



For Lease | 1020 Lorimer Boulevard

Medical or Office Space **For Lease**

Highly Desirable 5 Storey Office Building located in Southwest Winnipeg

Located in Southwest Winnipeg, the building is located in close proximity to Linden Woods, River Heights, Tuxedo, the Outlet Collection, and a short 15-minute drive will take you to the Winnipeg International Airport or Downtown core. This location has high appeal for medical and general office use.

Accelerating success.

Asking Price:

To Be Negotiated

Lease Incentives Available for Qualified Tenants



Close to parks



Parking on site

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Property Overview

1020 Lorimer offers well located office space with abundant natural light, and a strong Medical Tenant base comprised of 8 Family Physicians, 21 Specialists in Pediatrics, ENT & Allergy, Orthopedic, Periodontal, Psychologists, Sports Medicine, and Optometry.

Civic Address	1020 Lorimer Boulevard, Winnipeg, Manitoba	
Location	Located in Southwest Winnipeg, off Sterling Lyon Parkway.	
Zoning	M2	
Year Built	2011	
Parking	Surface parking	
Rentable Area	Unit 404	2,677 SF
	Unit 501	1,957 SF
	Unit 503	1,761 SF
Net Rent	\$22.00 PSF	
Additional Rent	\$14.95 PSF (est 2024)	
Available	Immediately	

Basic Market Overview within 3 KM (2021)

Projected Population (2031)	54,067
Median Age	41.5
Average Household Income	\$150,046.43
Unemployment Rate	1,305

Key Highlights



Transit Nearby



Numerous restaurants in the area



Surface and underground parking



Medical Office Space

Current Tenant Roster

- SunLife Financial
- Western Surgery Centre
- Sterling Lyon Pediatrics
- Fort Whyte Imaging
- Dr. Finkleman Dental Corp.
- Prairie Eye Care Centre
- Otolaryngology Associates of Winnipeg
- Lorimer Pharmacy and Walk-in Clinic
- Winnipeg ENT & Allergy Specialist



Suite 501



Suite 501

Floor Plans | Amenity Map

Available Space

4th Floor

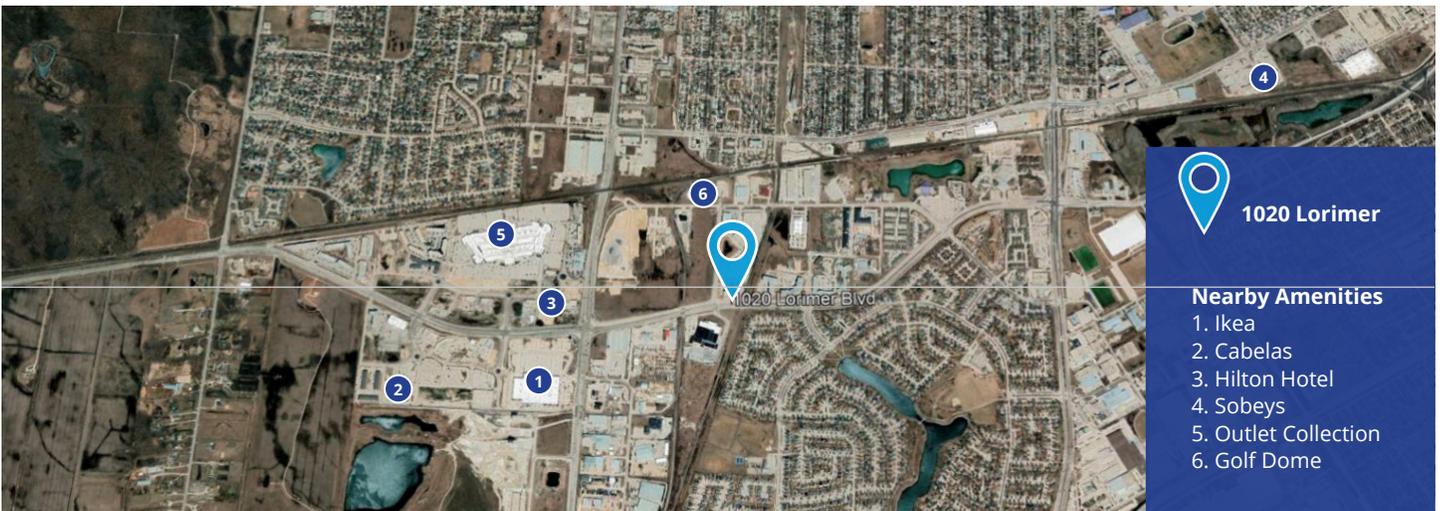
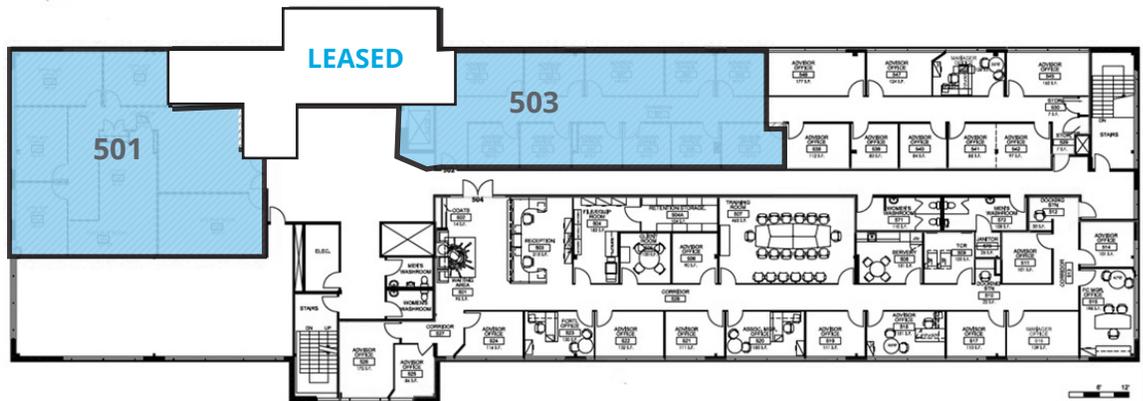
Unit 404: 2,916 SF



5th Floor

Unit 501: 1,957 SF

Unit 503: 1,761 SF





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