

Main floor office & turnkey medical space **for lease**

This multi-tenant high quality office building is primarily focused on office use and is conveniently located in southwest Winnipeg with ample onsite tenant and visitor parking.

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Property Overview

865 Waverley Street is located on the corner of Wilkes Avenue and Waverley Street in the highly desirable southwest area of Winnipeg. Home to neighbourhoods such as Lindenwoods, Fort Garry, Whyte Ridge and Bridgwater, this area in Winnipeg is a great location for work, living, and retail.

Civic Address	865 Waverley Street, Winnipeg MB			
	Unit 103	1,800 SF	\$21.50/SF net	
Additional Rent	\$13.50/SF (2024 estimate)			
	 Located on access to the 	Transit access		
Features		Turnkey space available Ample parking		
	Evcellent hi	Excellent hike access		

- Excellent bike access
- · Modern elevators
- Large windows
- Main floor corner unit with prominent lobby exposure

Key Highlights







Turnkey space



Ample surfrace parking available



Adjacent to greenspace and walking paths









Unit 103



Surrounding Amenities





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