



FOR LEASE

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.

Accelerating success.

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



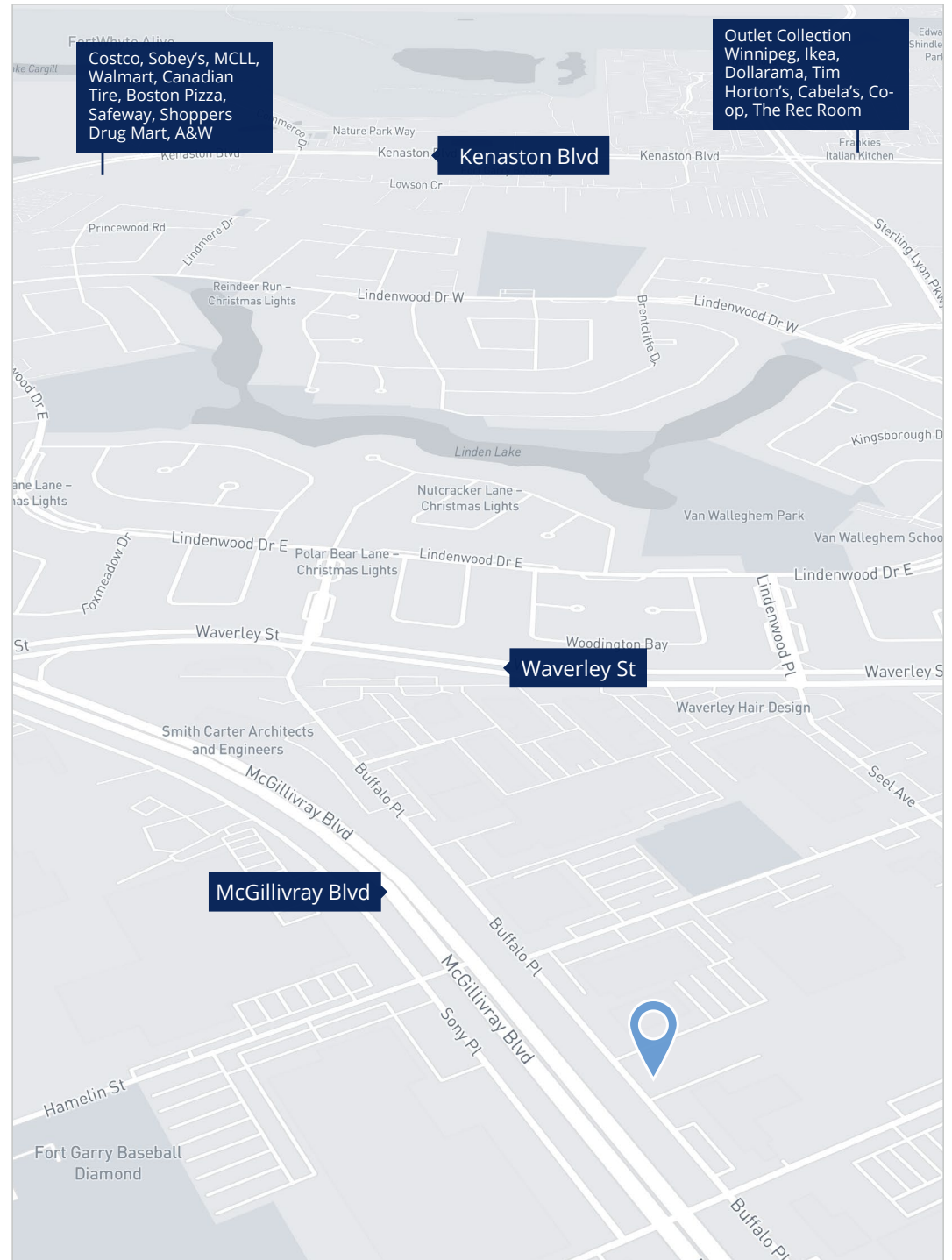
Turn-key
opportunity



Amenity rich
location



On-site
parking



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- ## UNIT 202 - 2,302 SF

3,453

rentable square
feet available



(UNIT 202 ONLY)

