



FOR LEASE  
**UNIT 2, 3 - 1000 LORIMER BLVD**

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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg



## PROPERTY HIGHLIGHTS

(+/-) 5,586 SF AVAILABLE

- Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley
- Excellent opportunity in a newer facility allowing for flexible use of space
- Site has a variety of amenities in the neighborhood
- Space includes:
  - 20 private offices
  - 4 small meeting rooms (which could easily be offices)
  - One small boardroom (12' x 14')
  - One large mezzanine boardroom (15'4" x 29'6")
  - 3 washrooms (mens, womens, unisex)
  - 2 open work areas
  - Reception area
  - Kitchen/ lunchroom area

**Lease Rate: \$20.95 PSF**

**CAM & Tax: \$7.57 (2024 est.)**

\*Plus mgmt fee of 5% of gross rent

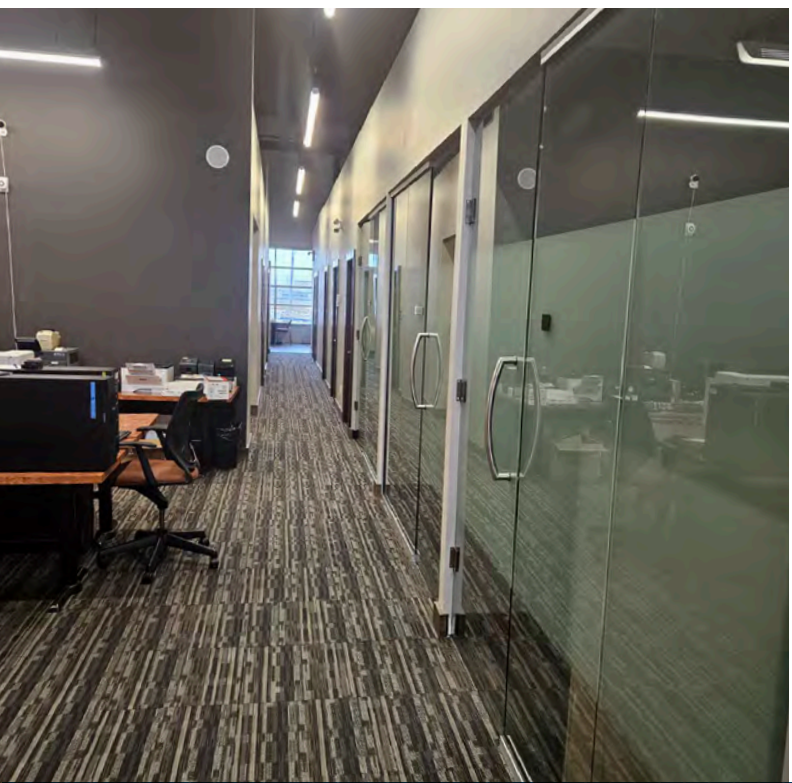
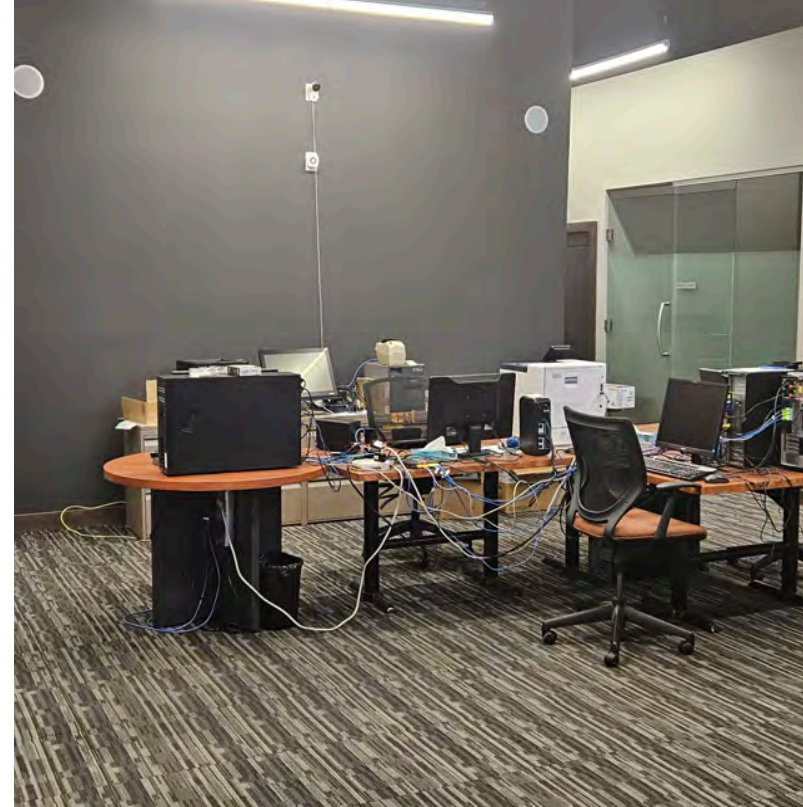


