



 cerebra

OFFICE FOR LEASE
UNIT B 1470 WILLSON PLACE

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The Cerebra logo is positioned on a white sign above the building's windows. It features a stylized 'C' icon composed of two overlapping shapes, one blue and one green, followed by the word 'cerebra' in a lowercase, sans-serif font.

PROPERTY HIGHLIGHTS

(+/-) 4,522 - 5,522 SF AVAILABLE

- Fully developed office space available for lease
- Build out features multiple private offices, shared working space, a boardroom and a kitchenette
- Plenty of on-site parking
- Located in the heart of south west Winnipeg, one of the city's most desirable areas with convenient access to Waverley Street and McGillivray Boulevard
- Easy access to the Southwest Rapid Transitway
- Zoned M2

LEASE RATE: \$19.95 PSF

CAM & TAX: \$6.63 PSF (2025 EST)



AREA OVERVIEW



Taylor Ave

Taylor Ave

Outlet Collection

1470 WILLSON PLACE

Seasons of Tuxedo

IKEA

Sterling Lyon Pkwy

Lindenwood Dr W

Wilkes A

Victor Lewis Dr

Waverley St

McGillivray Blvd

Kenaston Blvd

Lindenwood Dr E

Chevrier Blvd

COSTCO WHOLESALE **RONA** **Sobey's**
SUBWAY **Indigo** **ESSO** **LIQUOR MART**
Boost Juice **bulk barn** **Bell MTS**
JOEY RESTAURANTS **GOLF TOWN** **BP**
STARBUCKS COFFEE **CIBC** **NUBURGER** **ups** **Petland**

Walmart **DOLLARAMA** **CANADIAN TIRE**
Scotiabank **Delta CANNABIS**
EB GAMES **THE HOME DEPOT**
QDOBA MEXICAN EATS **Smitty's** **SAFEWAY** **HOMESENSE**

PET SMART **THE CANADIAN BREWHOUSE** **Marshalls**
The BRICK **STARBUCKS COFFEE** **CANADIAN TIRE** **McDonald's**
SUBWAY **THE KEG STEAKHOUSE + BAR** **DOLLAR TREE** **LOWE'S**
M&M MEAT SHOPS **DQ** **CO-OP** **Ben & Florentine**

