

NEWLY RENOVATED, FULLY FURNISHED
TURN-KEY OFFICE FOR SUBLICENSE

1 LOMBARD PLACE - SUITE 1535



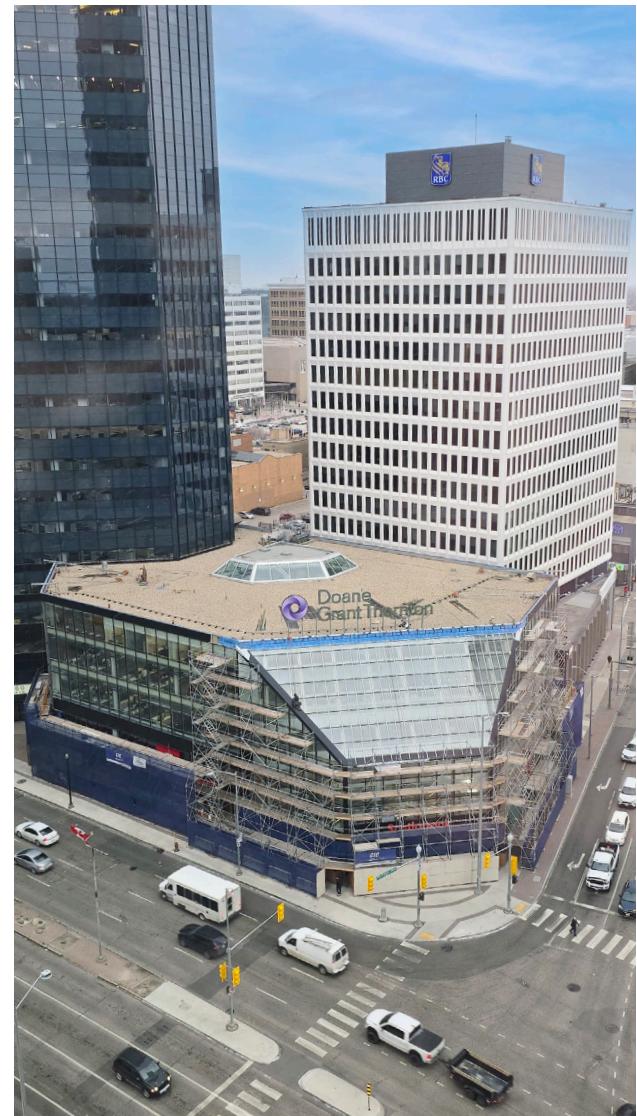


PROPERTY HIGHLIGHTS

(+/-) 2,852 SF AVAILABLE

- Fully furnished and move-in ready
- Corner suite with natural light and views on two sides, including iconic Portage & Main
- Interior improvements completed in 2022
- All furniture included: sit-stand desks, new appliances, large screen TV, boardroom table and more
- Welcoming reception and waiting area leading into a bright, modern workspace
- One private office plus three breakout/phone rooms for focused work
- Large boardroom accommodating approximately ten people
- Open work area with cubicle space for ten employees
- Full kitchen and dedicated lunch room for team use
- Headlease expires September 30, 2028

LEASE RATE: CONTACT AGENTS
ADDITIONAL RENT: \$22.96 (2025)



AERIAL MAP

100
WALK SCORE

77
TRANSIT SCORE

89
BIKE SCORE



POPULATION

15,607
Within 1 KM

109,515
Within 3 KM

230,437
Within 5 KM



HOUSEHOLD INCOME

\$47,284
Within 1 KM

\$58,674
Within 3 KM

\$68,052
Within 5 KM



TOTAL HOUSEHOLDS

9,613
Within 1 KM

53,356
Within 3 KM

103,047
Within 5 KM



AVG. AGE

39
Within 1 KM

40
Within 3 KM

40
Within 5 KM



BUILDING AMENITIES

LOCATED AT HISTORIC PORTAGE & MAIN



CONCIERGE

Richardson Centre Concourse office (business hours) for parking, event coordination, amenity requests.



SECURITY

A mix of 24/7 and weekday security services with card access after hours, including safe walk escorts to parkades.



CAR WASH

Available on-site with easy booking online. Packages from exterior wash to full detailing.



PUBLIC TRANSIT

Winnipeg Transit stops on Portage Ave East and Main St, steps from Richardson Building.



PARKING

Open air and enclosed parking available monthly or casual.



EXCLUSIVE TENANT LOUNGE

Offering refreshments, meeting and event areas, arcade and board games, TV's and a golf simulator.



