

HEATED UNDERGROUND PARKING AVAILABLE



Brand New Suburban Office Space For Lease

Property Highlights

- Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley
- Site has a variety of amenities in the neighborhood
- Rare opportunity in a brand new office building in Southwest Winnipeg
- Ample parking; both surface and heated underground parking available
- Tenant improvement allowance available for qualified tenants

Main Floor - (+/-) 2,500 - 5,414 sf

Second Floor - (+/-) 3,214 sf

Third Floor - FULLY LEASED

Lease Rate: \$25.00 psf Net

CAM & Tax: \$9.85 psf (2023 est.)

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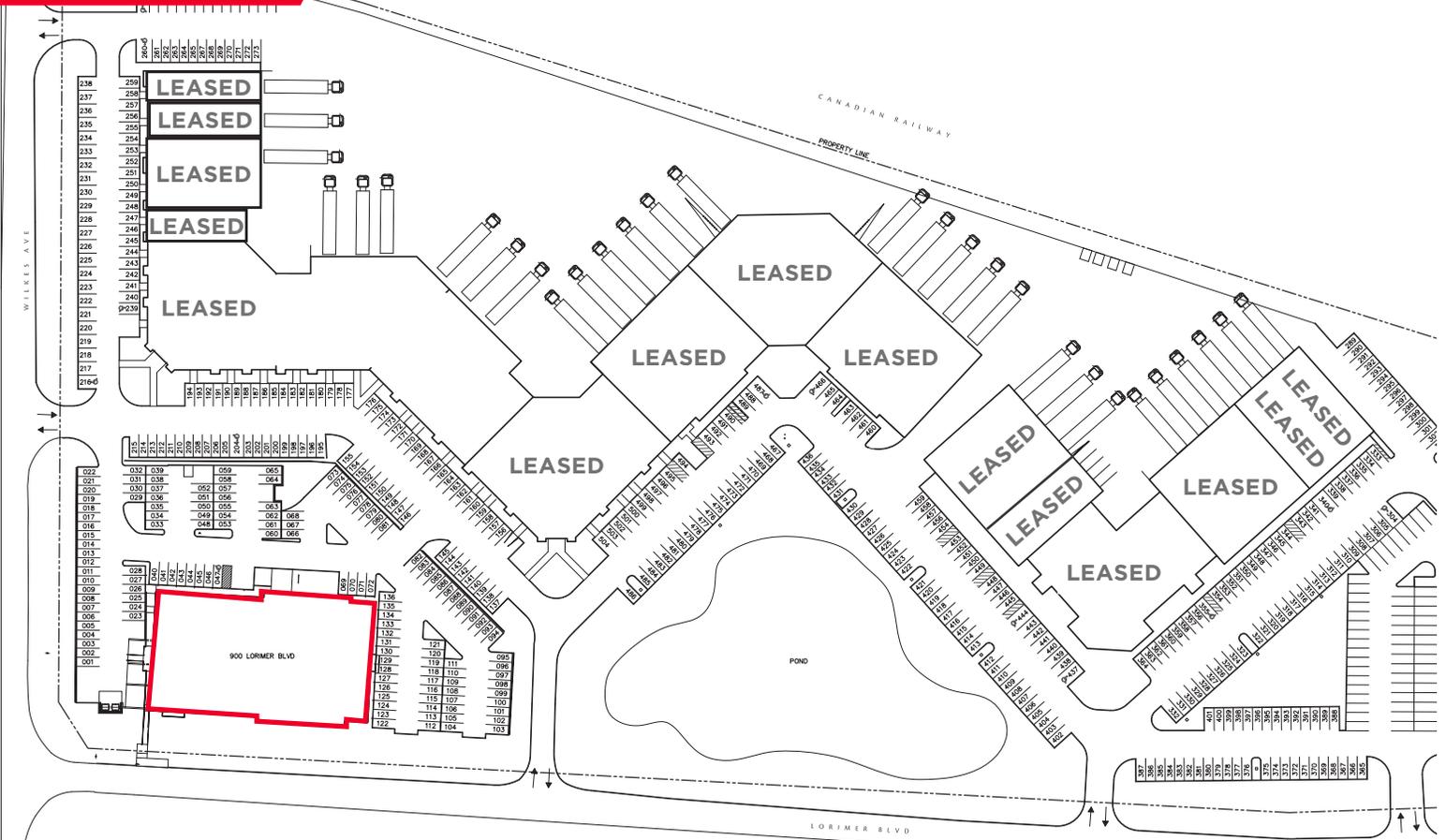
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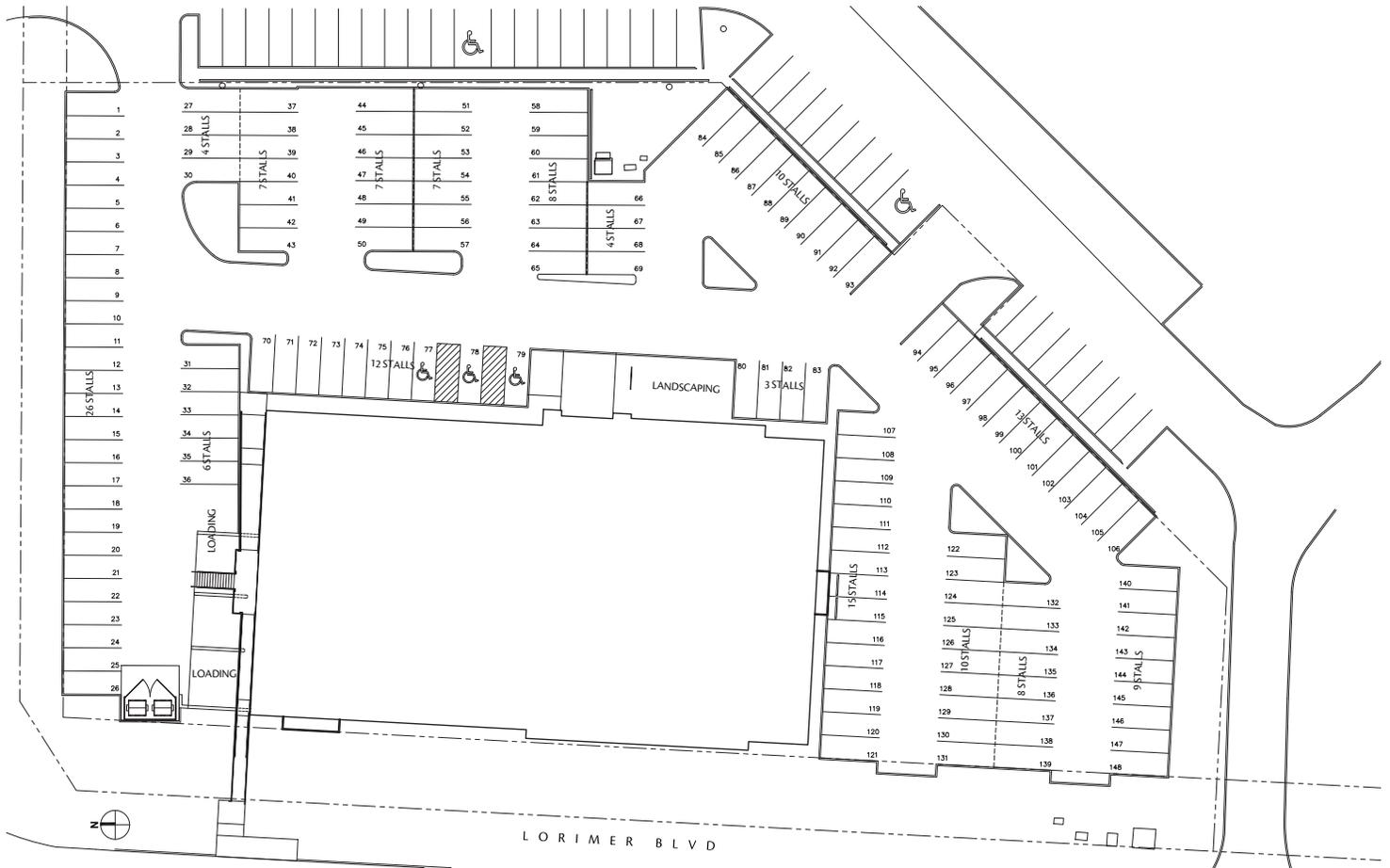
SITE PLAN



