

# BEAUTIFUL SUBURBAN OFFICE SPACE FOR LEASE

## UNIT 403 & 404 - 1020 LORIMER BLVD



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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg

# PROPERTY HIGHLIGHTS

## TOTAL AVAILABLE SF: (+/-) 4,409 SF

Located in one of Winnipeg's most desirable districts, this office space offers exceptional accessibility to Linden Woods, River Heights, Tuxedo, and the Outlet Collection Winnipeg. It is also just a short 15-minute drive to both the Winnipeg James Armstrong Richardson International Airport and the Downtown core. The area's demographics and amenities make it highly attractive for medical, professional, and general office users.

### Exceptional Location & Surrounding Amenities

- Positioned at the tripoint of River Heights, Linden Woods, and Tuxedo—three of the most affluent and densely populated neighbourhoods in the city.
- Surrounded by strong retail corridors, allowing visitors to easily pair appointments with shopping, errands, and dining.
- Close to major thoroughfares, providing seamless access for clients, staff, and patients.
- Nearby transit routes offer convenient public transportation options.

### Ideal for Medical and Professional Use

- Established medical tenant base already in the building, enhancing visibility and referral potential.
- Layout and natural lighting support a comfortable, patient-friendly environment.
- Strong surrounding demographics make the location well-suited for clinics, wellness practices, and professional service providers.

### Building Features & On-Site Advantages

- Abundant natural light throughout the premises.
- Surface and underground parking available for both staff and visitors.
- The property sits on more than 2 acres, providing ease of access, good traffic flow, and a welcoming campus-style environment.

### Strategic Market Positioning

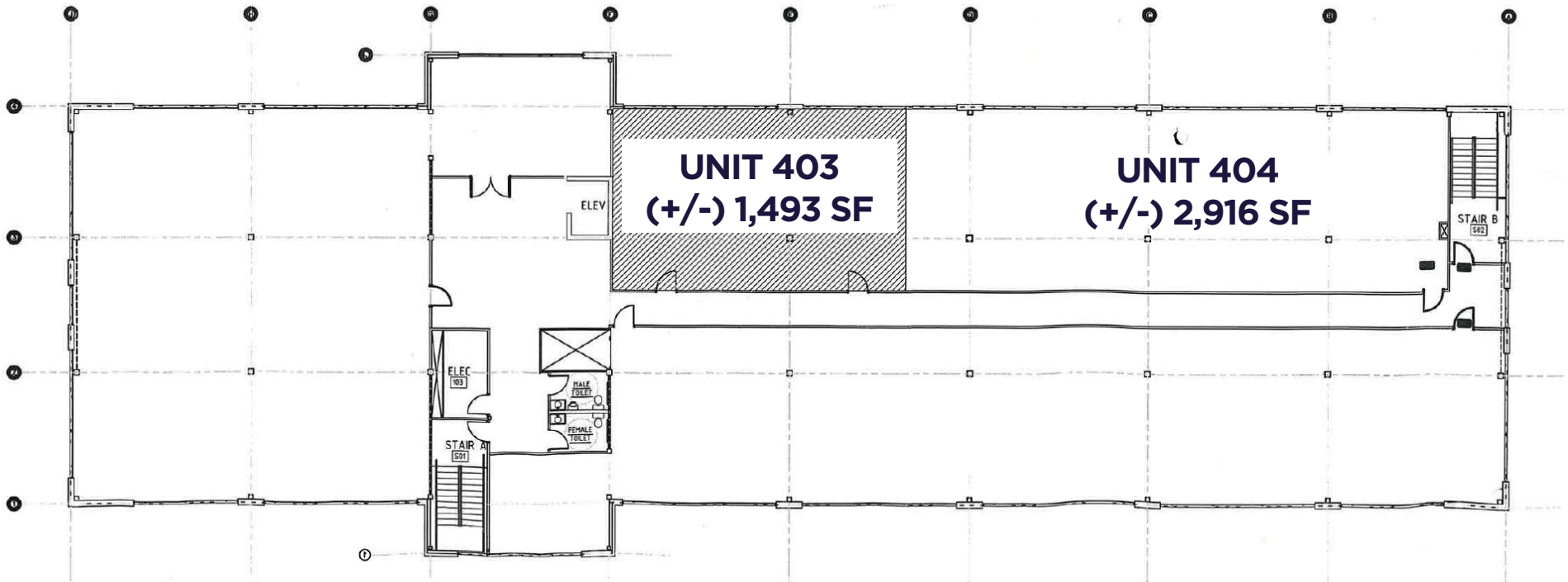
- Located within a high-income catchment area, ensuring strong demand for medical, wellness, and professional services.
- Proximity to significant residential growth supports long-term tenant success and stability.
- Surrounded by a dense concentration of rooftops, creating a built-in client and patient base.



