

FOR LEASE

Unit A 1000 Waverley Street

Fully Developed Office
Space Available

Ryan Munt
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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR LEASE

1000 Waverley Street



(+/-) 21,503 sf Available with 70 Parking Stalls

PROPERTY HIGHLIGHTS

- Fully-developed office space located in highly desirable Southwest Winnipeg
- Mix of private offices, large open areas, three boardrooms, four large training rooms, photo copier/mail room, one large lunch room, two kitchenettes and a garage with a grade loading door
- Well-situated within densely populated, amenity-rich area
- Building signage available with excellent visibility along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- (+/-) 70 parking stalls available on site
- Available August 2023

Lease Rate: \$18.50 psf Net

CAM & Tax: \$7.36 psf (2023 est.)

Includes utilities

plus mgmt fee 5% of net rent

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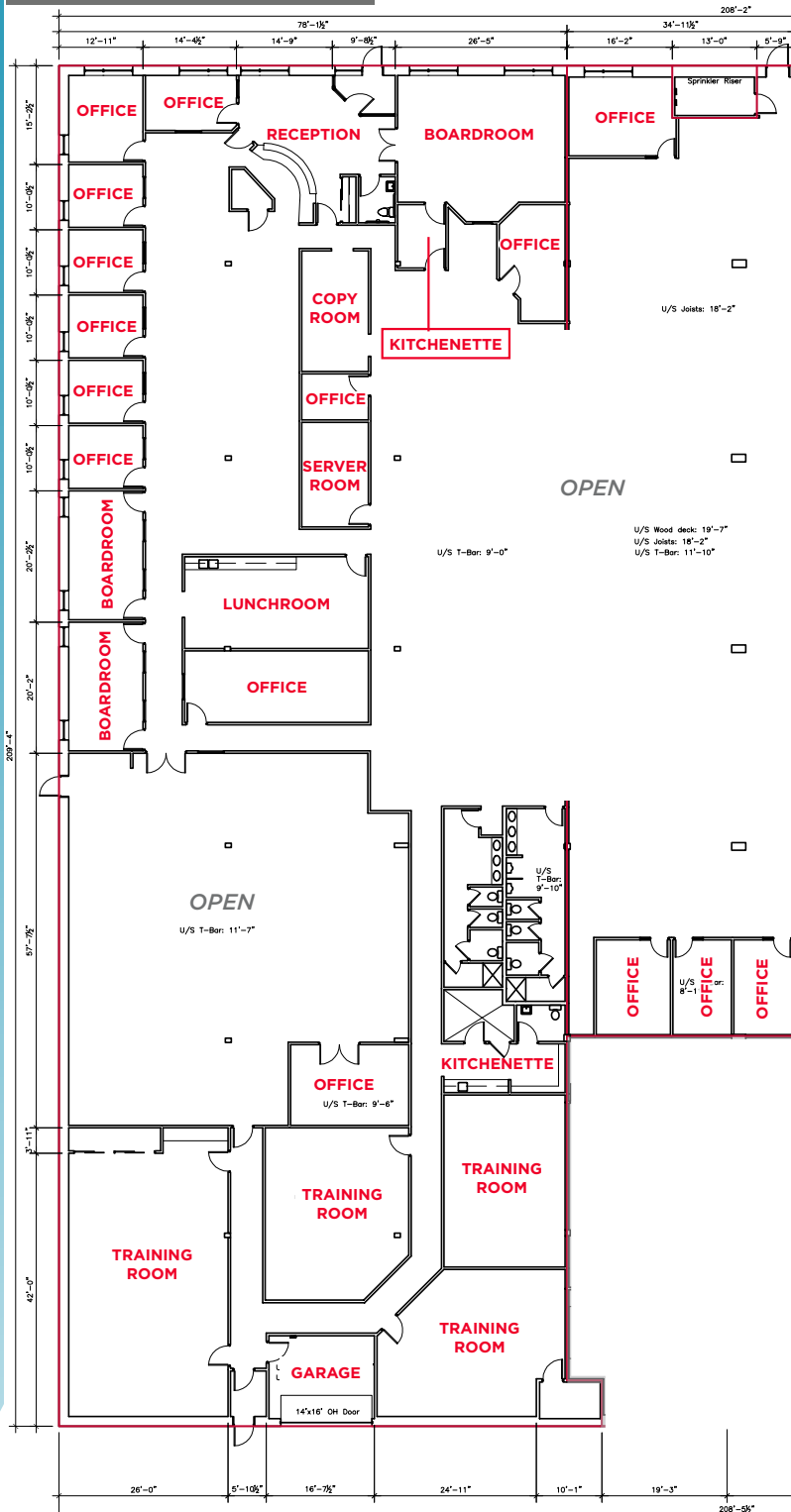