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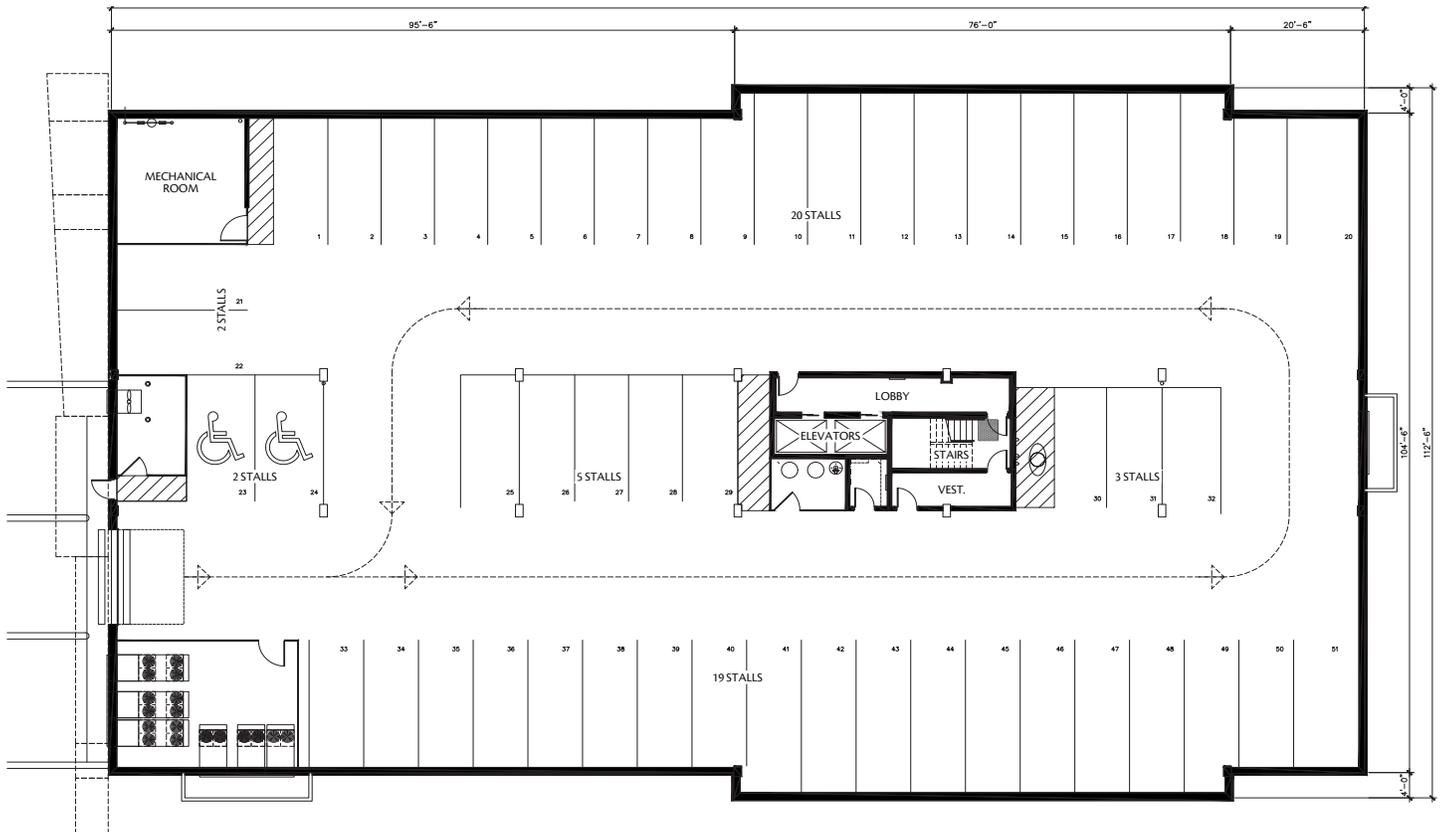
Site Plan



