

**OFFICE FOR LEASE**

# Paquin Business Park

Low Cost Office or Storage Space  
in East Winnipeg

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Ryan Munt Personal Real Estate Corporation

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

FOR LEASE

# 100 Paquin Road



(+/-) 3,000 SF - (+/-) 18,589 SF Available

Main Level *Potential for grade loading	(+/-) 3,000 SF - (+/-) 7,327 SF	Available Immediately
Second Level	(+/-) 11,262 SF	Available Sept 1, 2025

## PROPERTY HIGHLIGHTS

- Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway
- Abundance of natural light throughout office space creating a desirable work environment
- Excellent on-site electrified parking
- Convenient access to major public transportation routes
- Main floor consists of 12 offices and a large open area
- Outdoor patio space available for tenants
- 50+ parking stalls available
- Flexible lease options available

**Gross Rent: \$15.00 psf**





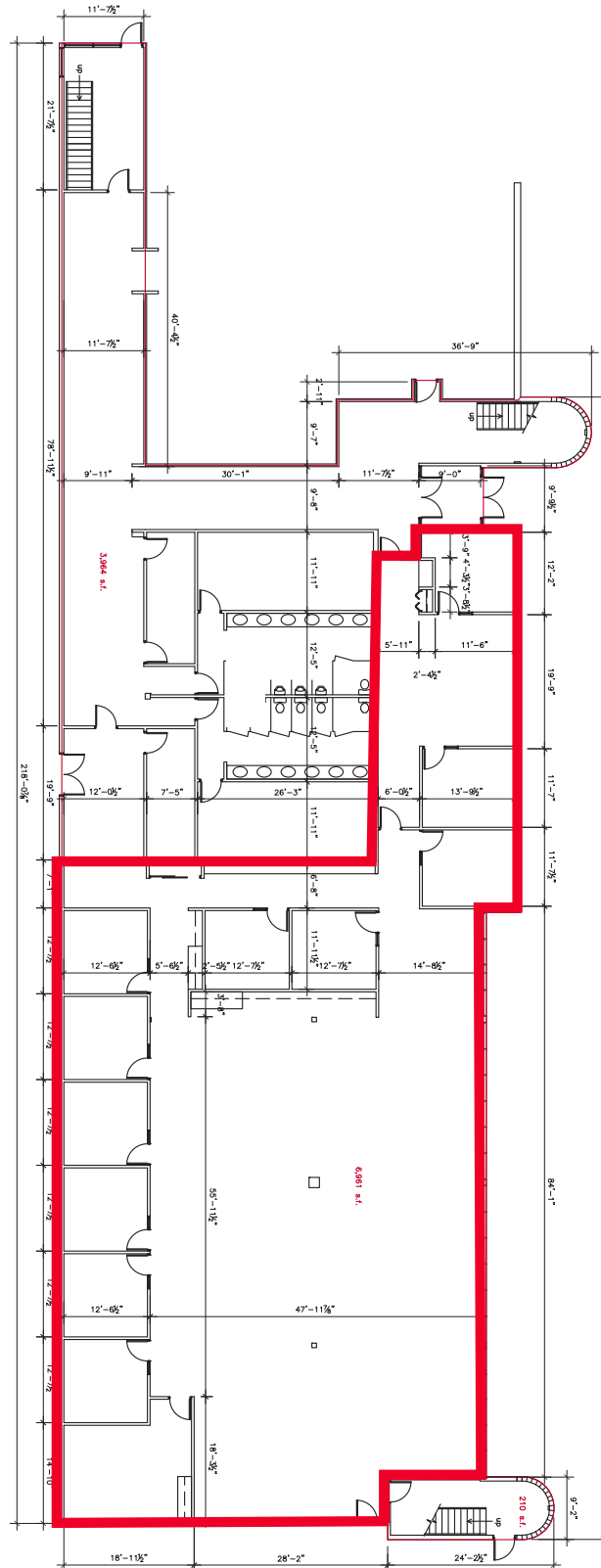
**FOR LEASE**  
**100 Paquin Road**



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## MAIN FLOOR PLAN







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