

# FOR LEASE

## UNIT D

### 1000 Waverley Street

## Fully Developed Office Space Available

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

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# 1000 Waverley Street



(+/-) 24,825 sf Available with Bonus Mezzanine and 80 Parking Stalls

## PROPERTY HIGHLIGHTS

- Fully developed office space located in highly desirable Southwest Winnipeg
- (+/-) 8,144 sf bonus mezzanine included at no additional cost
- Mix of private perimeter and interior offices, open work areas, one large boardroom, meeting rooms, copy room, storage rooms, bike storage, men's and women's showers and a recently renovated lunch room
- Well-situated within densely populated, amenity-rich area
- Large monument sign available with excellent visibility along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- (+/-) 80 parking stalls available on site
- Available November 2023
- Zoned M2

**Lease Rate: \$18.50 psf Net**

**CAM & Tax: \$7.48 psf (2025 est.)**

**Includes utilities**

***plus mgmt fee 5% of net rent***



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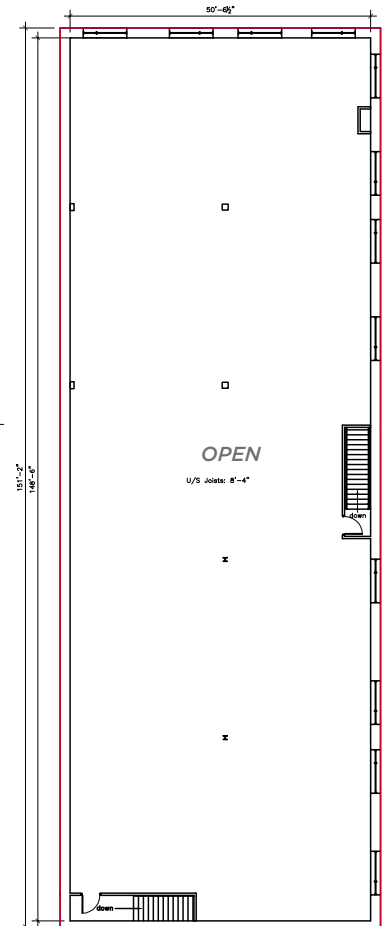




## Unit D 1000 Waverley St



**Offices - 36**  
**Boardroom - 1**  
**Meeting Rooms - 4**  
**Kitchenette - 1**  
**Lunchroom - 1**  
**Tech Rooms - 2**  
**Storage - 5**



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# Unit A 1000 Waverley St



**2nd Floor Plan Details:**

- Rooms:** OFFICE, RECEPTION, BOARDROOM, KITCHENETTE, COPY ROOM, OFFICE, SERVER ROOM, LUNCHROOM, BOARDROOM, OPEN.
- Dimensions:**
  - Top: 12'-11", 14'-4 1/2", 14'-9", 9'-8 1/2", 26'-5", 16'-2", 13'-0", 5'-9", 208'-2"
  - Left: 15'-2 1/2", 10'-0 1/2", 10'-0 1/2", 10'-0 1/2", 10'-0 1/2", 10'-0 1/2", 20'-2 1/2"
  - Internal: 78'-1 1/2", 9'-8 1/2", 26'-5", 16'-2", 13'-0", 5'-9", 19'-7", 18'-2", 11'-10"
- Other Labels:** Sprinkler Riser, U/S Joists: 18'-2", U/S T-Bar: 9'-0", U/S Wood deck: 19'-7", U/S Joists: 18'-2", U/S T-Bar: 11'-10"

(+/-) 21,503

Offices	15
Boardrooms	3
Kitchenettes	2

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