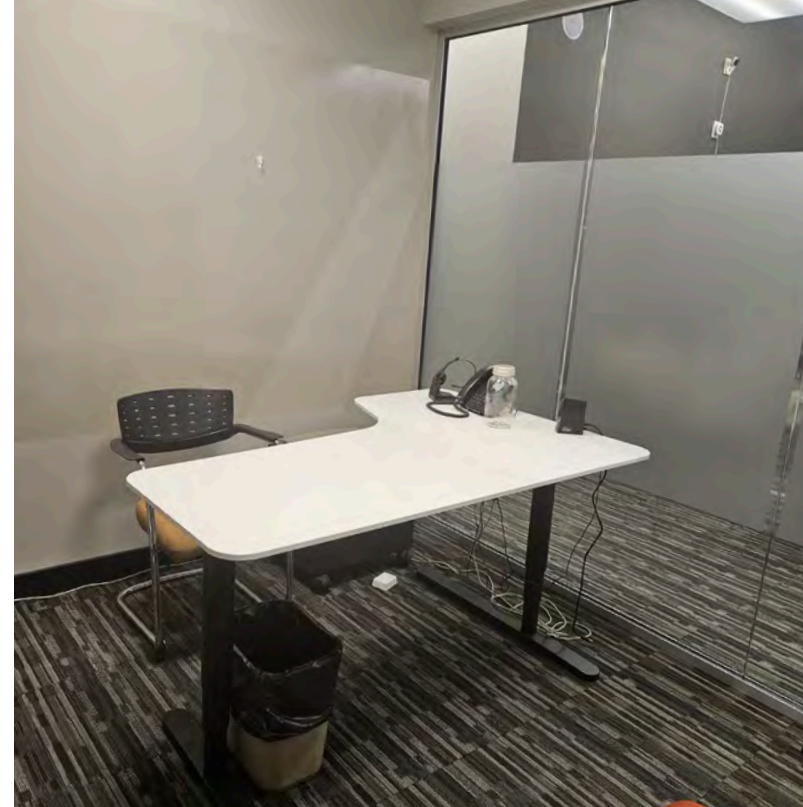
# AREA MAP



1000 LORIMER BLVD



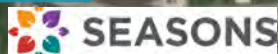




AERIAL