UNIT	(+/-) SF	DETAILS	LEASE RATE PSF NET	CAM & TAX
403	1,493	Fully developed medical office	\$30.00	\$15.22
404	2,916	Shell space ready for development	\$25.00	\$15.22

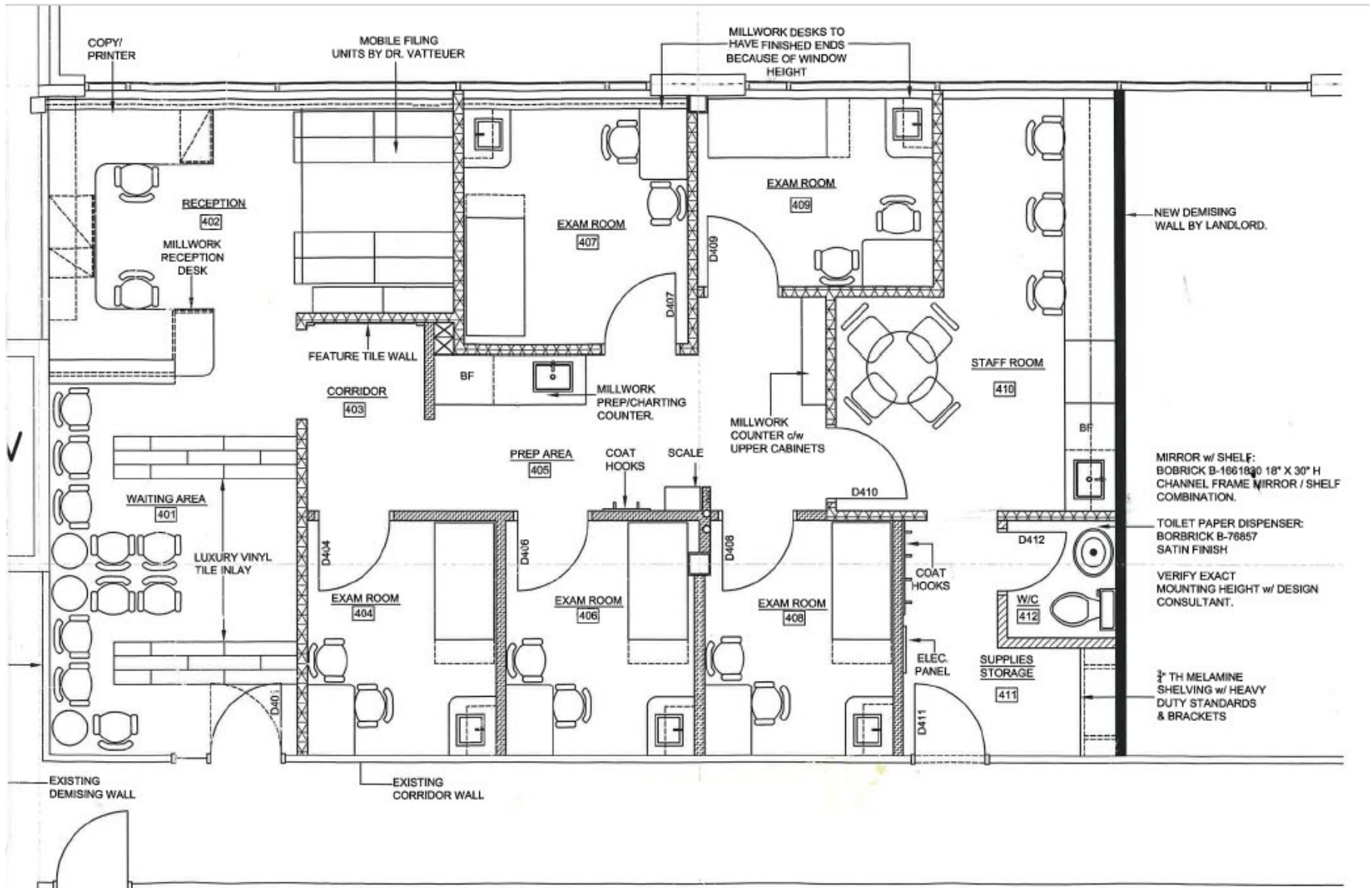
*\*PLUS MANAGEMENT FEE OF 5% OF GROSS RENT*

