

OFFICE SPACE



UP TO (+/-) 36,000 SF AVAILABLE FALL 2023

Property Highlights

- New suburban office to be developed
- Excellent exposure to both Waverley St and McGillivray Blvd
- Approximate gross floor plate sizes are 12,000 sf
- Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley Street and Buffalo Place
- In close proximity to McGillivray and Kenaston Boulevard, with access to a variety of amenities
- Three storey office building
- High density residential area immediately to the west
- Commercial zoning: CMOFF
- Excellent exposure on Waverley Street with average weekday daily traffic count (+/-) 29,100 vehicles

Lease Rate: TBD

CAM & Tax: TBD

**Ryan Munt
Executive Vice President**

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

Cushman & Wakefield | Stevenson

200 - 55 Donald Street

Winnipeg, Manitoba R3C 1L8

T 204 928 5000

www.cwstevenson.ca

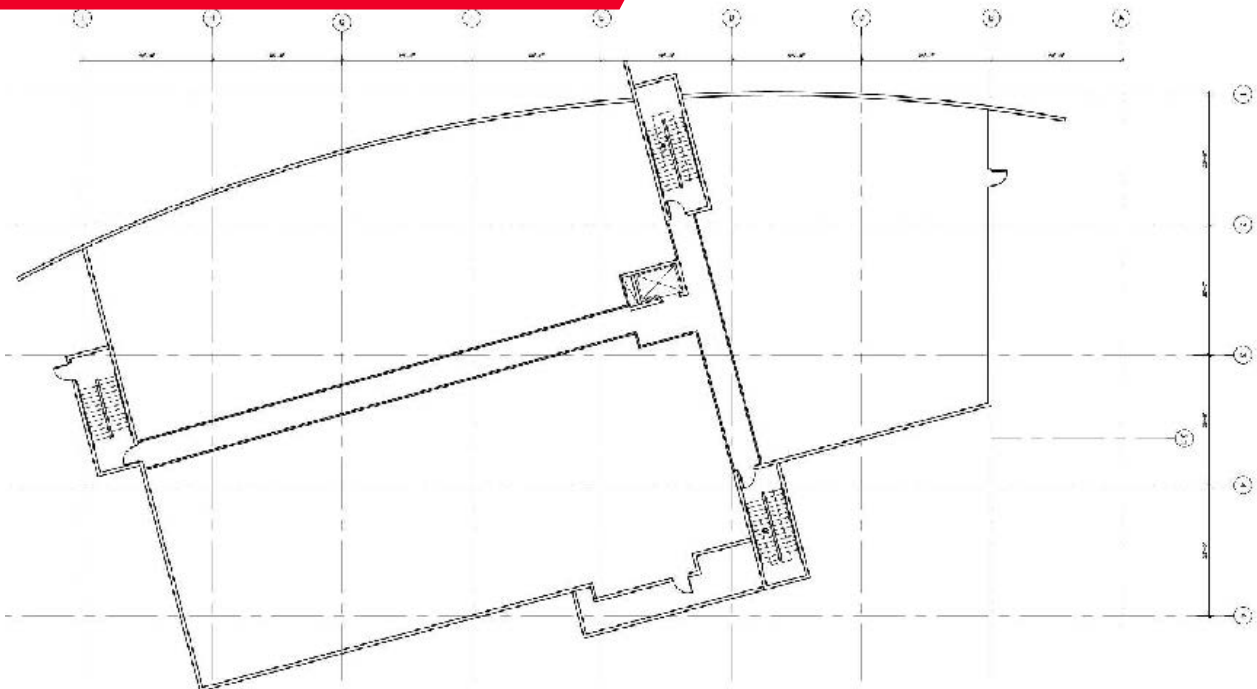
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

