CUSHMAN & WAKEFIELD Winnipeg | Stevenson

FOR LEASE

# Sterling Lyon Business Park

## 900 Lorimer Boulevard, Winnipeg, MB

**HEATED UNDERGROUND PARKING AVAILABLE**

## Brand New Suburban Office Space For Lease

### Property Highlights

- Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley
- Site has a variety of amenities in the neighborhood
- Rare opportunity in a brand new office building in Southwest Winnipeg
- Ample parking; both surface and heated underground parking available
- Tenant improvement allowance available for qualified tenants

**Main Floor - (+/-) 5,414 sf**
**Second Floor - (+/-) 3,214 sf**
**Third Floor - FULLY LEASED**

**Lease Rate: $25.00 psf Net**
**CAM & Tax: $10.00 psf (2024 est.)**

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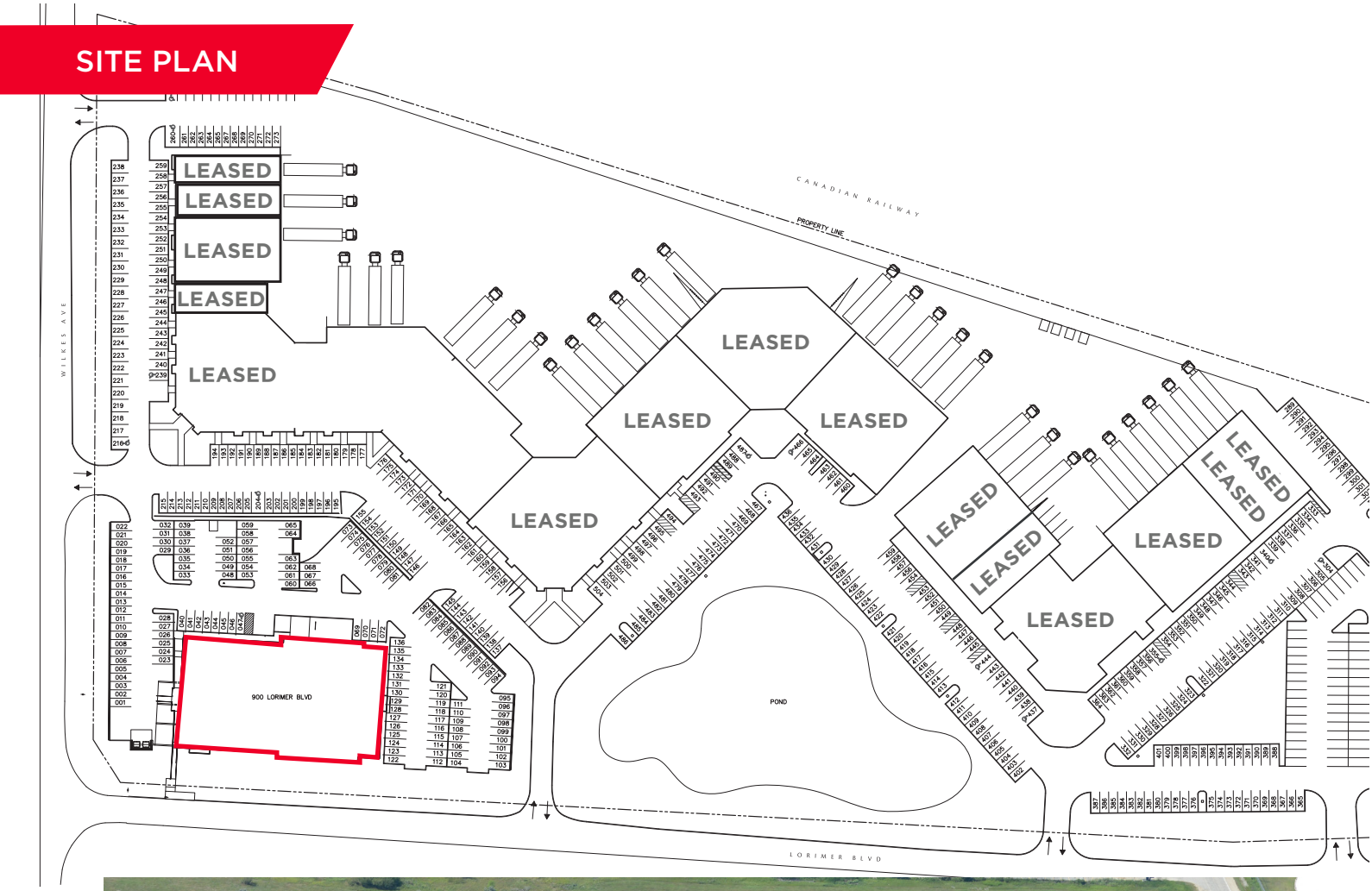
## SITE PLAN