# AREA FLOOR PLAN



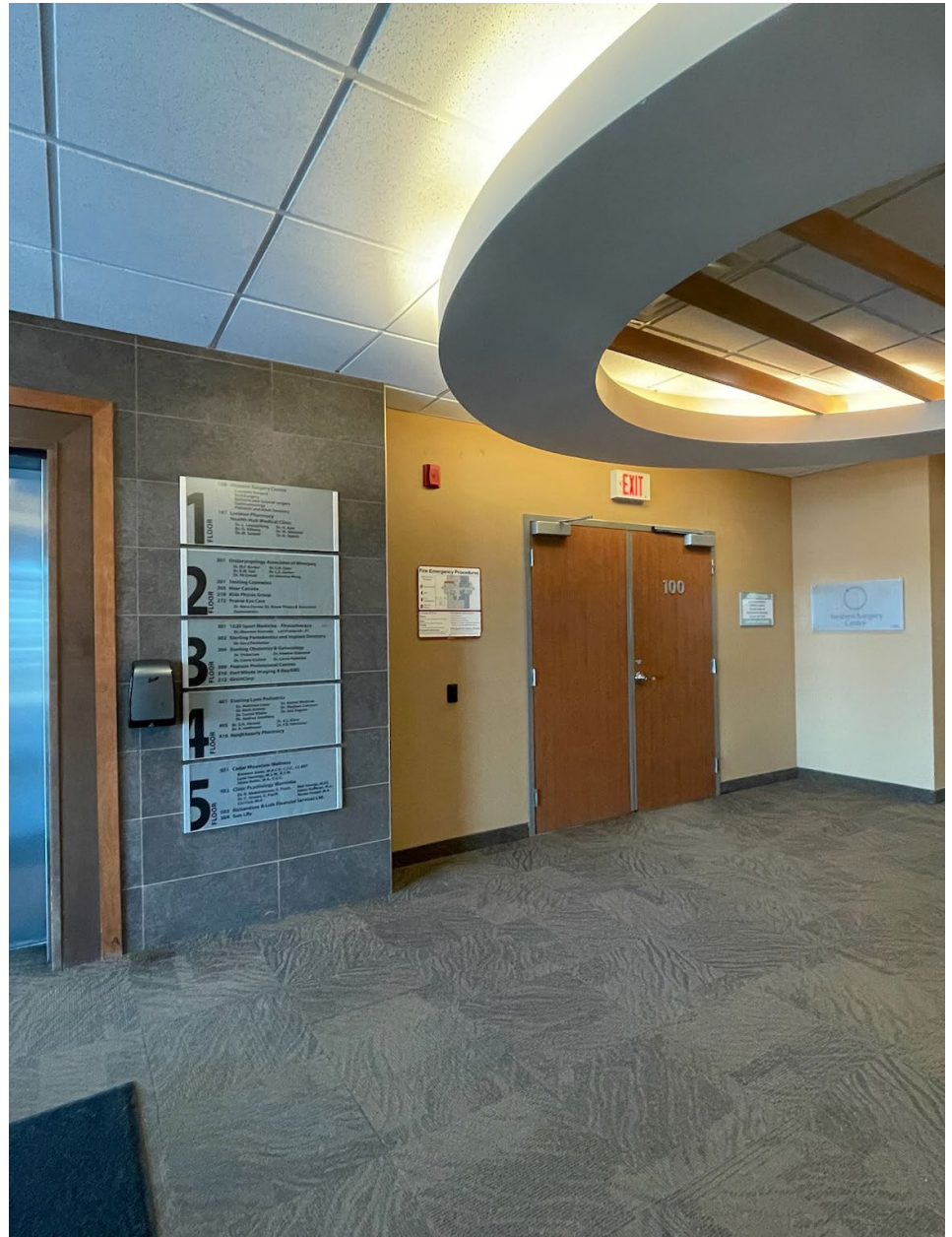
# UNIT 403

## FLOOR PLAN



- MIRROR w/ SHELF: BOBRICK B-1661830 18" X 30" H CHANNEL FRAME MIRROR / SHELF COMBINATION.
- TOILET PAPER DISPENSER: BOBRICK B-76857 SATIN FINISH
- VERIFY EXACT MOUNTING HEIGHT w/ DESIGN CONSULTANT.
- 3/4" TH MELAMINE SHELVING w/ HEAVY DUTY STANDARDS & BRACKETS

# LOBBY PHOTOS



# UNIT 403 PHOTOS



# UNIT 404 PHOTOS



# AMENITIES MAP





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