

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: 2026

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191
Lombard
Avenue

The Rorie Street Parkade

The Millennium Centre

The Grain
Exchange

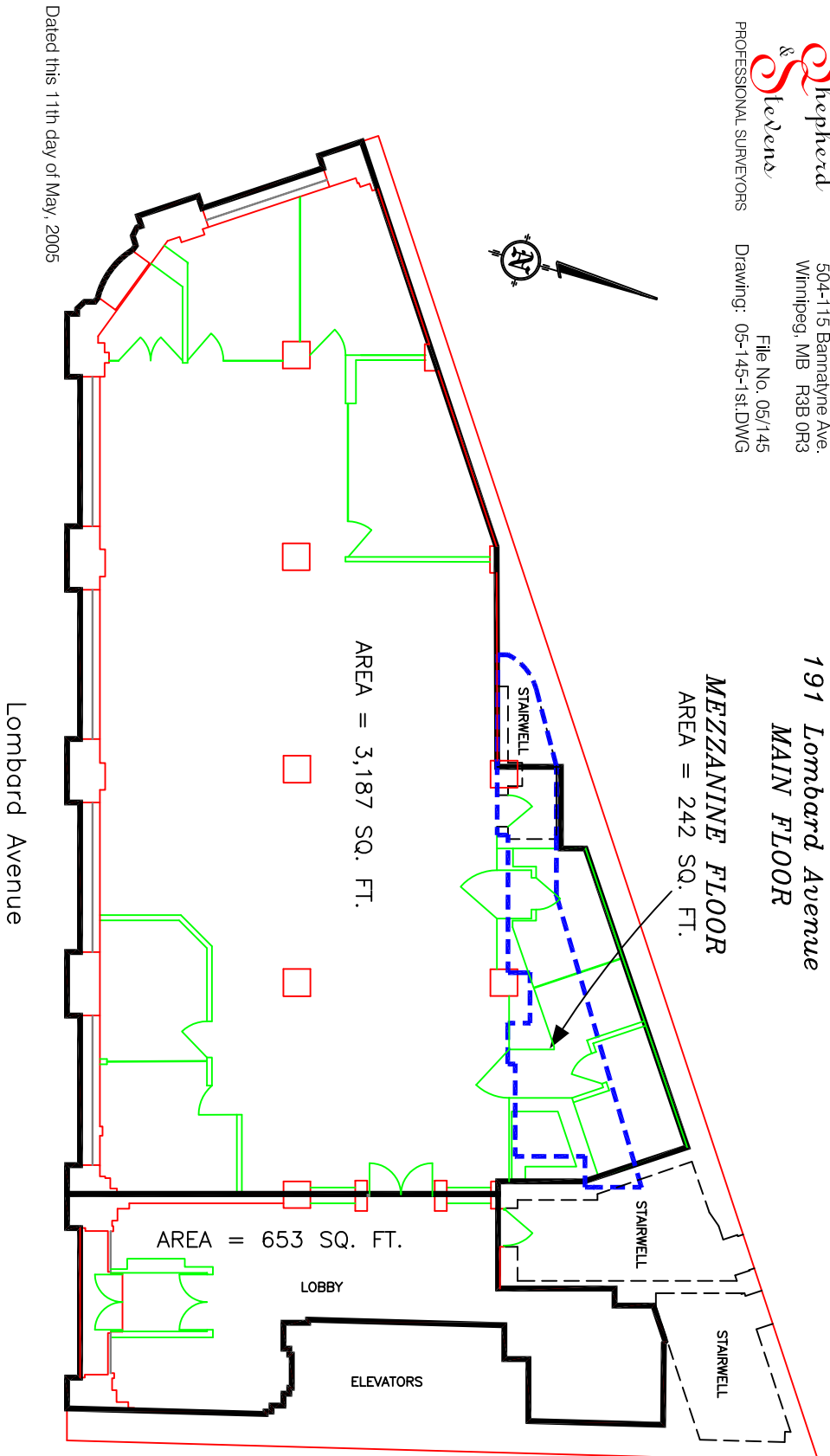
Richardson Building

The Fairmont Hotel

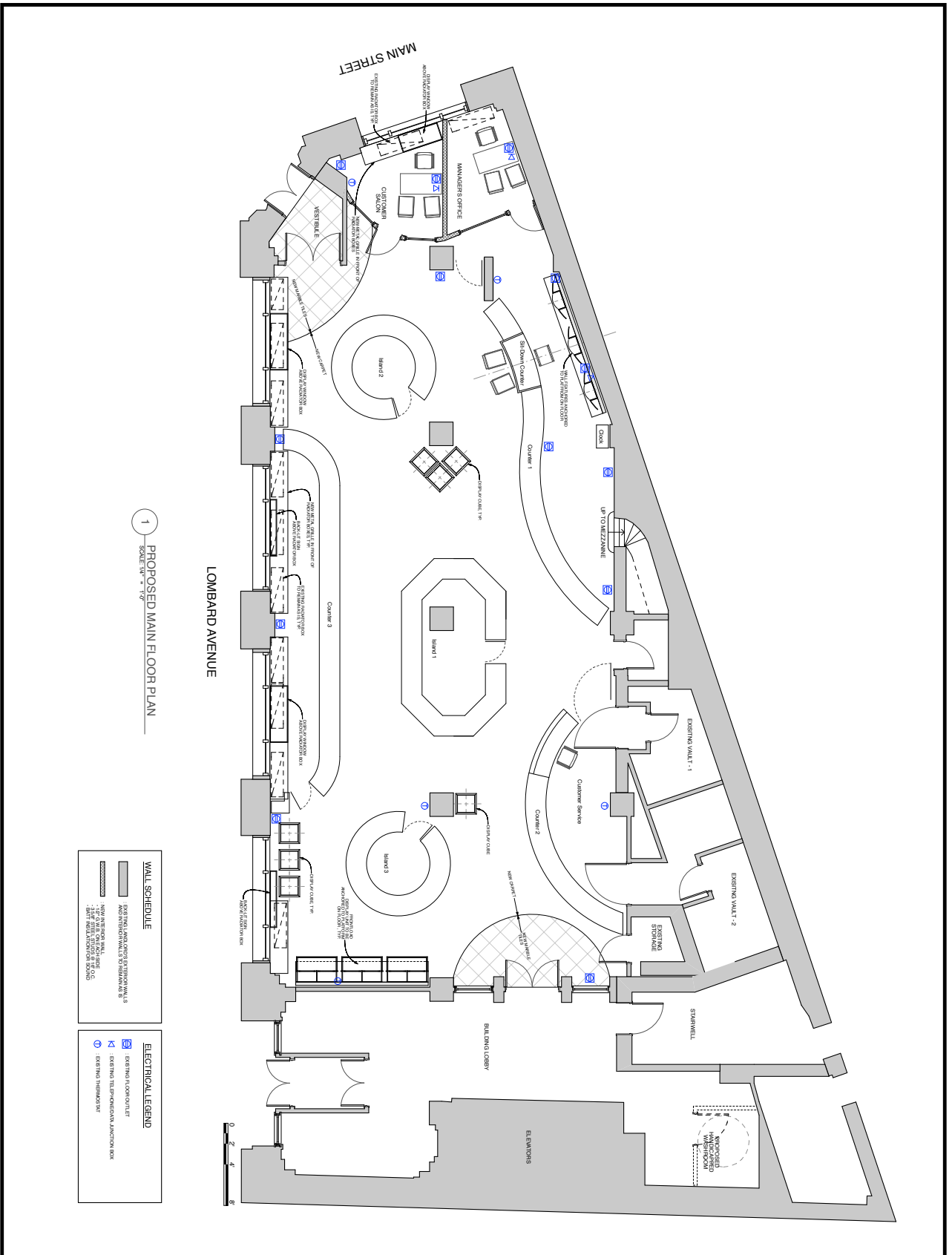
201 Portage Avenue

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



May not be exactly as shown.



1 PROPOSED MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL SCHEDULE

[Symbol]	EXISTING WALL
[Symbol]	NEW WALL
[Symbol]	GLASS WALL
[Symbol]	GLASS WALL WITH INTERIOR GLASS
[Symbol]	GLASS WALL WITH INTERIOR GLASS AND INTERIOR FINISH

