

Nicely built out office space in Southwest Winnipeg

1465 Buffalo Place, Winnipeg, MB

This suburban office building is in the heart of the popular Fort Garry Industrial Park fronting McGillivray Boulevard with access to major routes.

Base rent:

\$13.00 PSF

CAM/Taxes: \$8.03/SF est.



Access to major routes



2nd floor unit available

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Property Overview

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

This modern second floor walk-up office space in Southwest Winnipeg features 5 private offices, open office work area, cubicle areas, lunch room, storage room. Move-in-ready environment, ideal for businesses seeking both functionality and value.

- Highly desirable suburban office location.
- Located in amenity rich, Southwest Winnipeg with direct access to Waverley St and Pembina Hwy.
- The property is in close proximity to several transportation corridors namely the new Southwest Rapid Transit corridor, McGillivray Boulevard, Waverley Street, and Pembina Highway.
- On-site parking



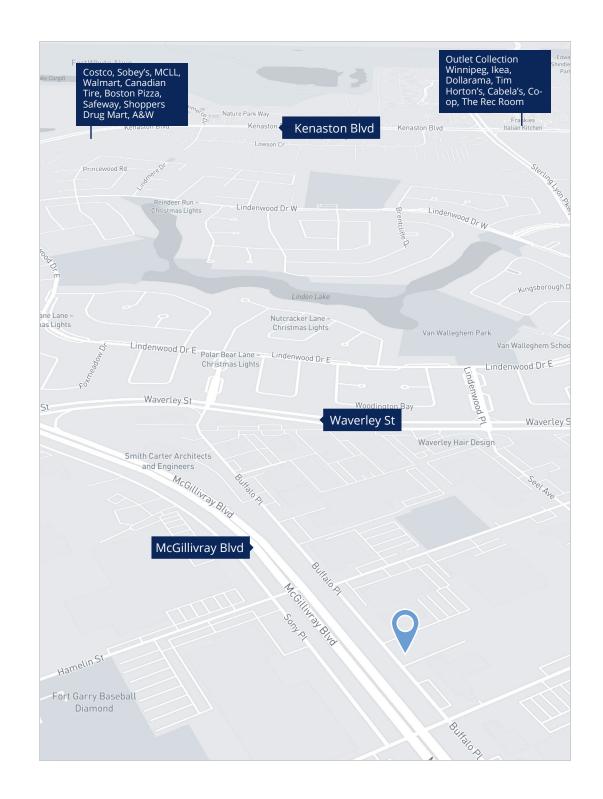
Turn-key opportunity

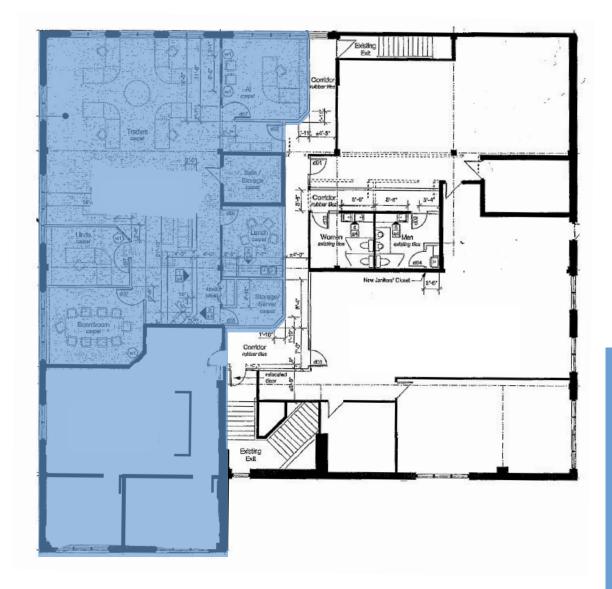


Amenity rich location



On-site parking





Highlights

- Zoning: M1 Manufacturing Light
- Second floor office units
- Free allocated tenant parking
- **Asking rate:** \$13.00/SF
- Additional rate: \$8.03/SF (est.)

UNIT 200 - 1,151 SF

UNIT 202 - 2,302 SF

3,453

rentable square feet available

View virtual walkthrough

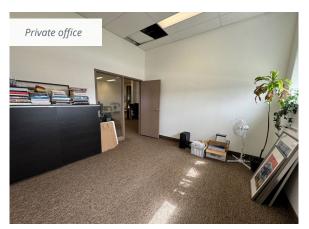


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(UNIT 202 ONLY)

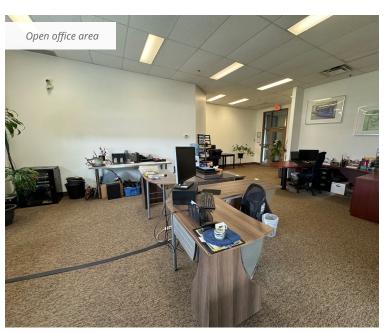
UNIT 200

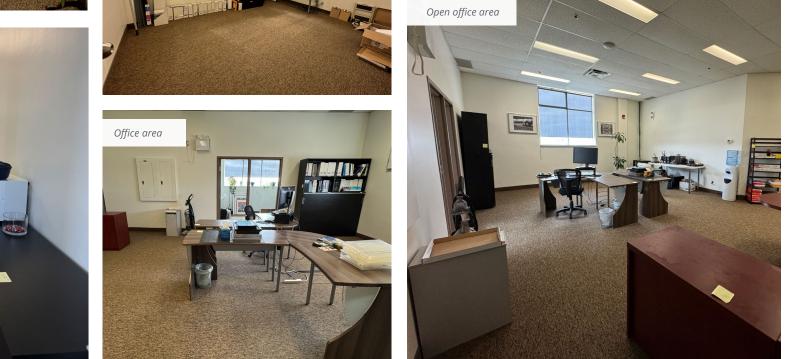










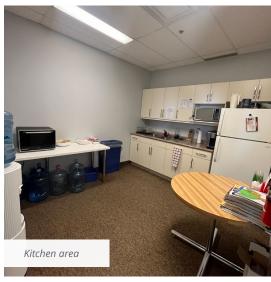


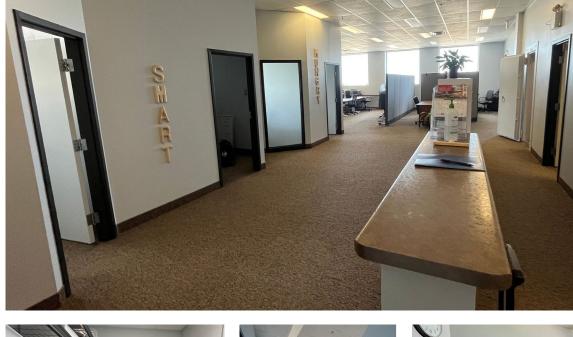
UNIT 202





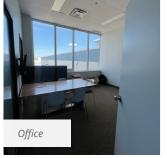


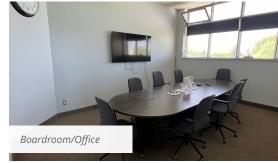














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