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FLOOR PLAN



(+/-) 21,503 sf Available

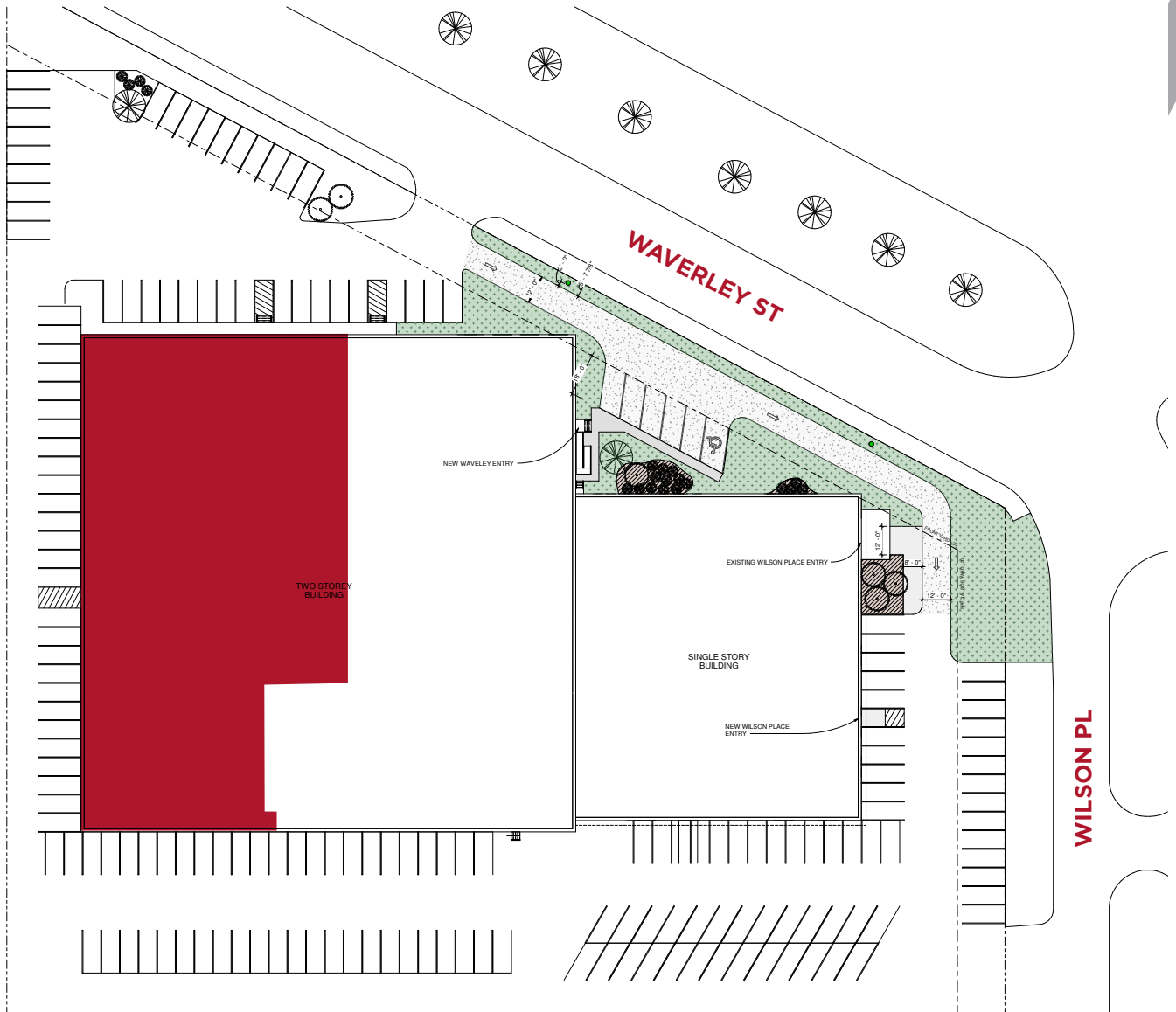
Offices	15
Boardrooms	3
Kitchenettes	2
Lunchroom	1
Training Rooms	4
Tech Rooms	2
Garage	1

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SITE PLAN



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DEMOGRAPHICS

	POPULATION	MEDIAN AGE	AVERAGE HHI	TOTAL HOUSEHOLDS
1KM	4,174	48	\$146,833.91	1,707
3KM	49,042	43	\$107,706.96	21,168
5KM	148,431	41	\$113,324.96	64,588

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