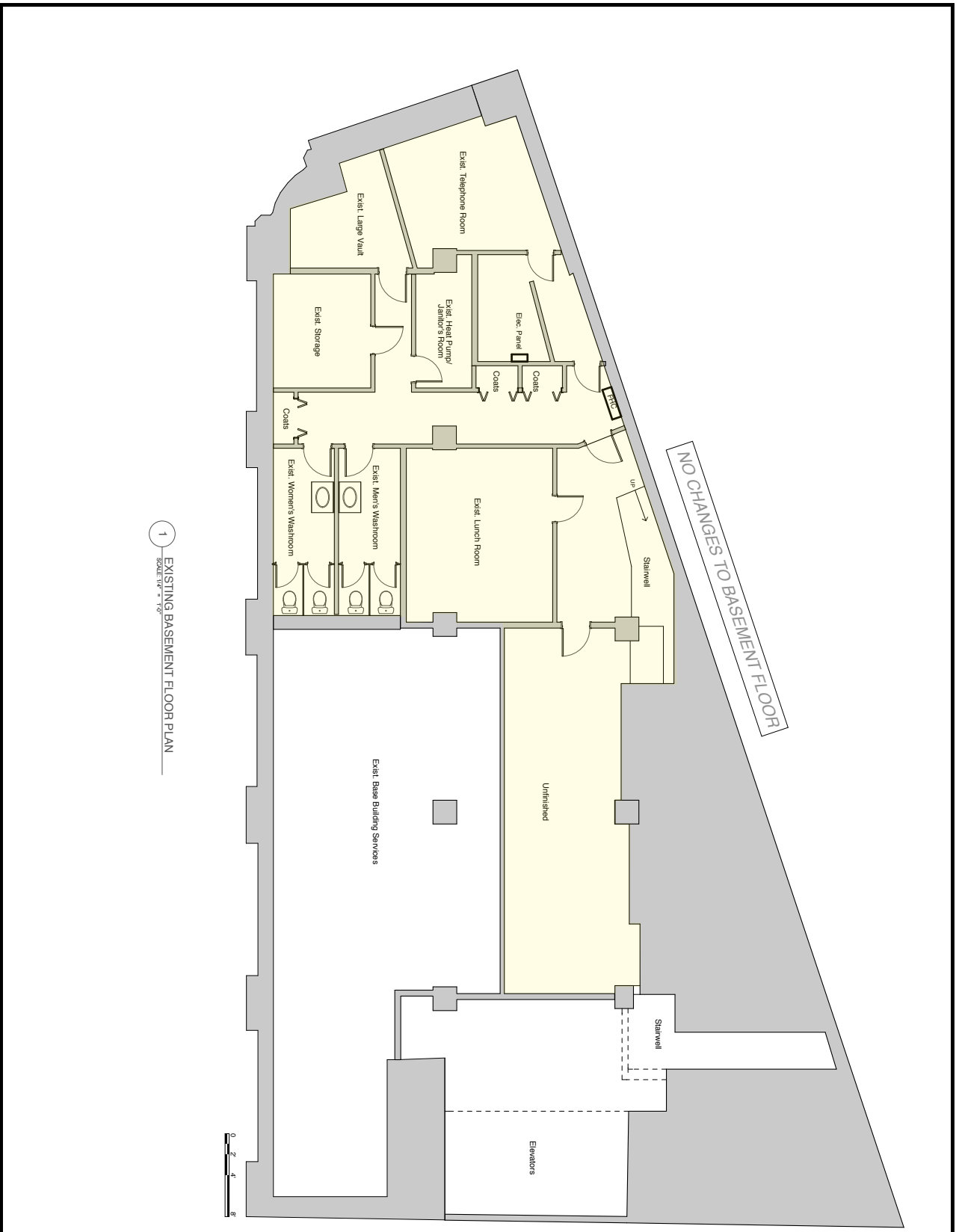
ELECTRICAL LEGEND

[Symbol]	EXISTING FLOOR OUTLET
[Symbol]	EXISTING TELEPHONE/JUNCTION BOX
[Symbol]	EXISTING THUNDERBOLT

Preliminary - Not issued for construction

<p>BIRKS WINNIPEG 191 Lombard Avenue Winnipeg, Manitoba 228</p>	<p>PHENILAS Project Management Corporation 1000 University Avenue, Suite 1000 Winnipeg, Manitoba R2S 0K6 Tel: (204) 786-1111 Fax: (204) 786-1112 www.phenilas.com</p>
<p>PROPOSED MAIN FLOOR PLAN</p> <p>DATE: 10/25/07 SCALE: A-2 SHEET: A-2</p>	<p>PROJECT TITLE: PROPOSED MAIN FLOOR PLAN</p> <p>DATE: 10/25/07</p>

May not be exactly as shown.



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

Preliminary - Not issued for construction

NOTE: This drawing is an illustration of service and materials only. It is not intended to be used for construction. The contractor shall be responsible for providing the contractor and verifying the accuracy of the information shown on this drawing. The contractor shall be responsible for providing the contractor and verifying the accuracy of the information shown on this drawing. The contractor shall be responsible for providing the contractor and verifying the accuracy of the information shown on this drawing.

NO.	DATE	REVISION
1		

Architect's Seal:
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 Project Management Corporation
 1180 St. James Street, Suite 100
 Winnipeg, Manitoba R2X 1K9
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Client:
BIRKS WINNIPEG
 191 LORTIE AVENUE
 WINNIPEG, MANITOBA
 R2X 2K9

Project Title:
EXISTING BASEMENT FLOOR PLAN

Sheet Title:
A-1

Drawn by: H. Kim
Checked by:
Scale:
Date:
Plot Date/Time:
 Thursday, October 25, 2007 3:44 PM

Comments: This drawing is preliminary. The design is subject to change without notice. The contractor shall be responsible for providing the contractor and verifying the accuracy of the information shown on this drawing. The contractor shall be responsible for providing the contractor and verifying the accuracy of the information shown on this drawing.

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