

FOR LEASE

UNIT D

1000 Waverley Street

Fully Developed Office Space Available

Ryan Munt
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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR LEASE

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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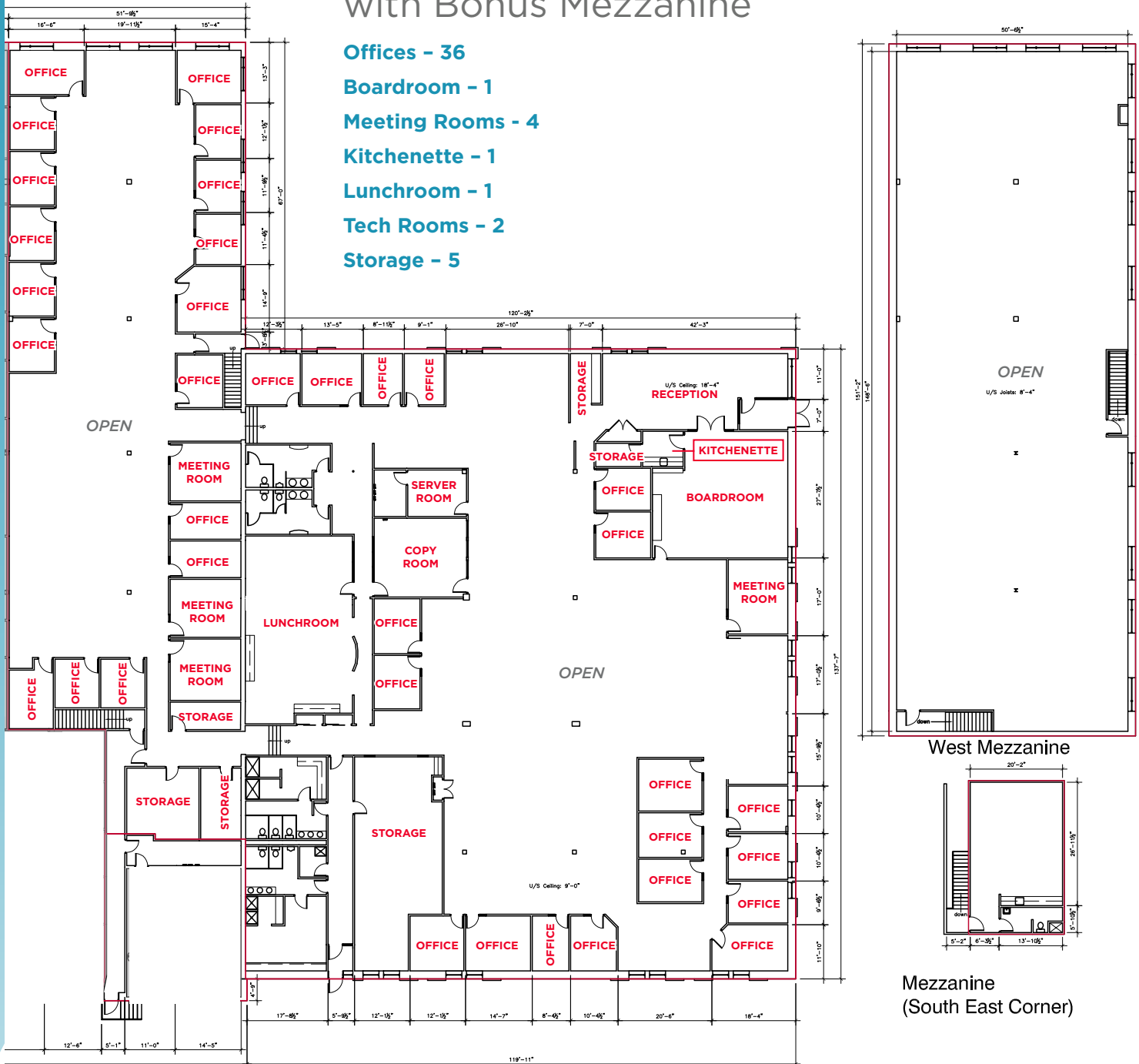
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FLOOR PLAN