McGillivray Blvd

Columbia Dr

Scurfield Blvd

Bishop

PHOTOS

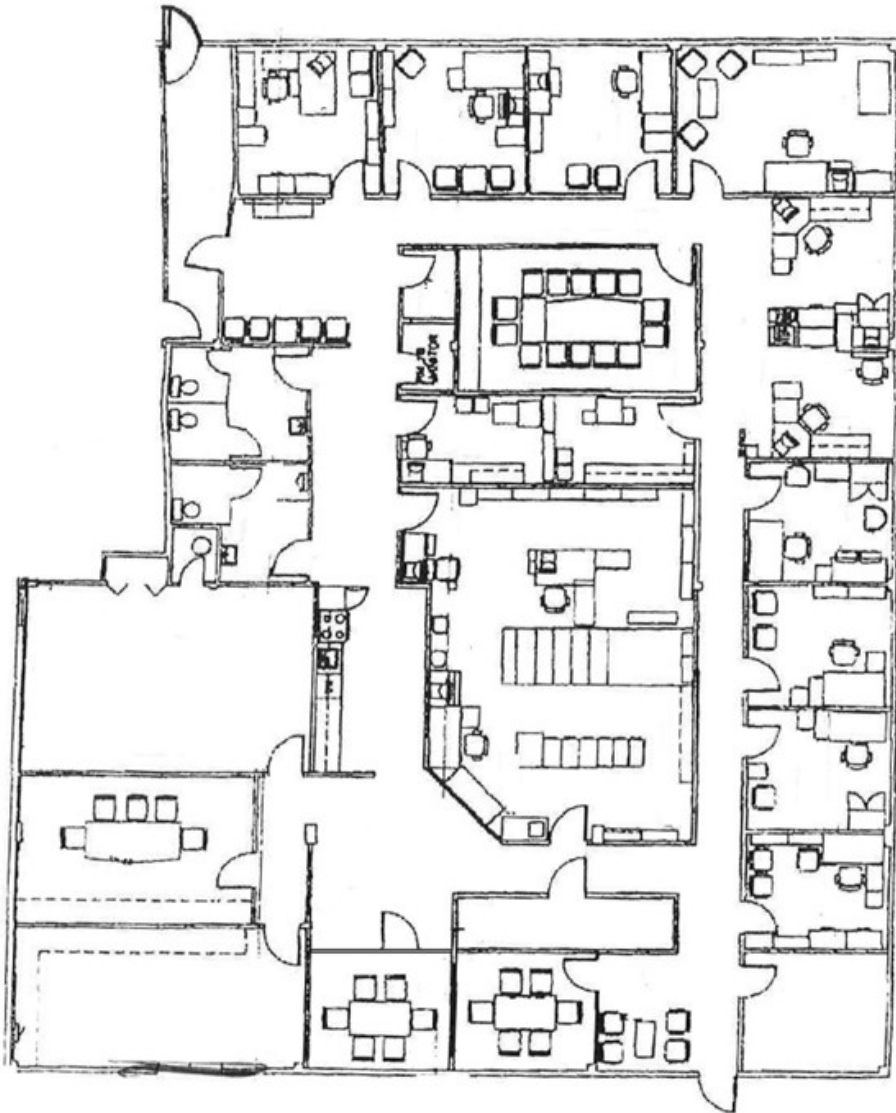


PHOTOS



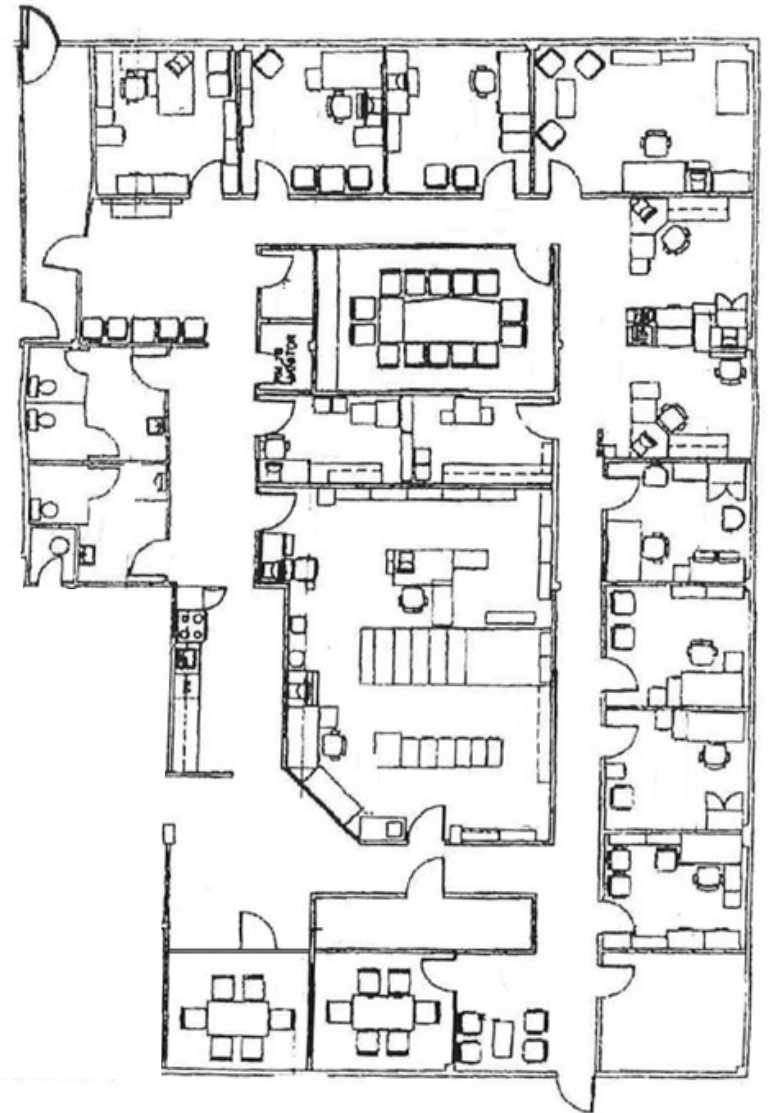
FLOOR PLAN

(+/-) 5,522 SF



(+/-) 4,522 SF

* POTENTIAL DEMISING OPTION FOR THE LANDLORD'S FUTURE RECLAMATION OR USE.





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