RETAIL/DINING

Multiple dining and retail options found in the concourse including Hy's Steakhouse, CIBC, Print Shop, Dental Designs and more.



BIKE STORAGE

Secure indoor facilities for active transportation equipment.



SKYWALK

Direct connection via skywalk and concourse to the Exchange District and downtown.



CONFERENCE CENTER

Multiple configurations available from 10 to 120 people.

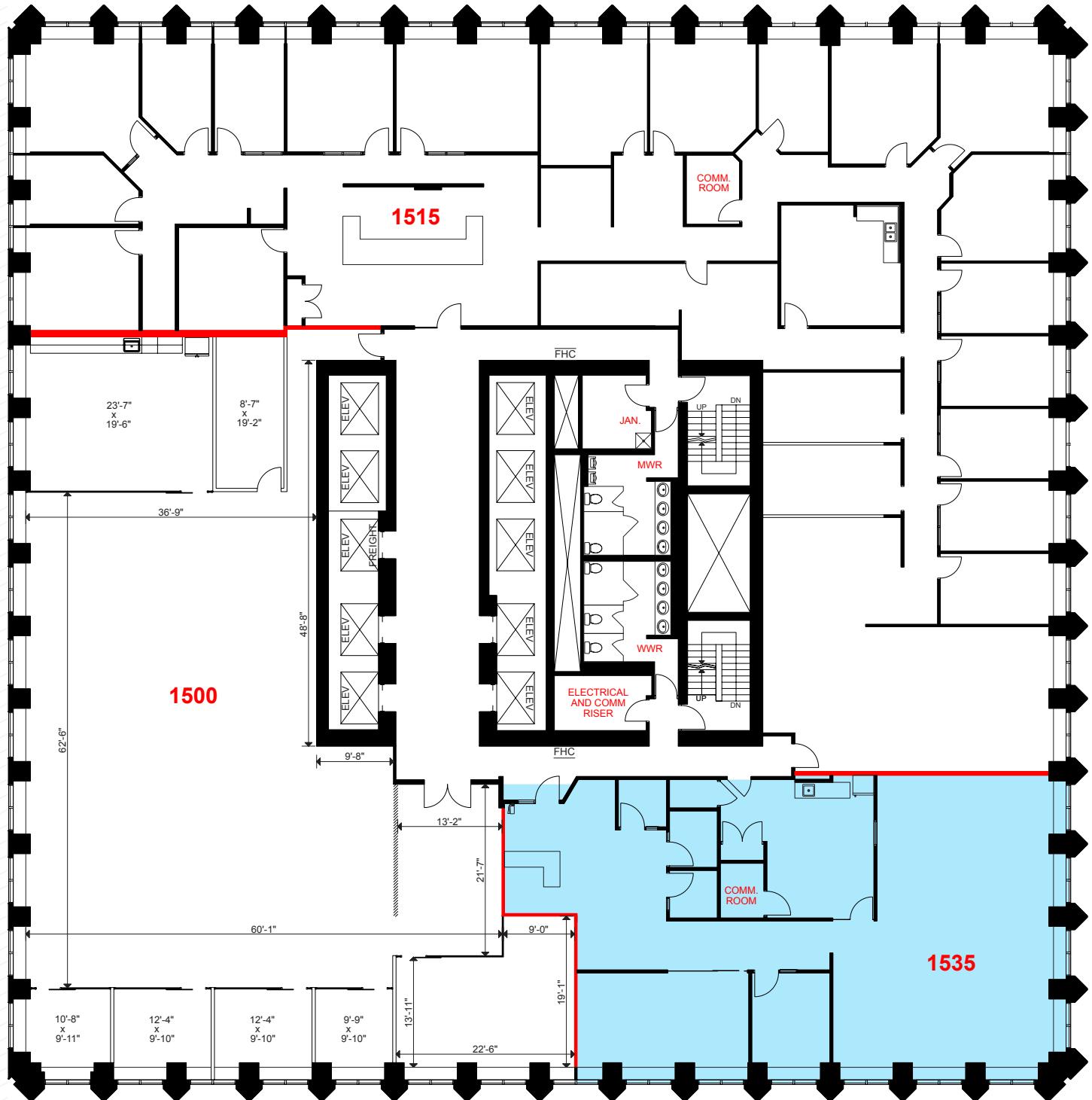
UNRESERVED ABOVE GROUND	RESERVED UNDER GROUND	SURFACE
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\$225/month

\$325/month

\$195/month

FLOOR PLAN



PROPERTY IMAGES



PROPERTY IMAGES





CONTACT



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