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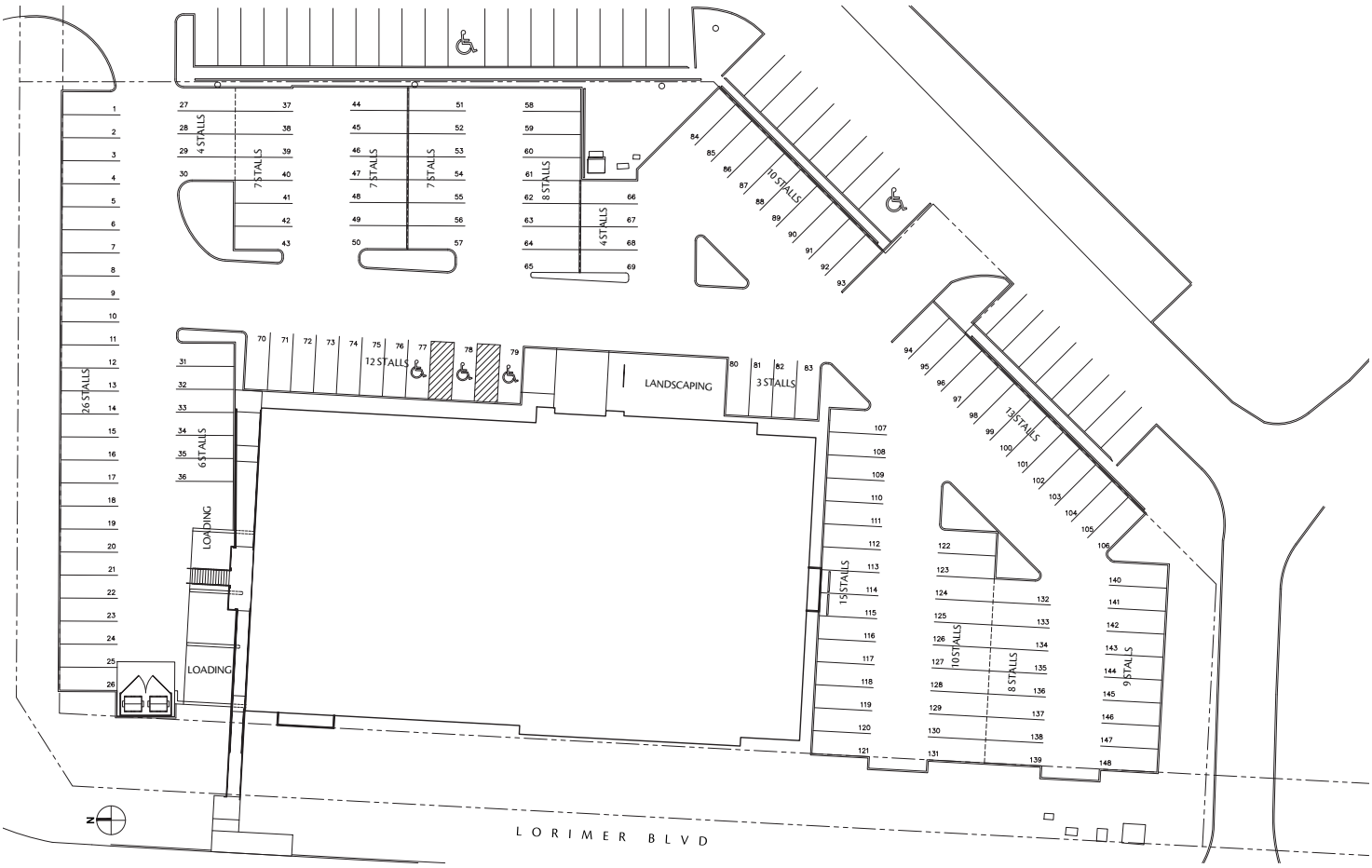
## Site Plan