UNIT 200

Front Entrance



Private office



Private office



Open office area



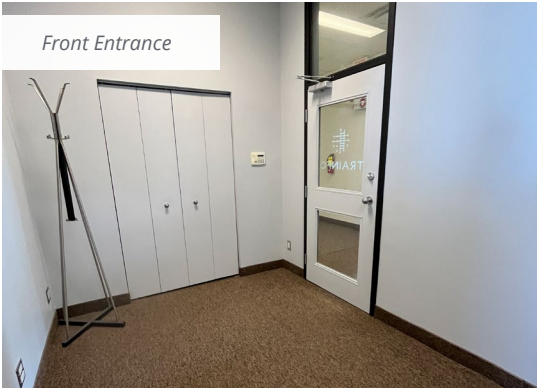
Open office area



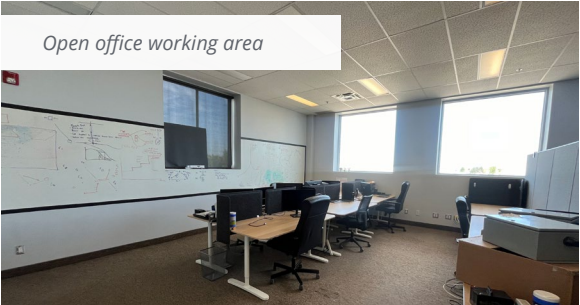
Office area



UNIT 202



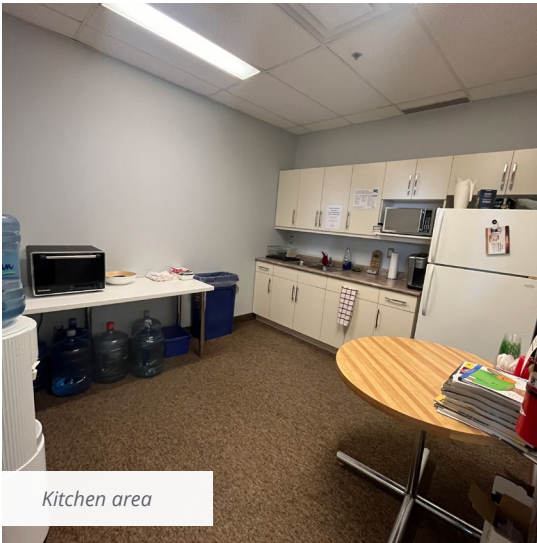
Front Entrance



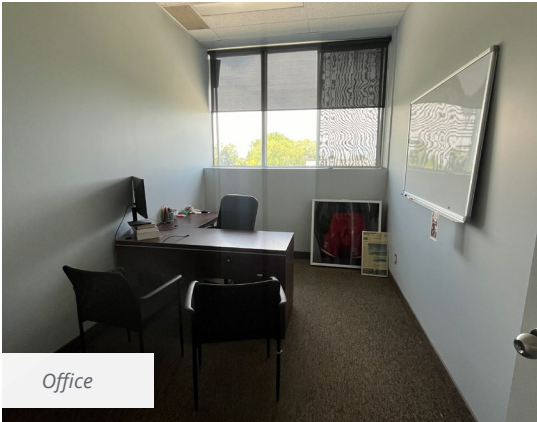
Open office working area



Front building, parking area



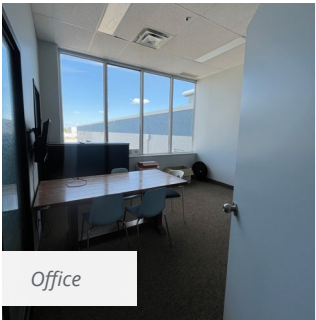
Kitchen area



Office



Utility Room



Office



Boardroom/Office



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