(+/-) 24,825 sf Available
with Bonus Mezzanine

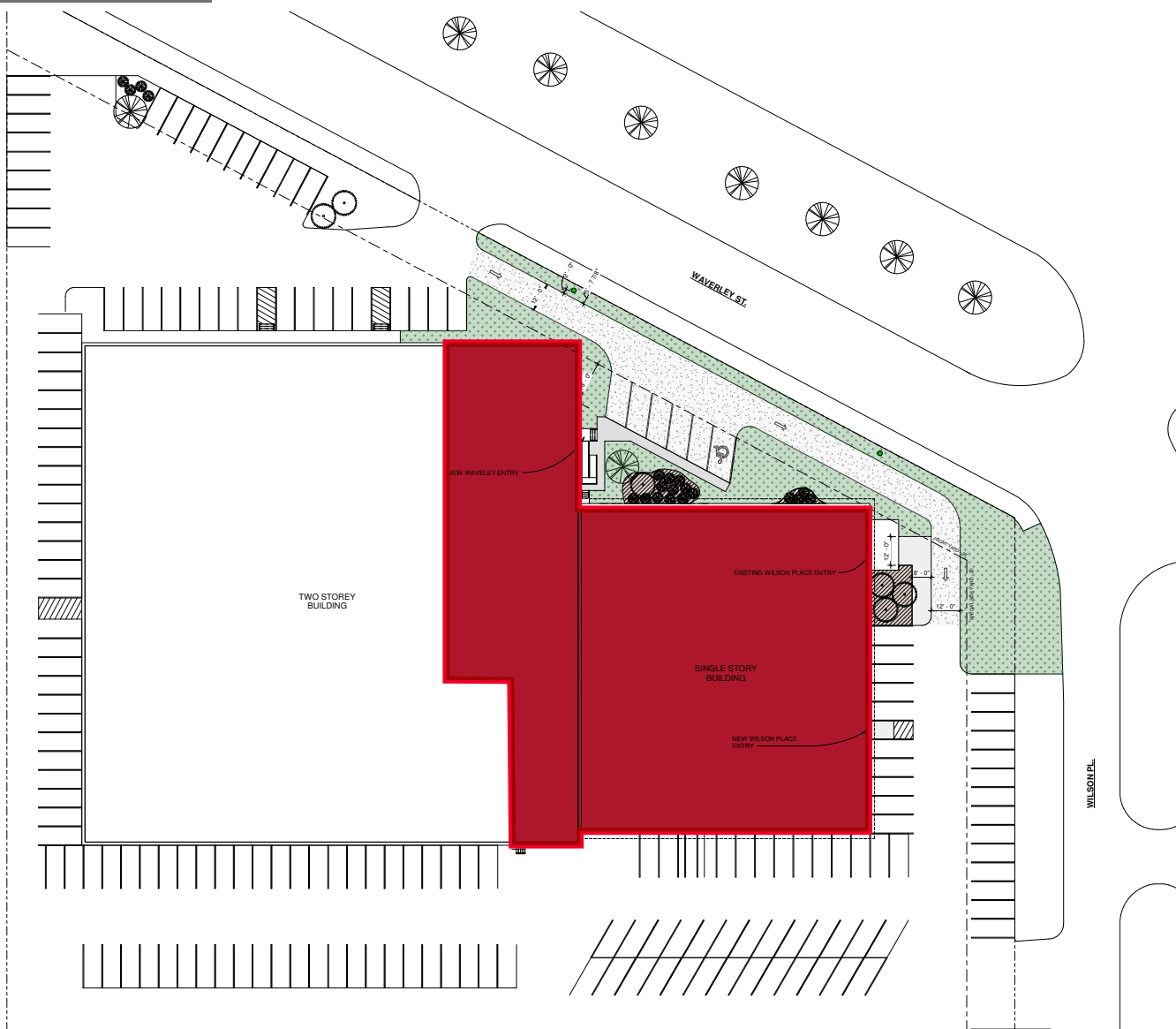
- Offices - 36
- Boardroom - 1
- Meeting Rooms - 4
- Kitchenette - 1
- Lunchroom - 1
- Tech Rooms - 2
- Storage - 5



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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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