

# NORTH ATLAS

COMMERCIAL REAL ESTATE

## For Lease

SMITH + YORK  
WINNIPEG, MB

Artist's Rendering

Retail / Office: **1,464 - 3,433** square feet  
Kitchen / Commissary: **3,553** square feet  
Restaurant: +/- **6,588 - 8,088** square feet  
(plus +/- 1,000 sq. ft. covered patio)

### North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue  
Winnipeg, MB, R3B 0X1  
[www.NorthAtlas.ca](http://www.NorthAtlas.ca)

### Jonah Levine

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## PROPERTY HIGHLIGHTS

At the crossroads of Smith Street & York Avenue in downtown Winnipeg, this mixed-use building is home to 185 well appointed rental suites with a 5-story attached parkade. The main floor offers over 15,000 square feet of commercial space including:



A fully fixtured full-scale formal restaurant with modern finishings



A separate 3,500+ sf commissary with excellent loading, perfect for ghost kitchen operators or centrally located food production



Up to 3 separate retail units along Smith Street, a revitalizing corridor perfectly positioned to take advantage of the next wave of retail growth in downtown Winnipeg



The commercial spaces at Smith + York conveniently cater to downtown residents, office workers and visitors alike. Steps away from well over 1,000 residential apartments, the RBC Convention Centre, Millenium Library Park, the new headquarters of the Winnipeg Police Service, a myriad of restaurants, and plenty of nearby parking, Smith + York is an ideal location for your business.

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## STEPS AWAY

Smith + York offers your business the ingredients for success in downtown Winnipeg. Ample parking for staff and customers alike as well as amenities, exposure and important institutions nearby.



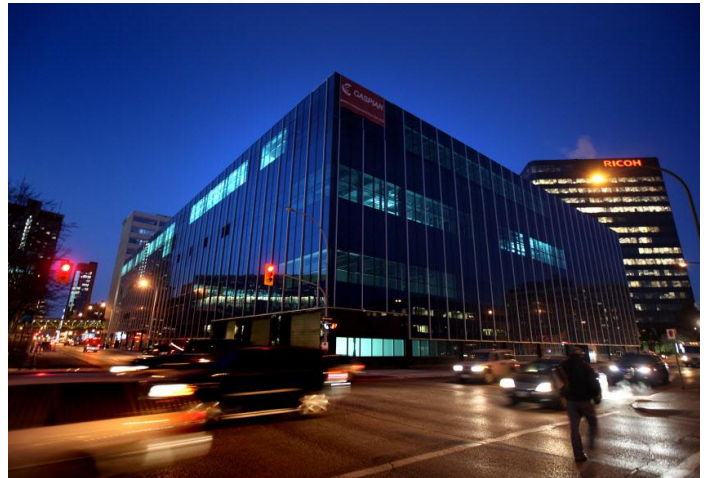
**La Roca Mexican Lounge**



**Millennium Library Park**



**Smith Street Lofts**



**Police Headquarters**

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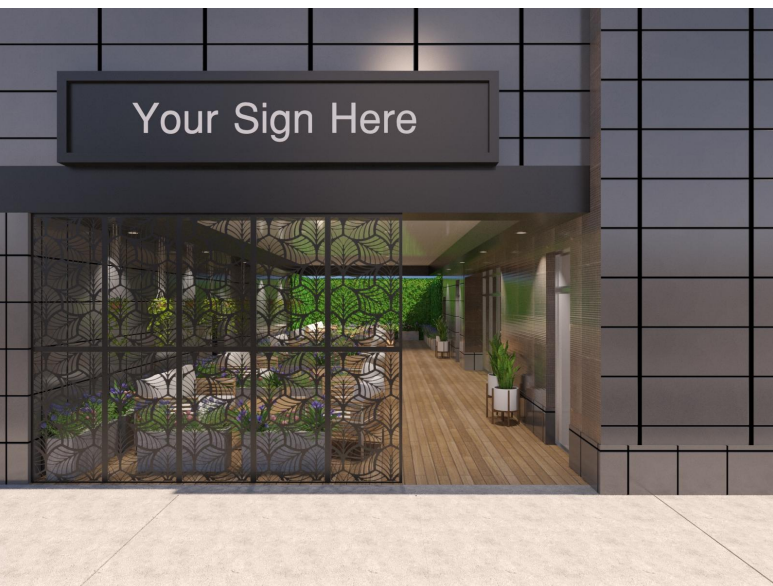
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## COVERED PATIO OPPORTUNITY

Greet your guests with a one-of-a-kind covered patio space available for an unparalleled hospitality offering. *Artist renderings are conceptual.*



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## FULLY FIXTURED RESTAURANT

Located off of York Street and adjacent to a large parkade, this full-scale formal dining environment is fully fixtured and ready for your unique concept.



