



For Lease

Attractive and economical offices in Southwest Winnipeg

1479 Buffalo Place, Winnipeg, MB

This suburban office building is on a beautifully landscaped lot situated in the heart of the popular Fort Garry Industrial Park fronting McGillivray Boulevard.

Accelerating success.

Base rent:

\$9.75
PSF

CAM/Taxes: \$9.00/SF



Access to
major routes



Multiple units
available

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Property Overview

Located in amenity rich, highly desirable Southwest Winnipeg with direct access to Waverley Street and Pembina Highway.

The property is in close proximity to several transportation corridors namely McGillivray Boulevard, Waverley Street, and Pembina Highway as well as the new Southwest Rapid Transit corridor.

- Great surrounding neighbourhoods
- Easy access to downtown Winnipeg
- On-site parking
- Access to Rapid Transit station
- Low drive time to excellent amenities



Along major routes



Parking on-site



Great surrounding neighbourhoods



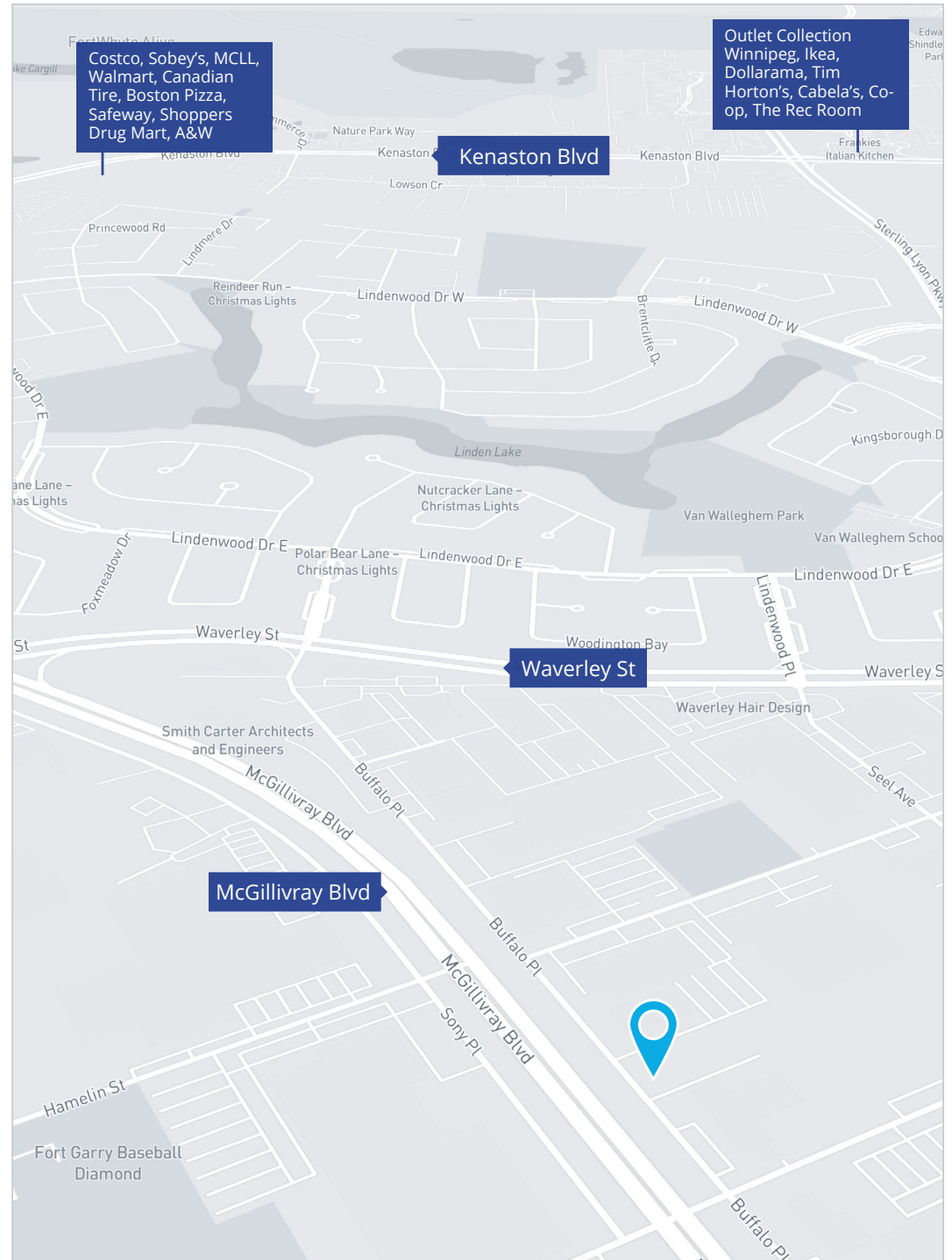
Southwest Winnipeg



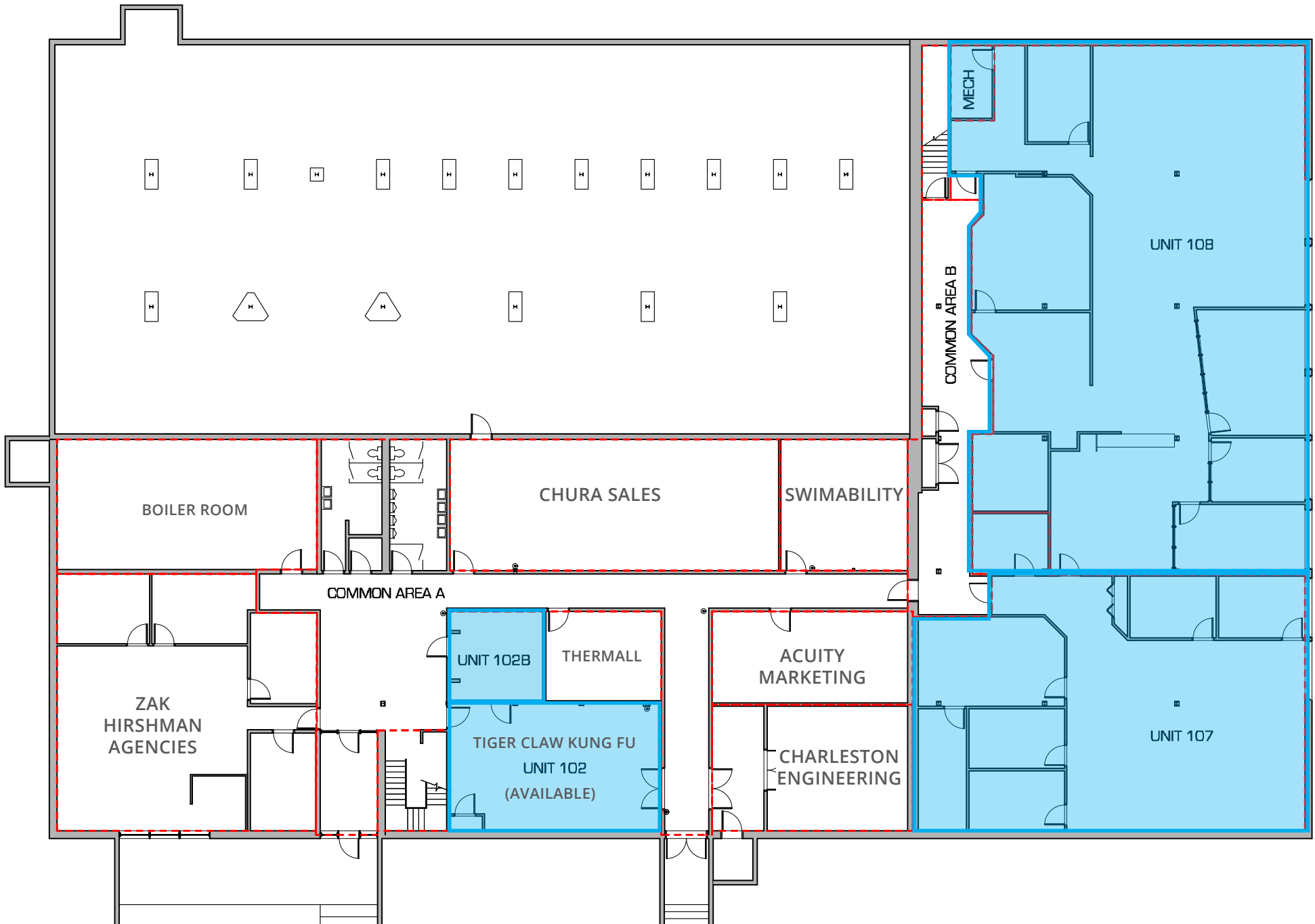
Along biking route



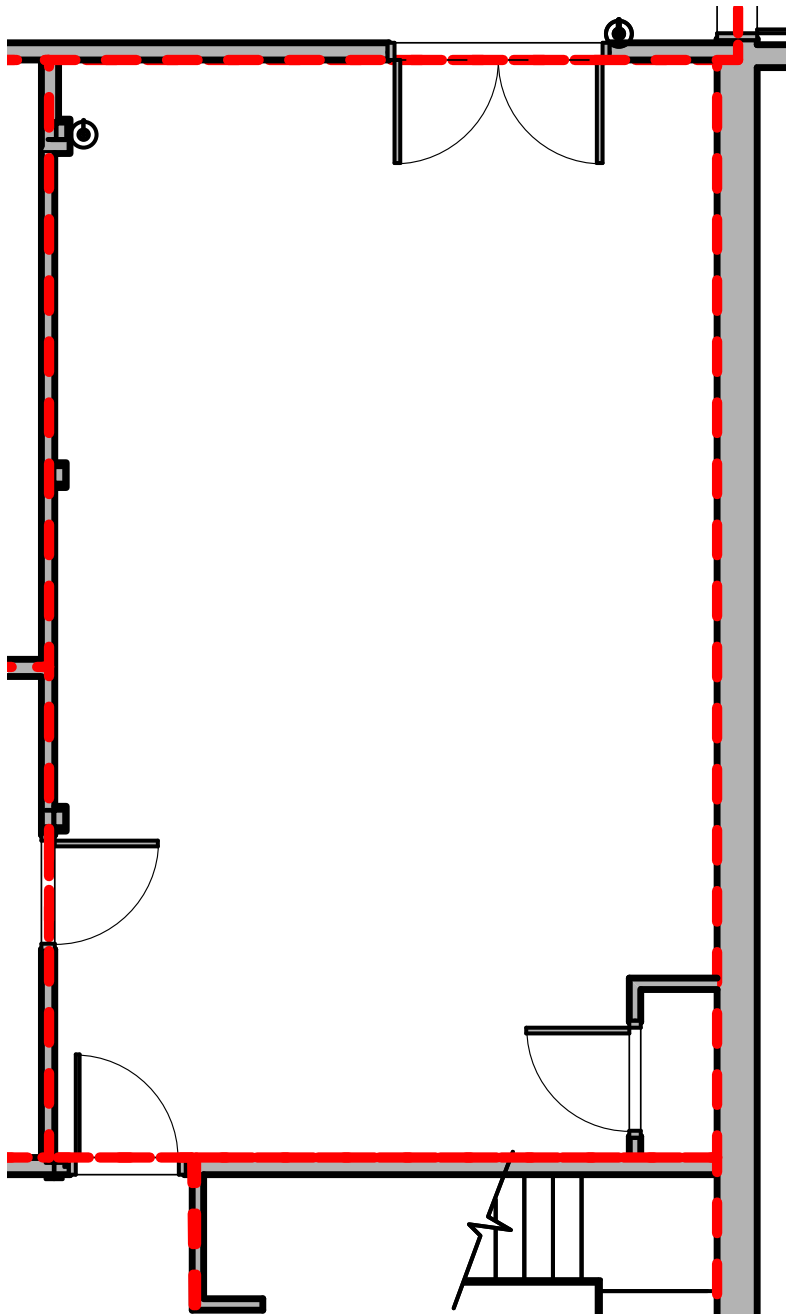
Short drive to amenities