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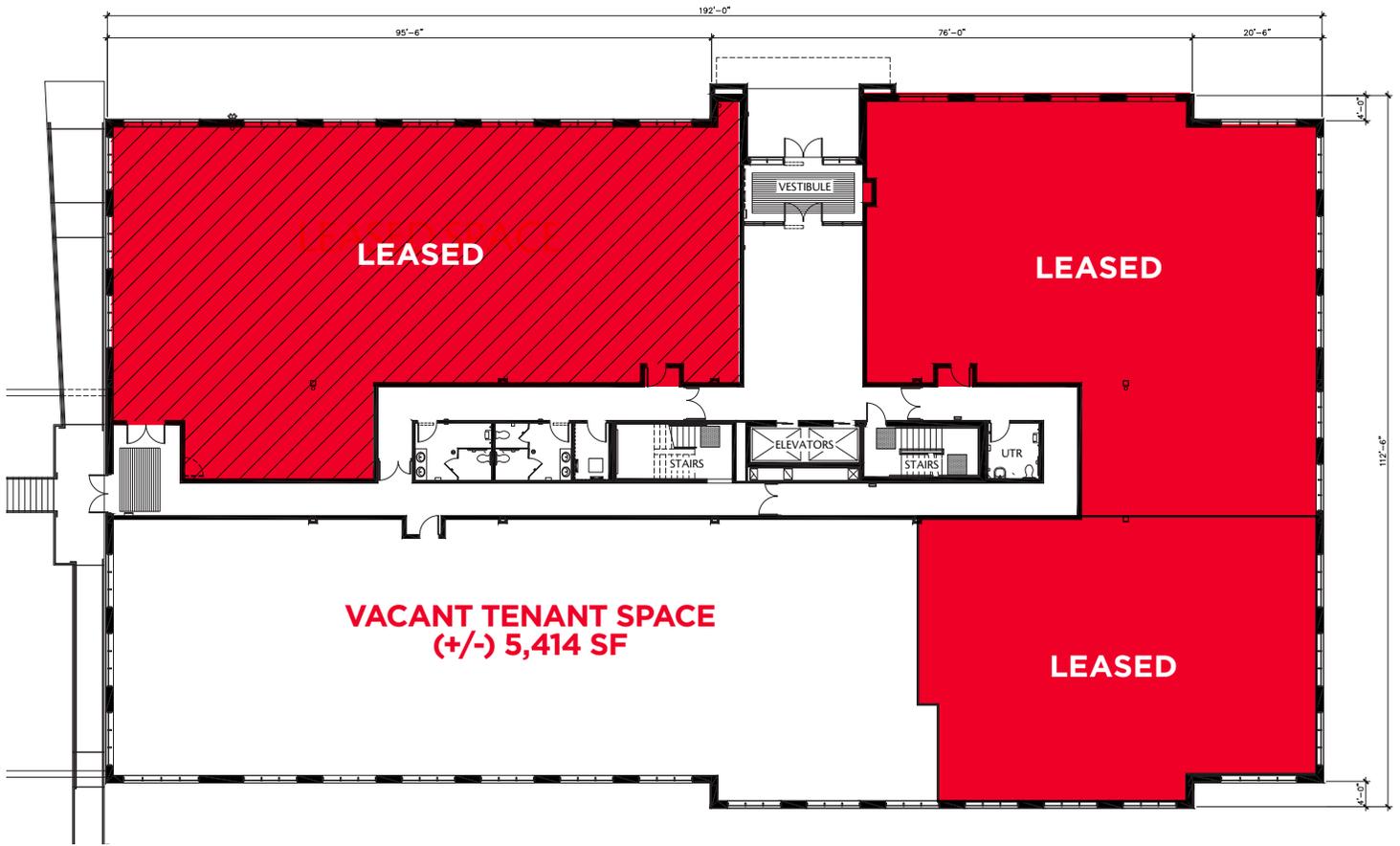
Parkade Floor Plan



