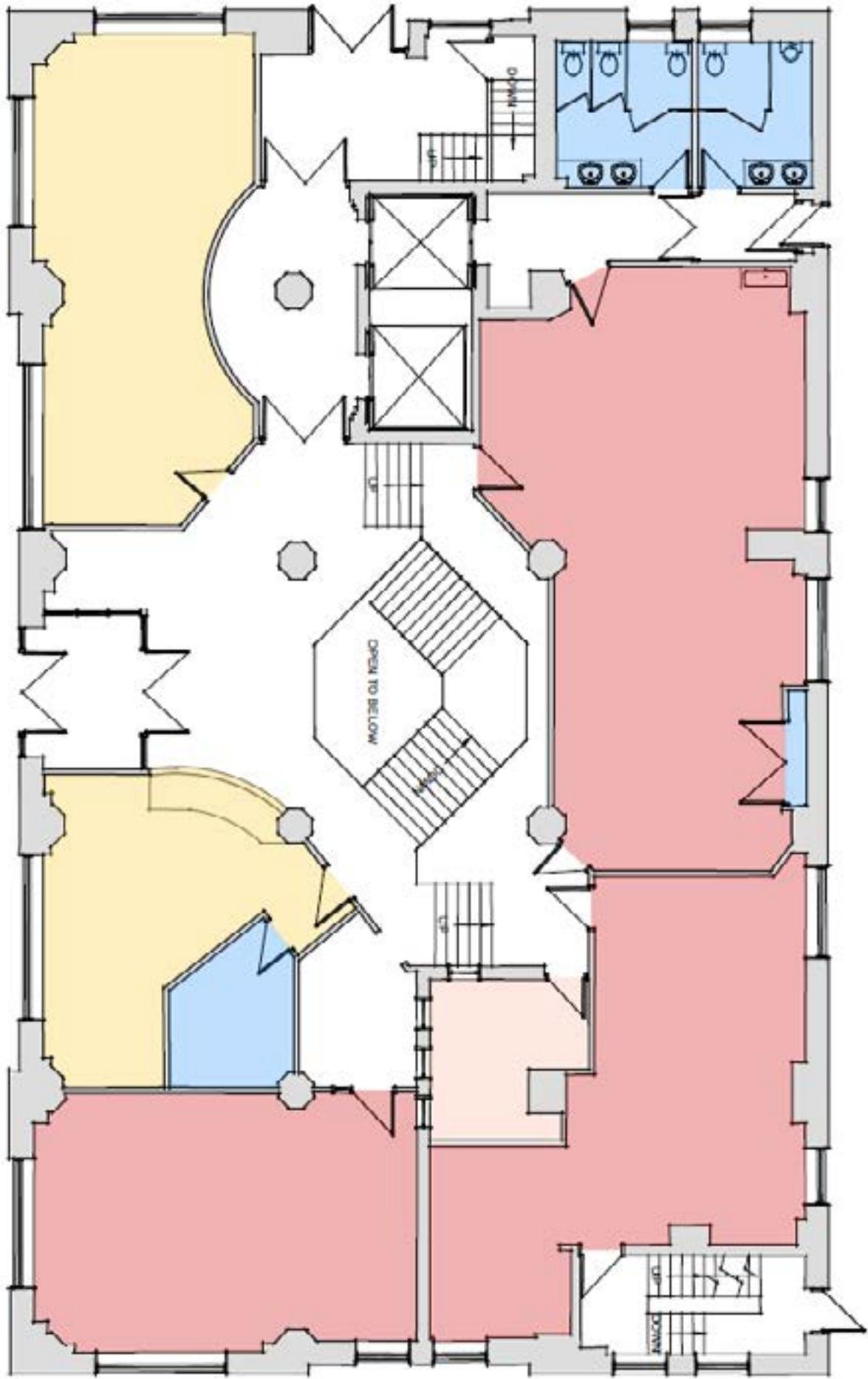


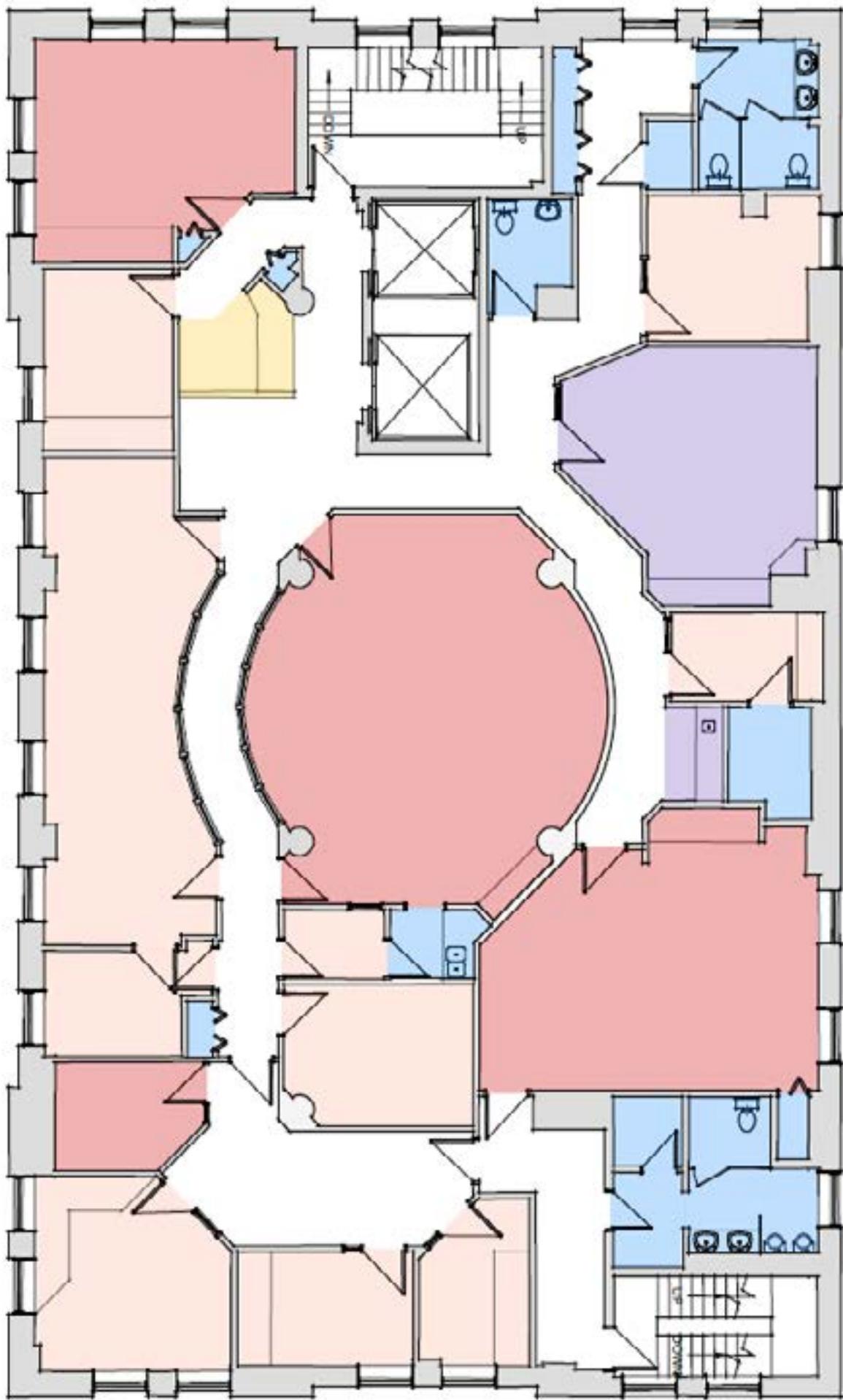


**MAIN FLOOR**

CLASROOM / LAB / STUDY  
OFFICE / BOARDROOM  
SERVICE / STORAGE

KITCHEN / LOUNGE  
CLERICAL OFFICE  
RECEPTION / OTHER

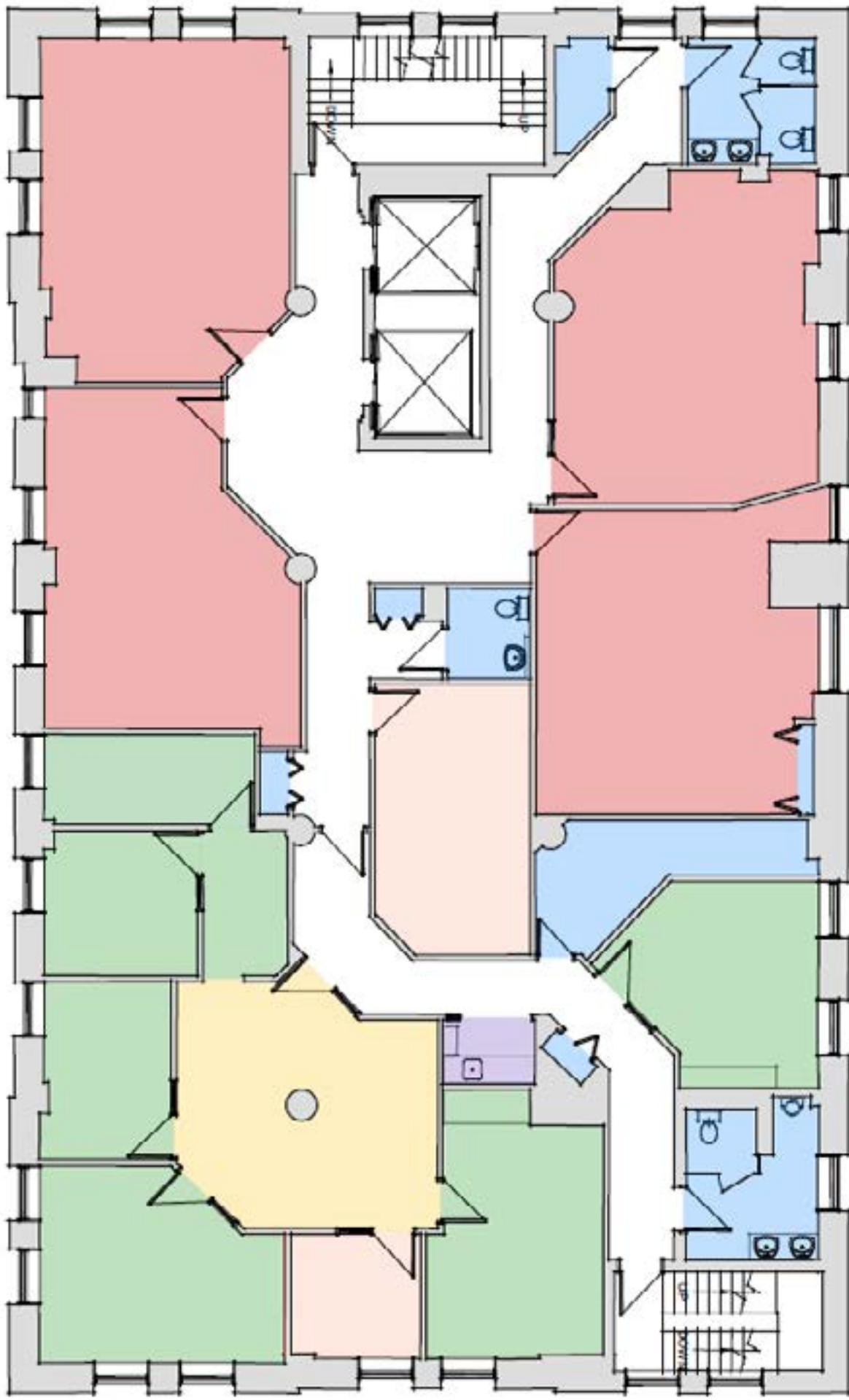




**.3rd FLOOR**

CLASSROOM / LAB / STUDY  
OFFICE / BOARDROOM

RECEPTION / OTHER  
CLINICAL OFFICE  
KITCHEN / LOUNGE  
SERVICE / STORAGE



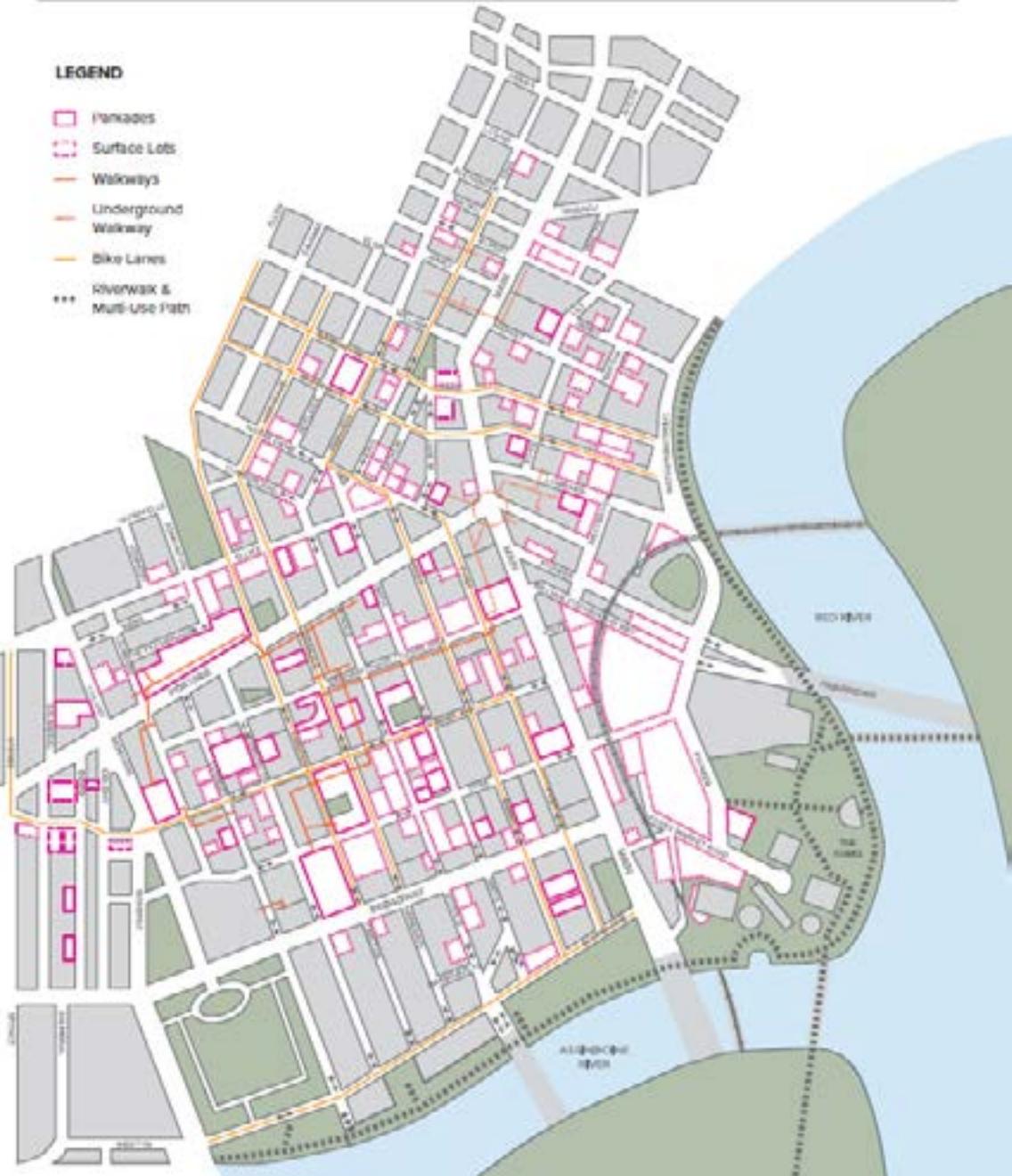
# Downtown Parking

Downtown Winnipeg Parking Map