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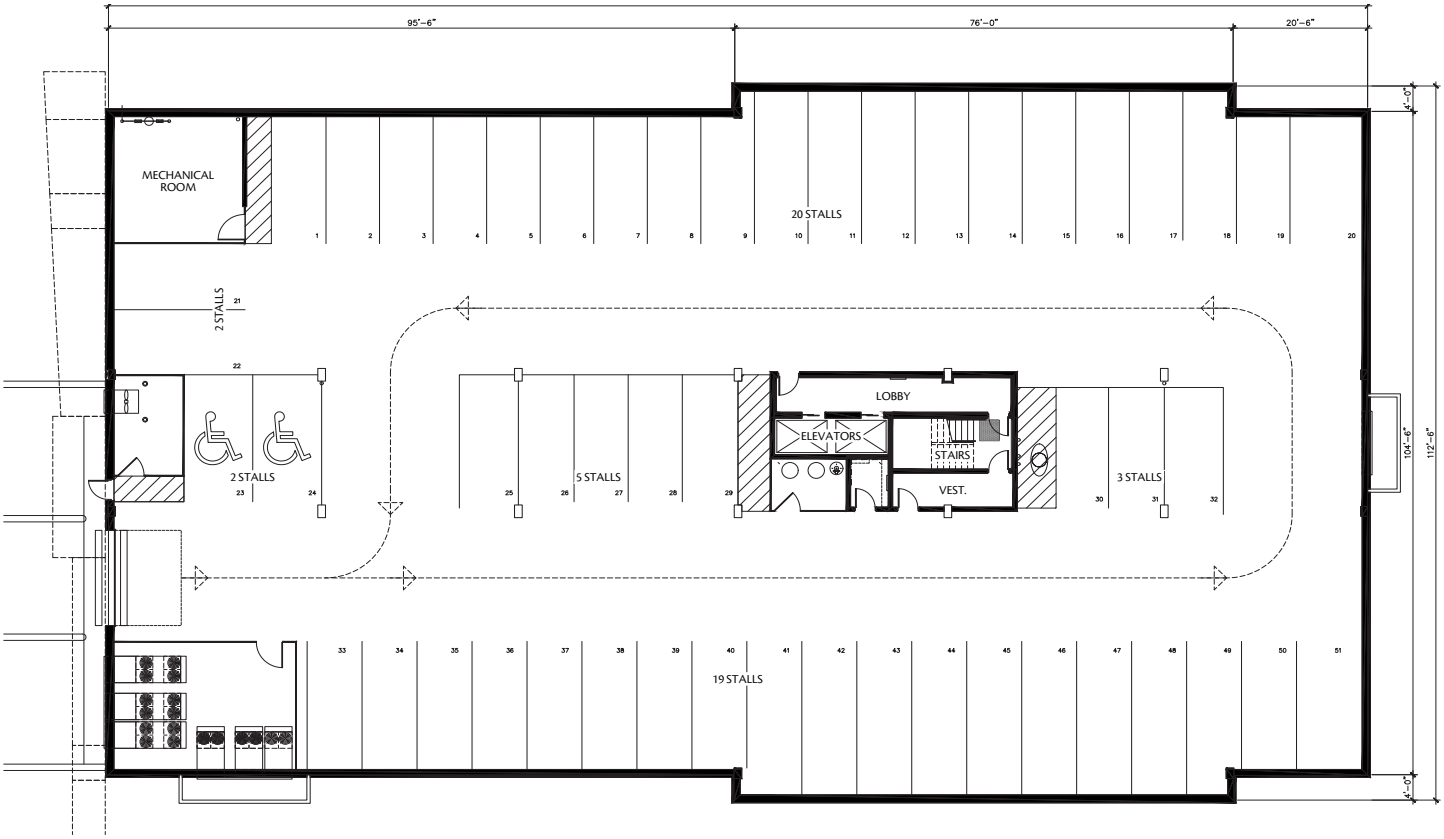
# Sterling Lyon Business Park