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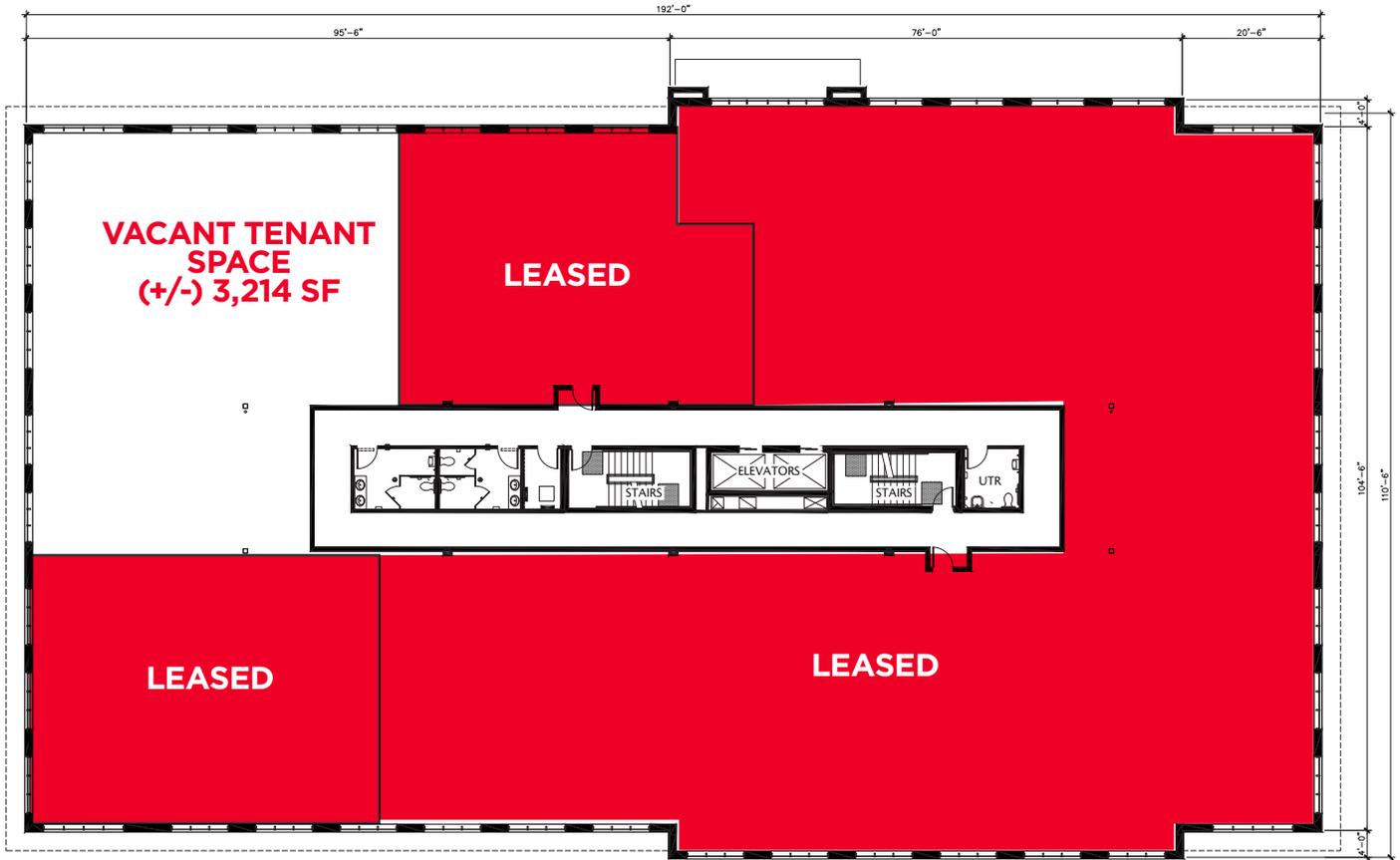
Main Floor Plan