Lower Level Floor Plan



Unit 102



Highlights

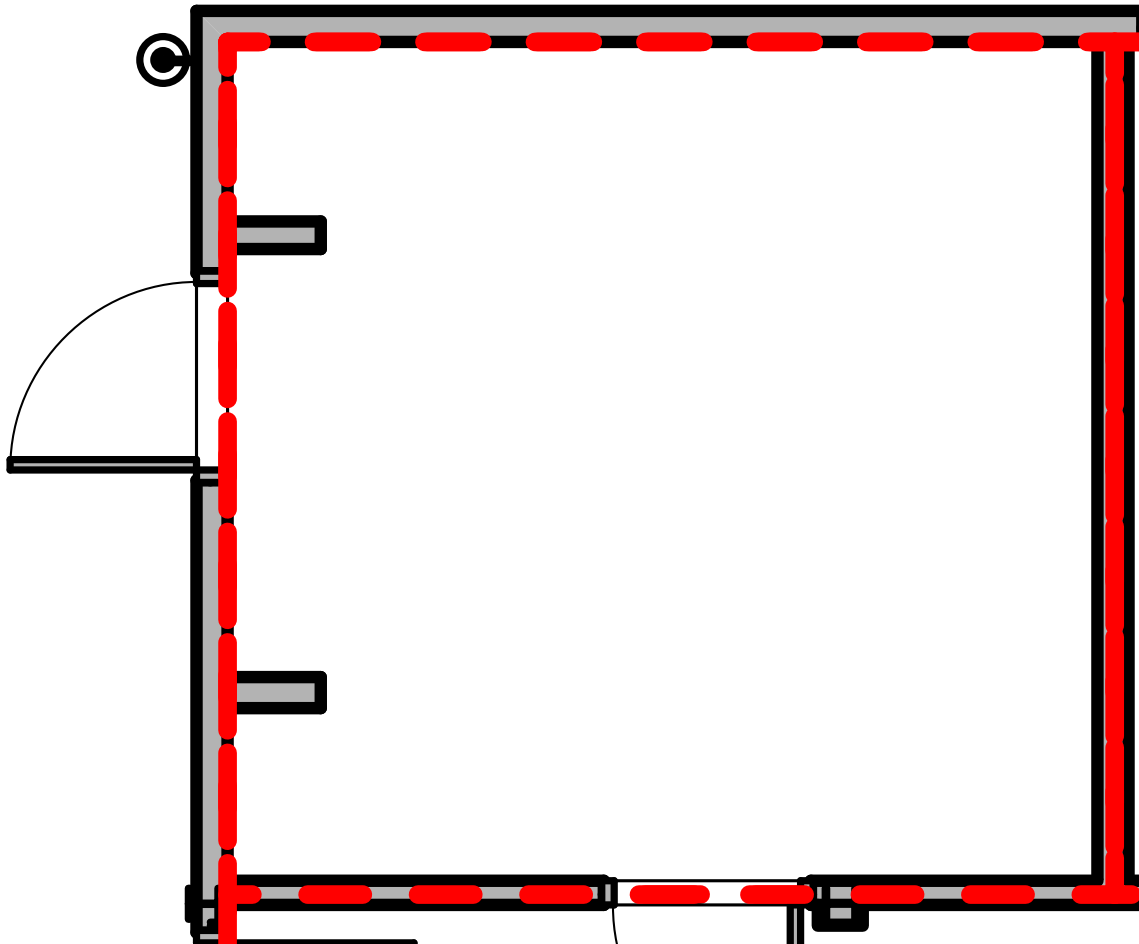
- Lower level office for lease
- Approximately 724 SF available
- Base rent: \$9.75/SF
- Additional rent: \$9.00 /SF

±724

rentable square
feet available

Note: "Rentable Area" includes a certain proportion of the areas shared by all tenants (such as the lobby, the hallways, and the common washrooms).