## 900 Lorimer Boulevard, Winnipeg, MB

## Parkade Floor Plan

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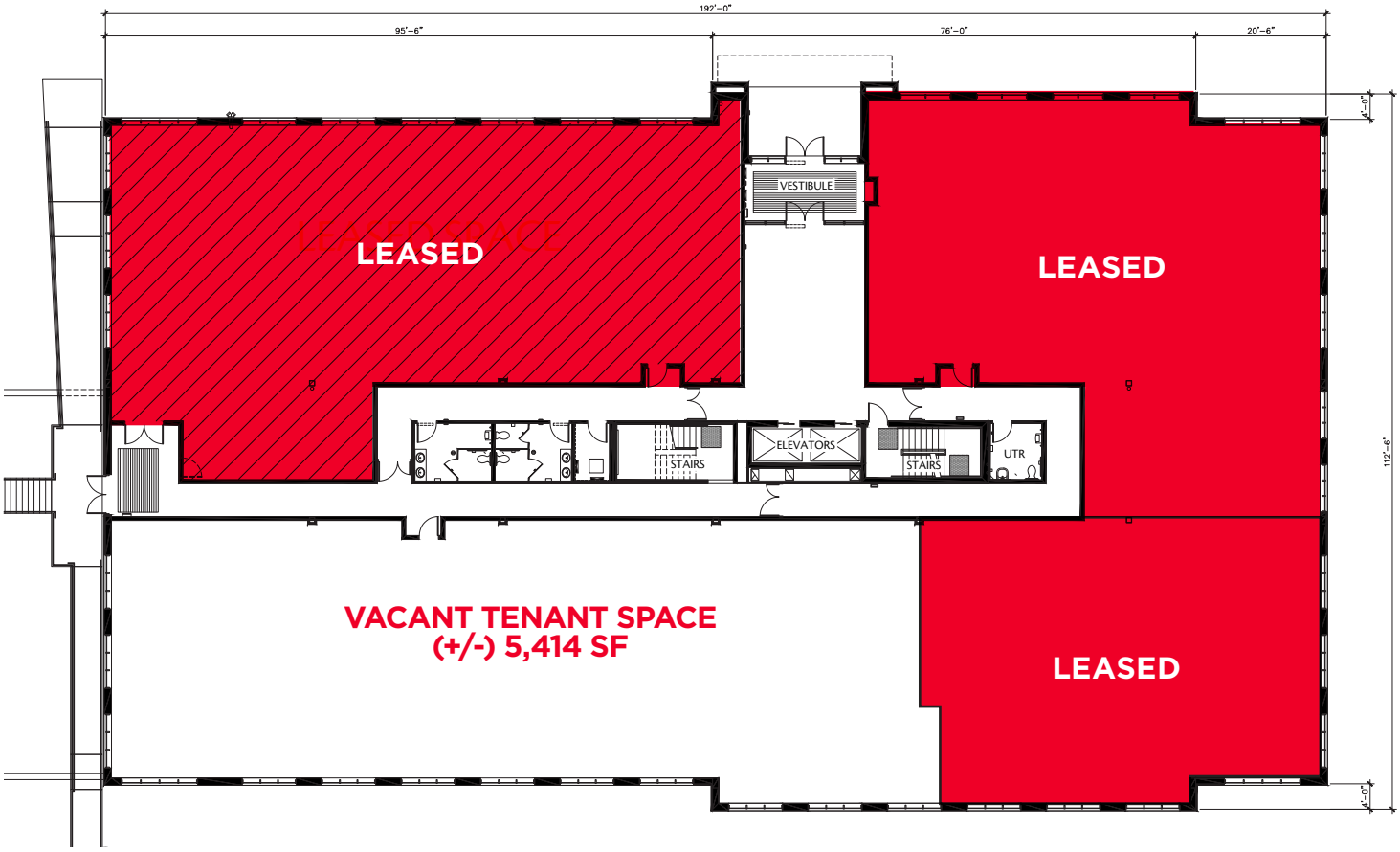
## 900 Lorimer Boulevard, Winnipeg, MB