LEGEND

- Pavades
- Surface Lots
- Walkways
- Underground Walkway
- Bike Lanes
- \*\*\* Riverwalk & Multi-Use Path



# Transportation



## "PARKING

The Exchange District has tons of on-street and off-street parking, as well as heated parkades. There are plenty of payment options, whether it's by coin, credit card or phone.

## BIKE THE EXCHANGE

The Exchange District is one of Winnipeg's top "bike-to" destinations. With ample bike parking, dozens of Bike Friendly Businesses, and pleasant, safe routes for a casual ride in, why not enjoy the fresh air and enjoy all that the area has to offer from a fresh perspective?

McDermot and Bannatyne have seen excellent upgrades for active transportation, making the Exchange District even more bike friendly. These new routes boast features that make your ride safe and comfortable, allowing for low-stress cycling into the Exchange District from most parts of the city all year round.

## WINNIPEG TRANSIT

The Exchange District is one of the more connected service areas in the city. Many major bus routes filter into the Exchange District, including the 11, 12, 15, 16, 18, 21, 24 and 22.

## DOWNTOWN SPIRIT

The Downtown Spirit bus offers a free and easy travel option in downtown Winnipeg and the Exchange District. For route, schedule and fare information visit [winnipegtransit.com](http://winnipegtransit.com)"

Source: The Exchange District Biz

## Photos