PROPOSED MAIN FLOOR



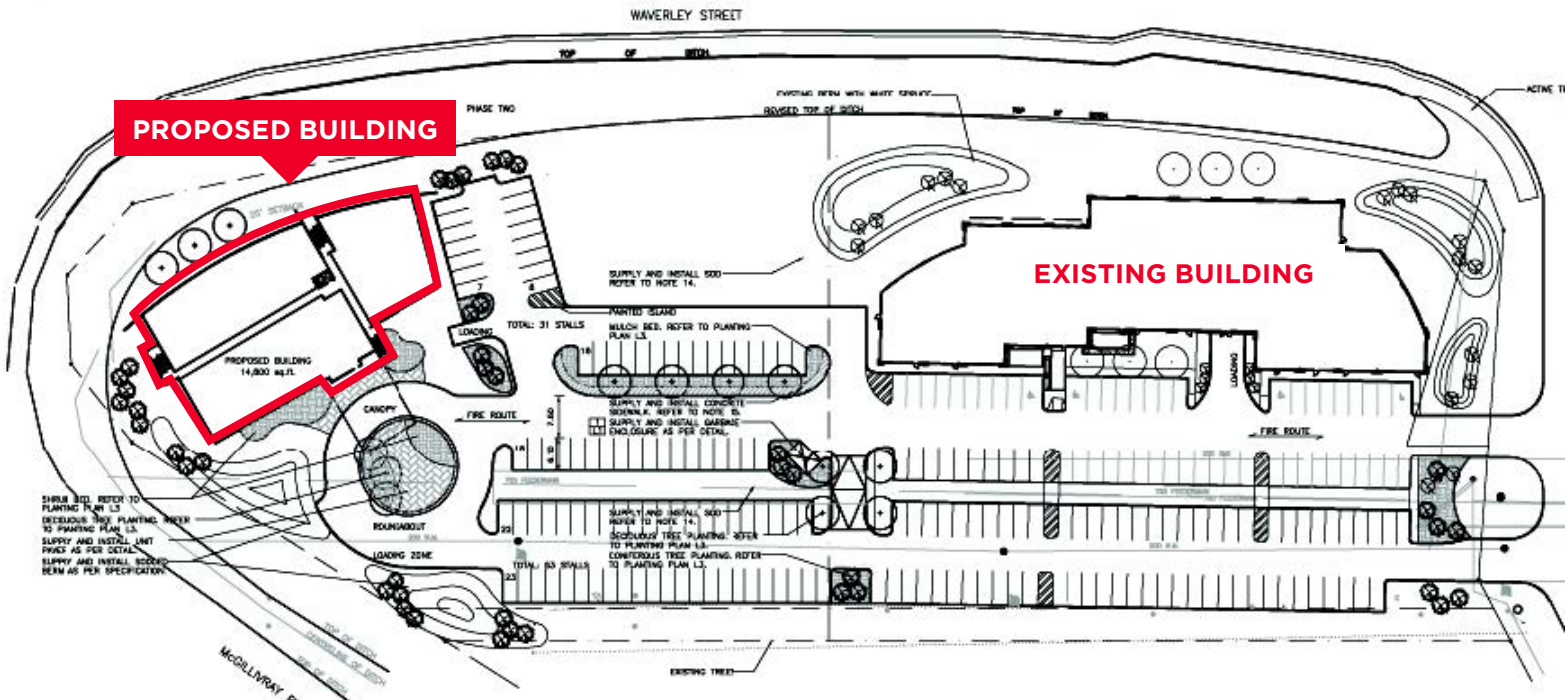
PROPOSED SECOND & THIRD FLOOR

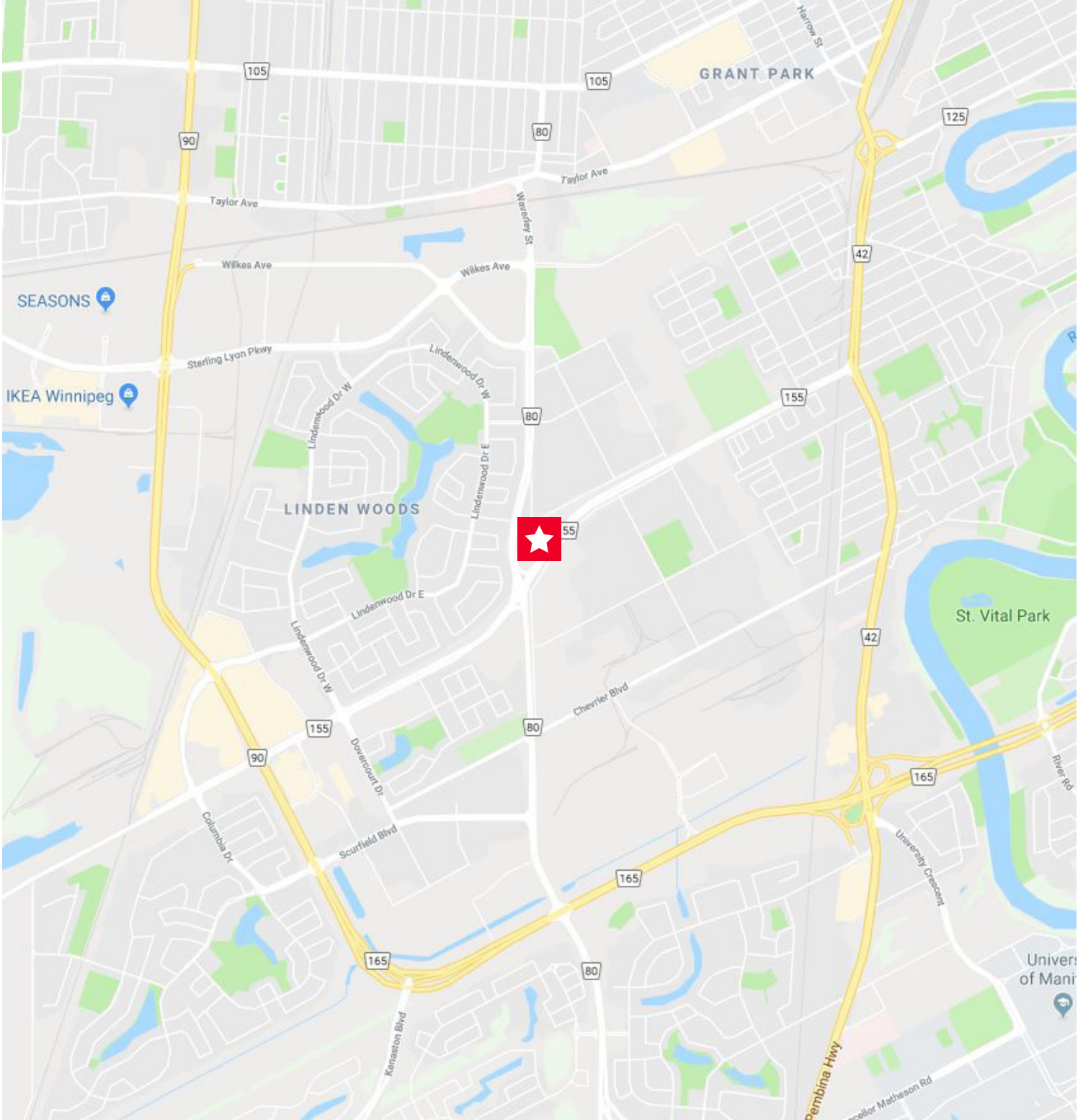


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

PROPOSED SITE PLAN





Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.