## Main Floor Plan

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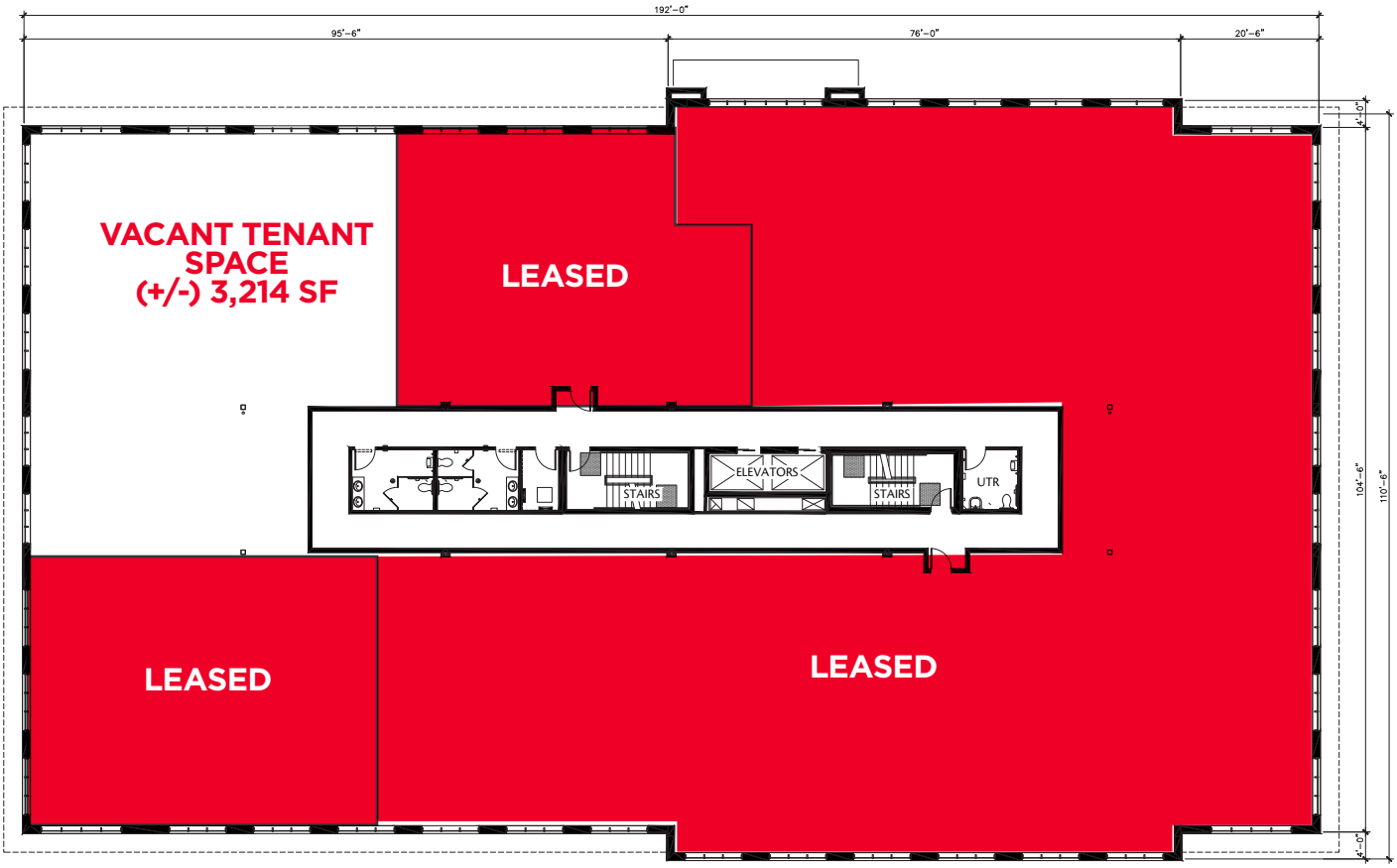
## Second Floor Plan

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