**Large Scale Bar**



**Contemporary Entryway**



**Formal Dining Atmosphere**



**Multiple Distinct Spaces**

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## FINISHED OFFICE

Smith Street space (Unit 2) offers almost 1,500 square feet of fully built out office with the opportunity for convenient and secure street-access as well as interior connection. A mixture of open and private office spaces are ideal for a wide array of office users.



**Move-in Ready**



**Private and Open Office Space**



**Staff Kitchen**



**Privacy Glazing from Street**

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## MAIN FLOOR FOR LEASE | SMITH + YORK



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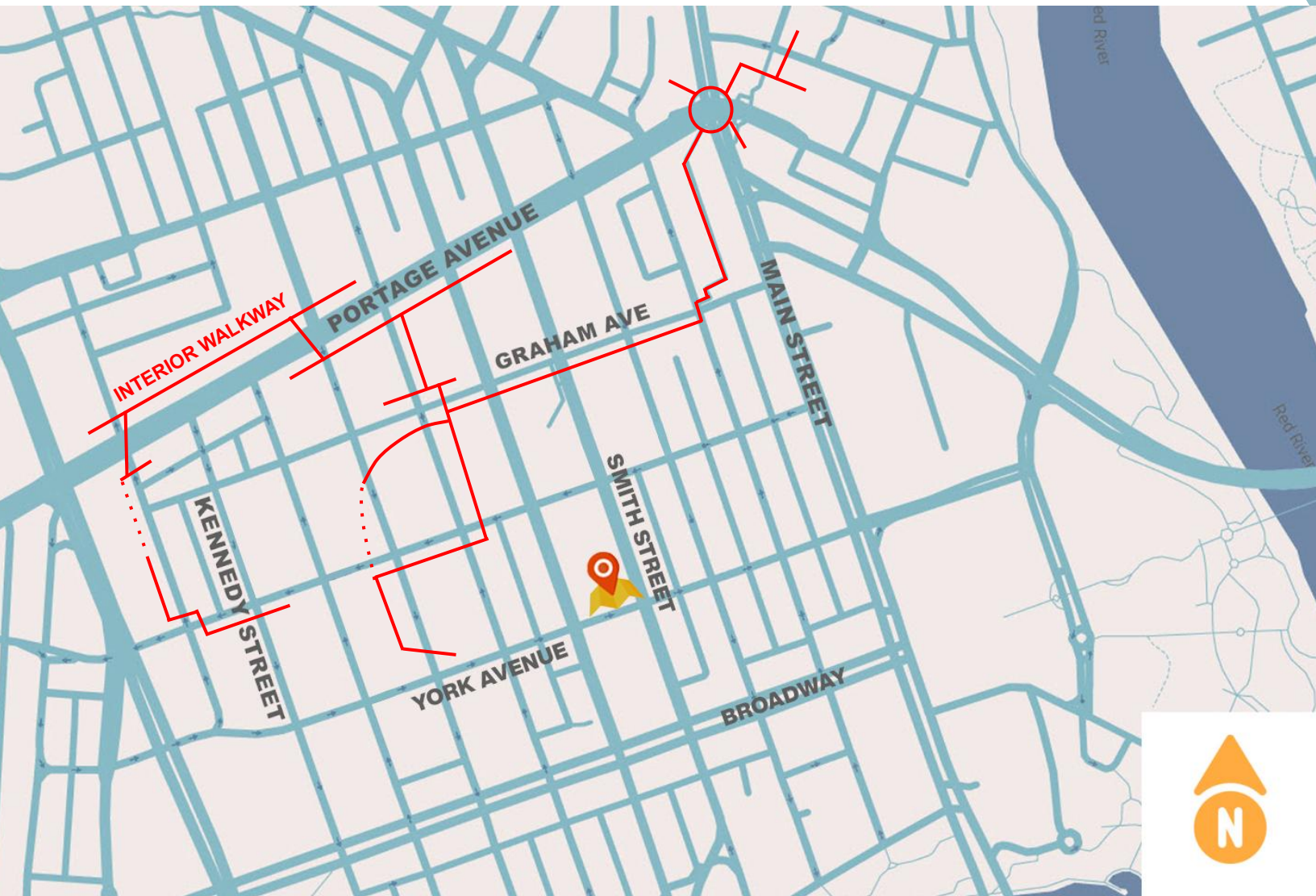
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## SMITH + YORK

160 SMITH STREET & 295 YORK AVENUE  
WINNIPEG, MB

**FOR A VIEWING, CALL TODAY!**



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