Unit 102B



Highlights

- Lower level office for lease
- Approximately 242 SF available
- Base rent: \$9.75/SF
- Additional rent: \$9.00/SF

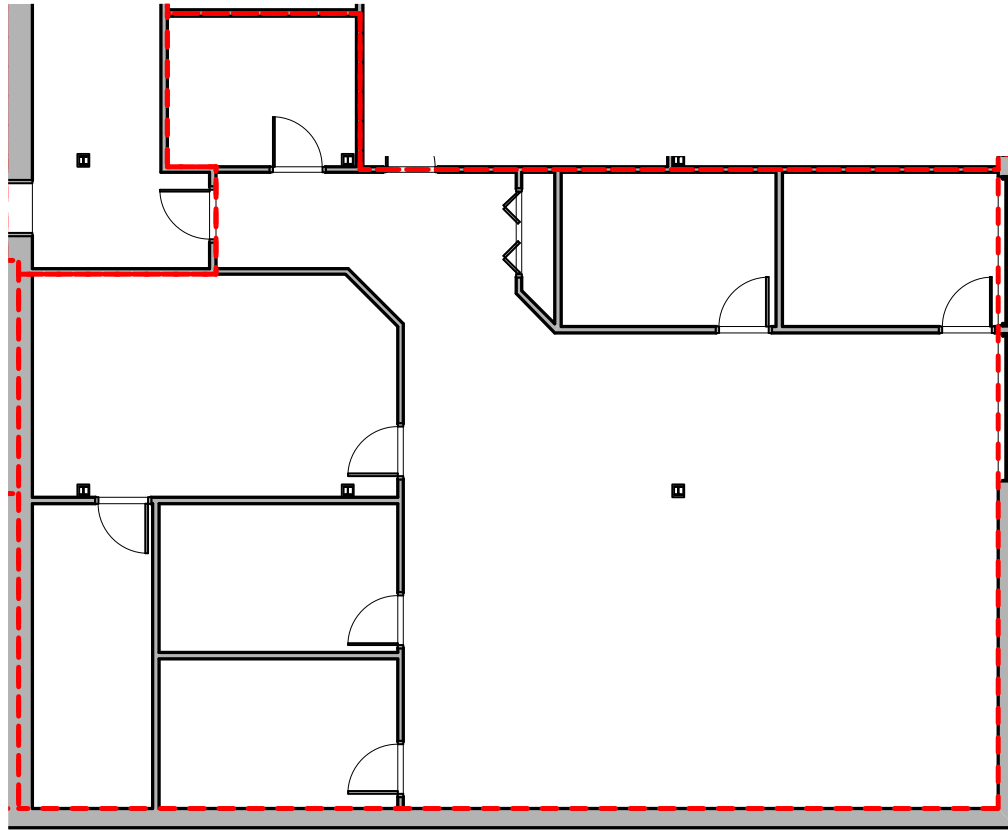
±242
rentable square
feet available

Note: "Rentable Area" includes a certain proportion of the areas shared by all tenants (such as the lobby, the hallways, and the common washrooms).

Unit 107

Highlights

- Lower level office for lease
- Approximately 2,973 SF available
- Base rent: \$9.75/SF
- Additional rent: \$9.00 /SF



