

# LOW COST OFFICE OR STORAGE SPACE IN EAST WINNIPEG



## OFFICE FOR LEASE PAQUIN BUSINESS PARK

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# PROPERTY HIGHLIGHTS

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

- 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
- Second Level consists of reception, kitchen, 2 boardrooms, large open areas and over 10 offices
- Outdoor patio space available for tenants
- 50+ parking stalls available
- Flexible lease options available

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Main Level	(+/-) 3,000 SF - (+/-)7,327 SF	Available Immediately
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Second Level	(+/-) 11,262 SF	TBD
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**GROSS RENT: \$15.00 PSF**





# AREA OVERVIEW



DUGALD RD

DE BAETS ST

100 PAQUIN ROAD



BEGHIN AVE

RUE CAMIEL SYS ST

PLESSIS RD



MAIN FLOOR



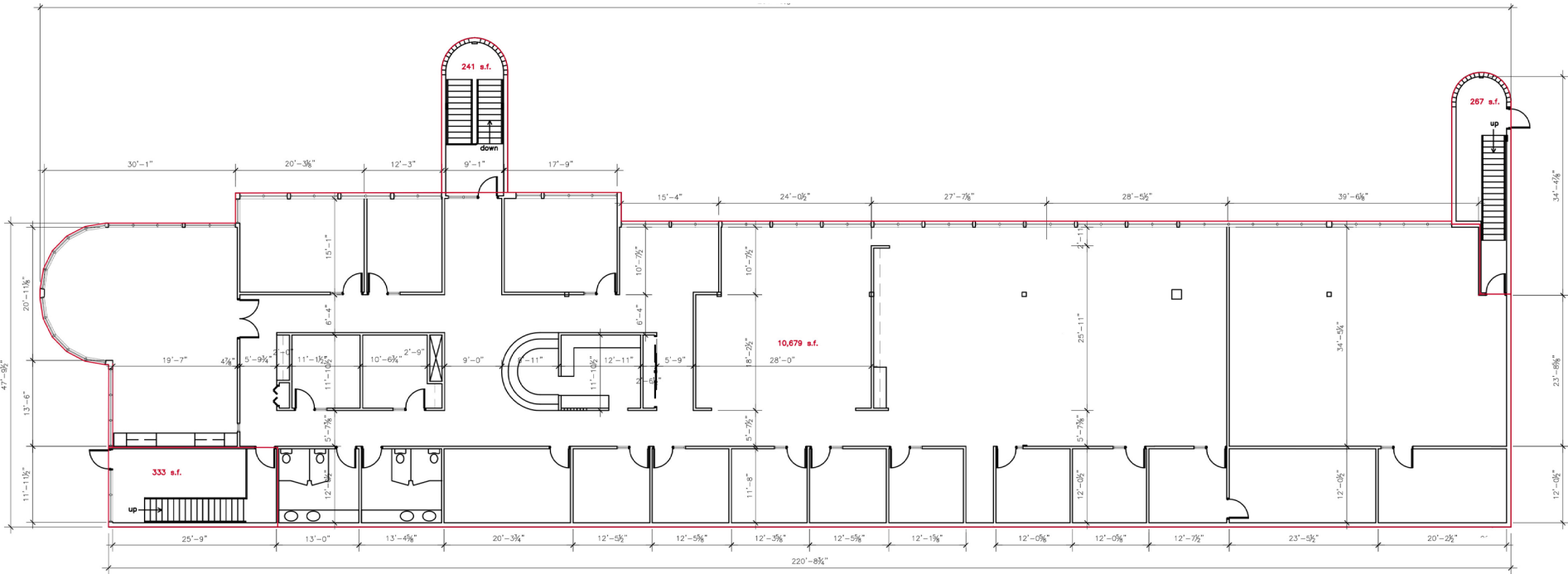








# SECOND FLOOR PLAN





# PAQUIN BUSINESS CENTRE

**Bockstael**  
Manitoba's Builder®



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### CONTACT

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