1000 LORIMER BLVD



Cabela's

IKEA



Walmart

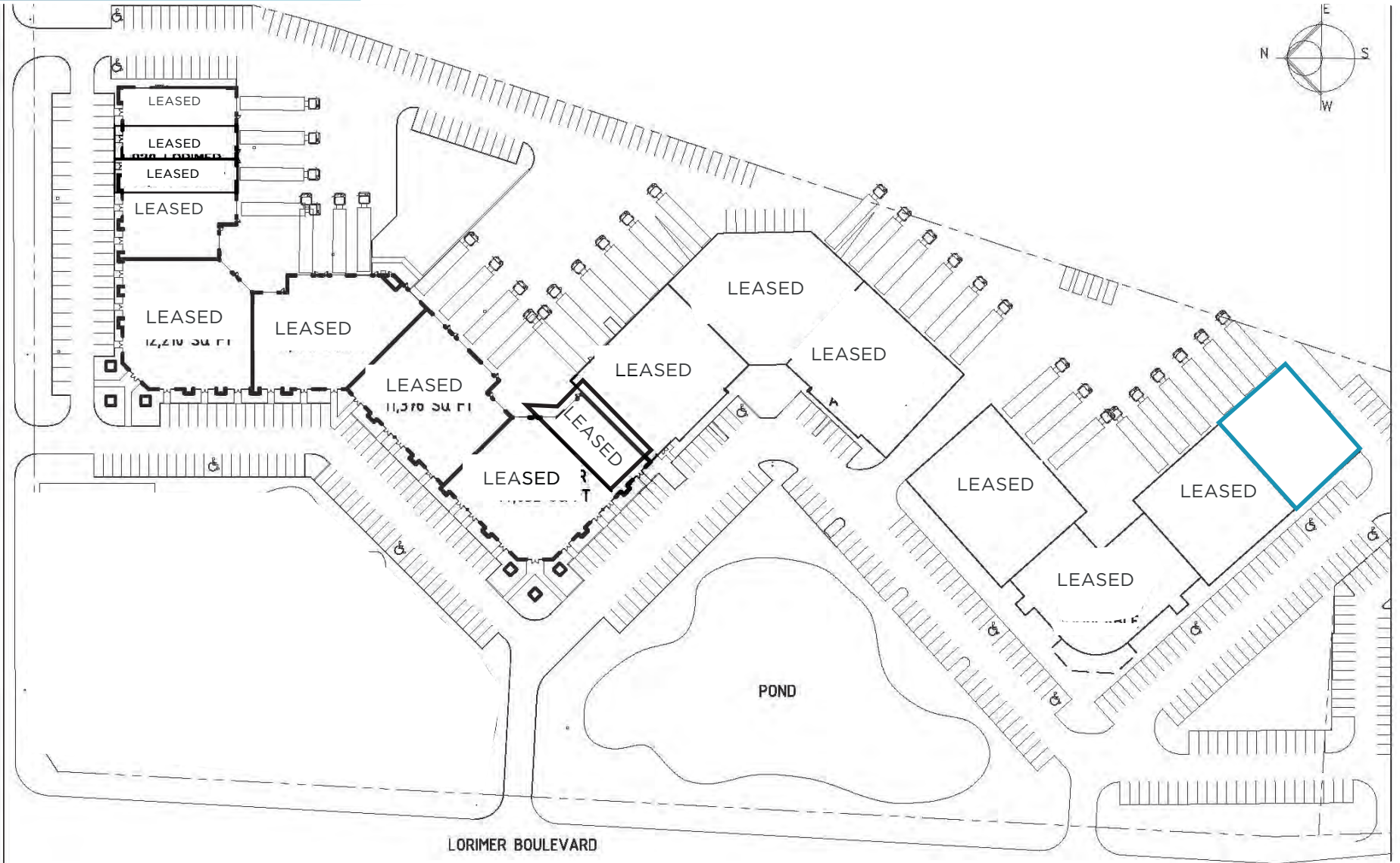
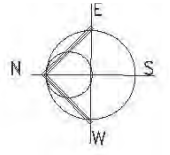
Sobeys