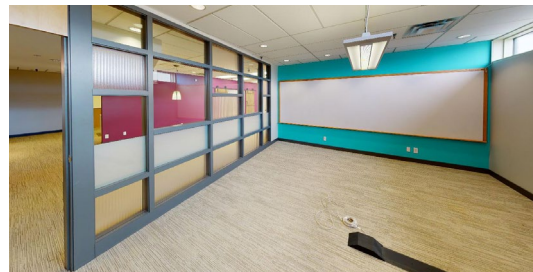
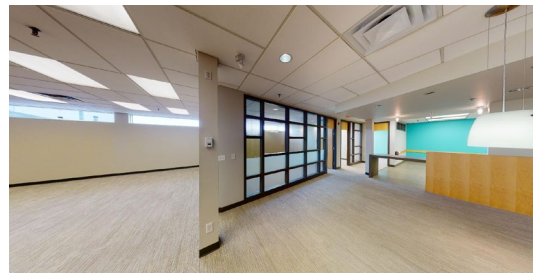
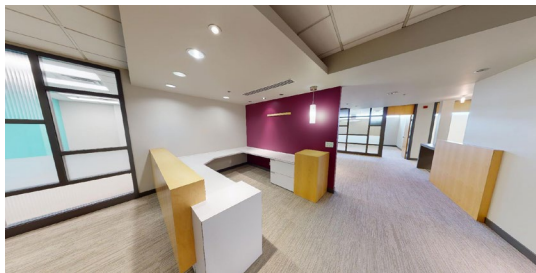
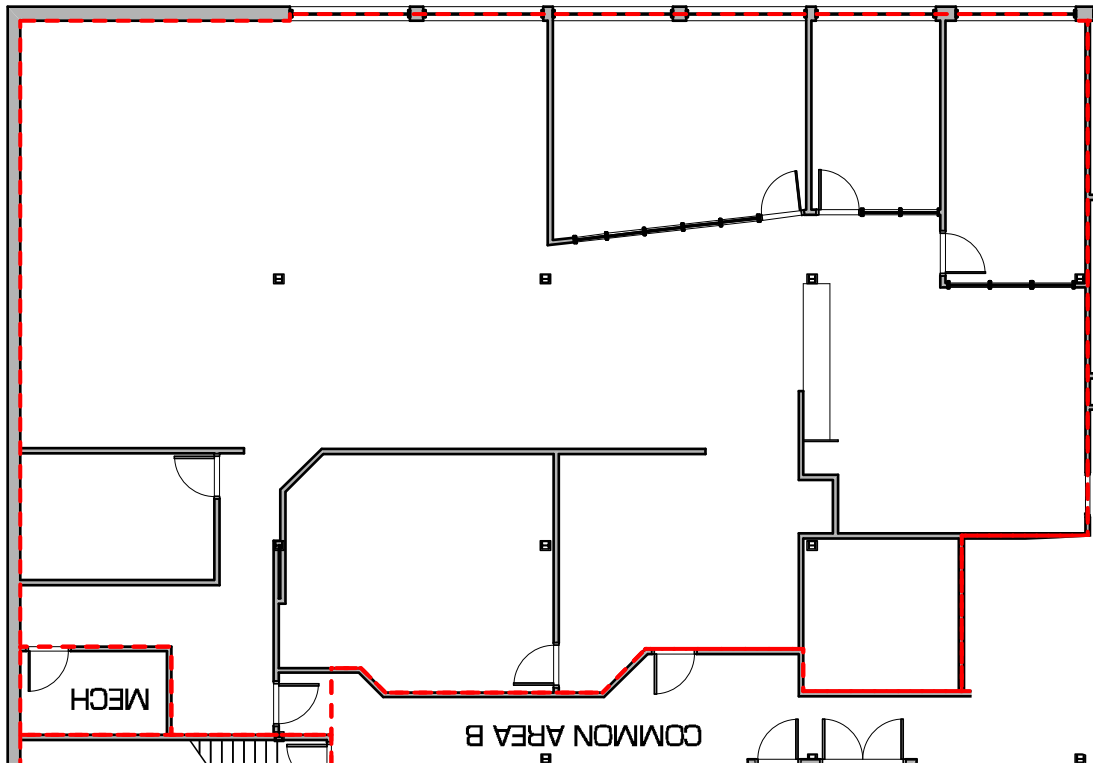
±2,973
rentable square
feet available



Note: "Rentable Area" includes a certain proportion of the areas shared by all tenants (such as the lobby, the hallways, and the common washrooms).

Unit 108

View Walkthrough



Highlights

- Lower level office for lease
- Approximately 4,731 SF available
- Base rent: \$9.75/SF
- Additional rent: \$9.00 /SF

±4,731
rentable square
feet available

Note: "Rentable Area" includes a certain proportion of the areas shared by all tenants (such as the lobby, the hallways, and the common washrooms).



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