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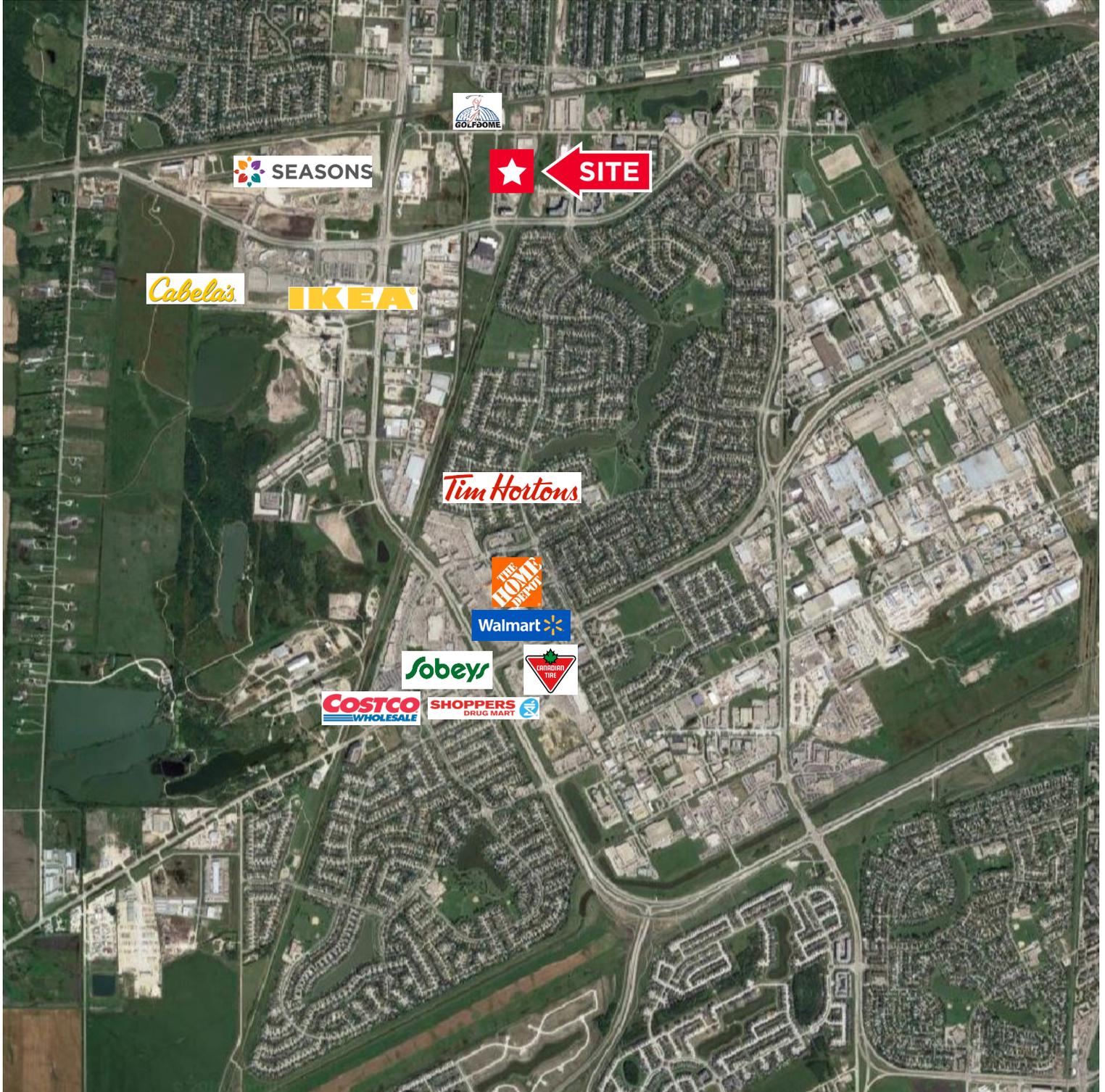
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Second Floor Plan



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