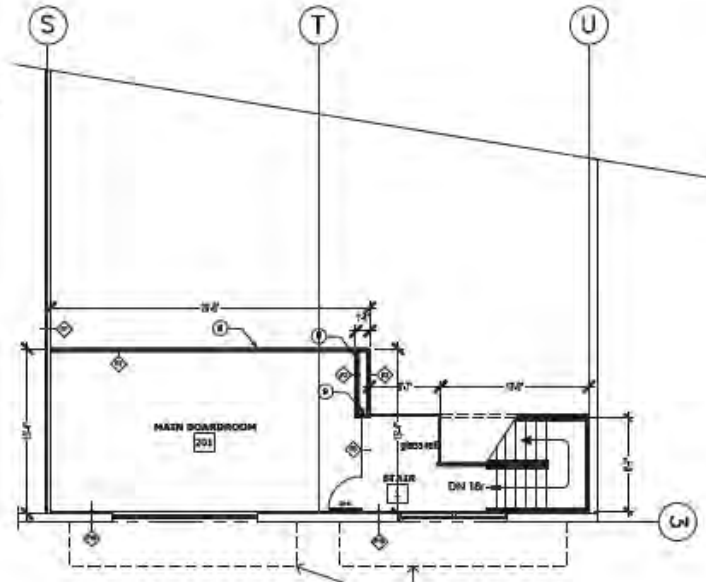
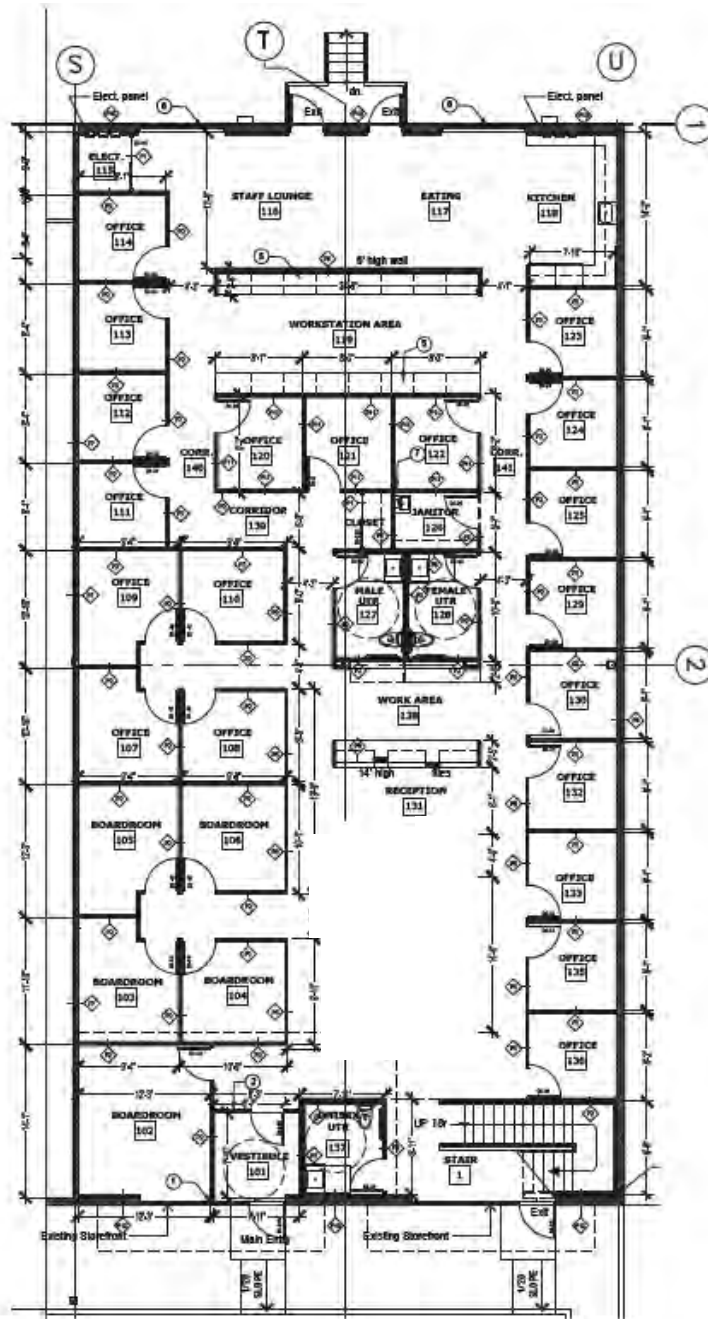
COSTCO WHOLESALE

SHOPPERS DRUG MART

# SITE PLAN



# FLOOR PLAN





## CONTACT

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