



Asking Price:

To Be Negotiated

**Lease Incentives Available
for Qualified Tenants**



Close to
parks



Parking
on site

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.

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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



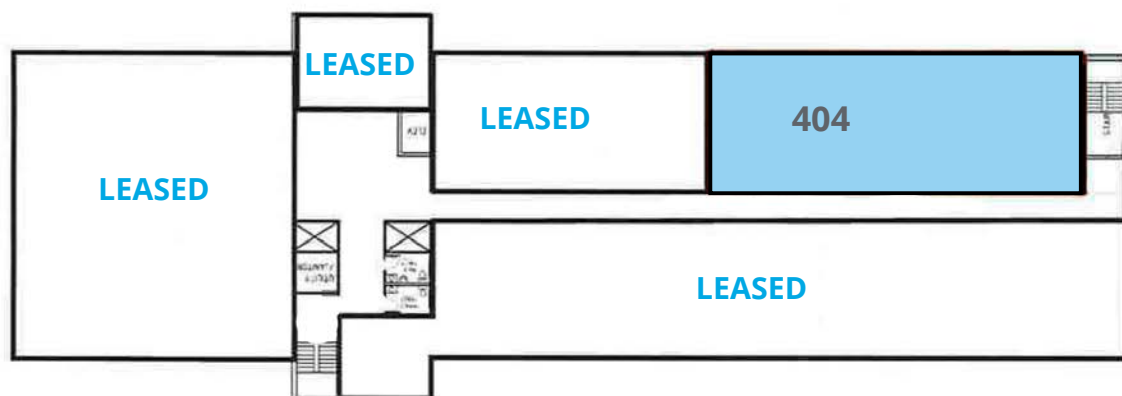
Suite 501

Floor Plans | Amenity Map

Available Space

4th Floor

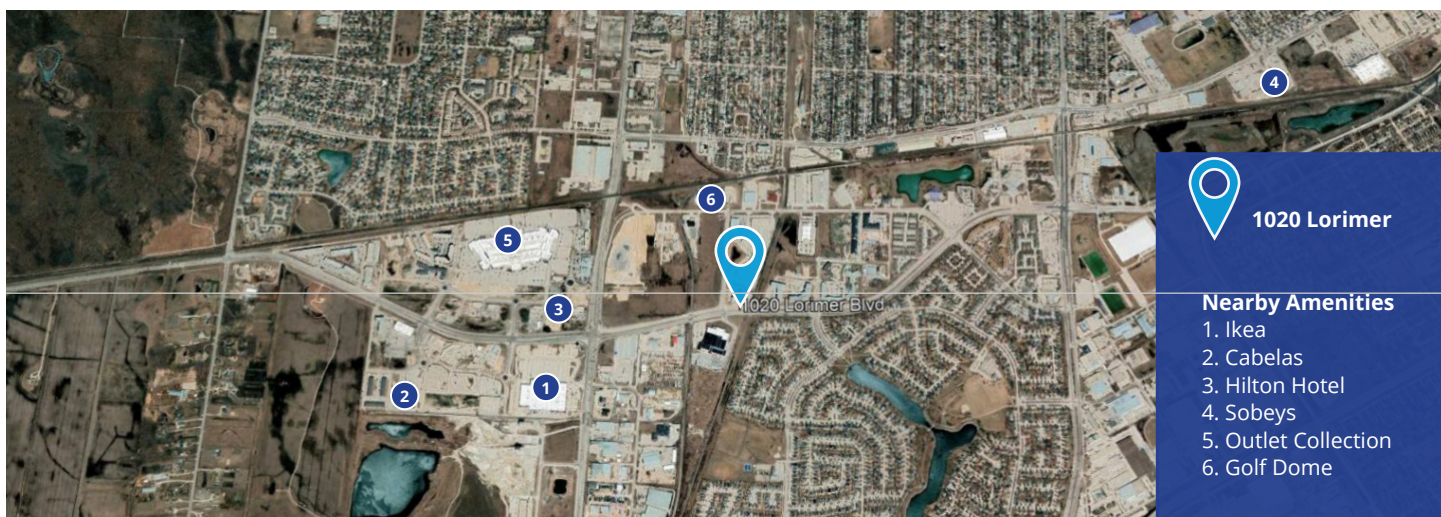
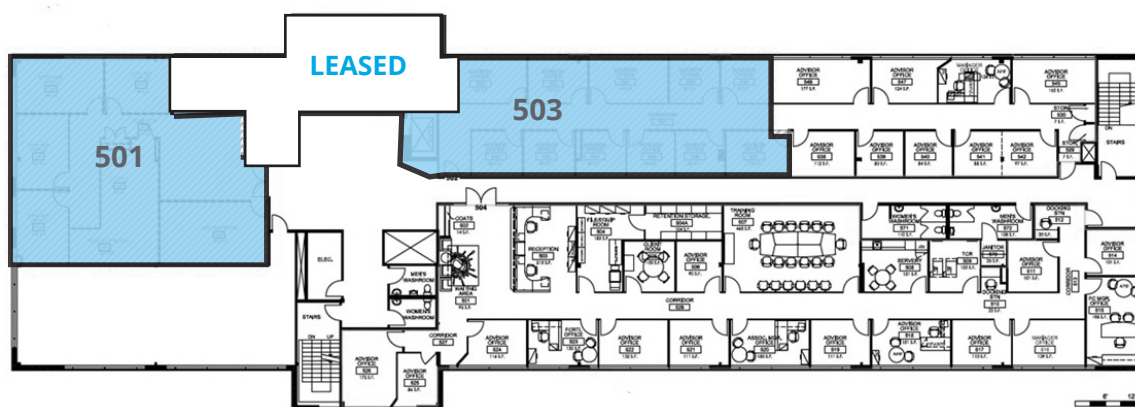
Unit 404: 2,916 SF



5th Floor

Unit 501: 1,957 SF

Unit 503: 1,761 SF



1020 Lorimer

Nearby Amenities

1. Ikea
2. Cabelas
3. Hilton Hotel
4. Sobeys
5. Outlet Collection
6. Golf Dome



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