

**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**

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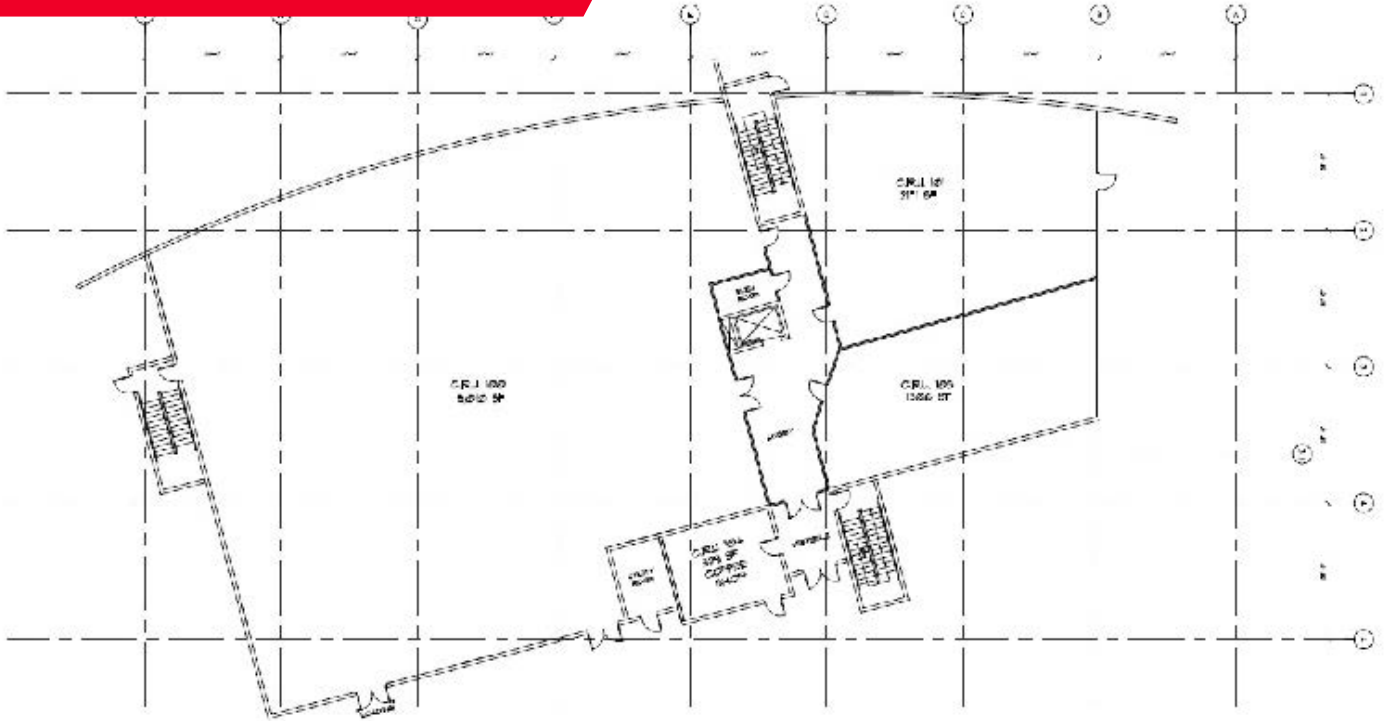
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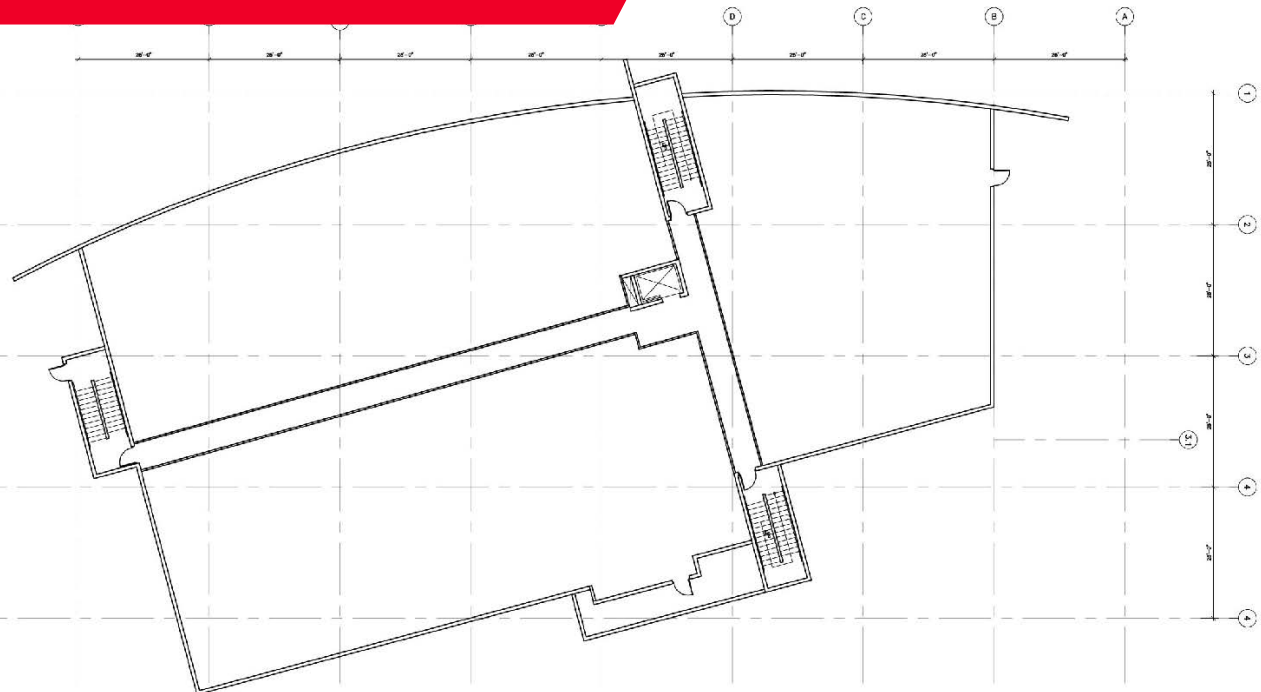
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**PROPOSED MAIN FLOOR**



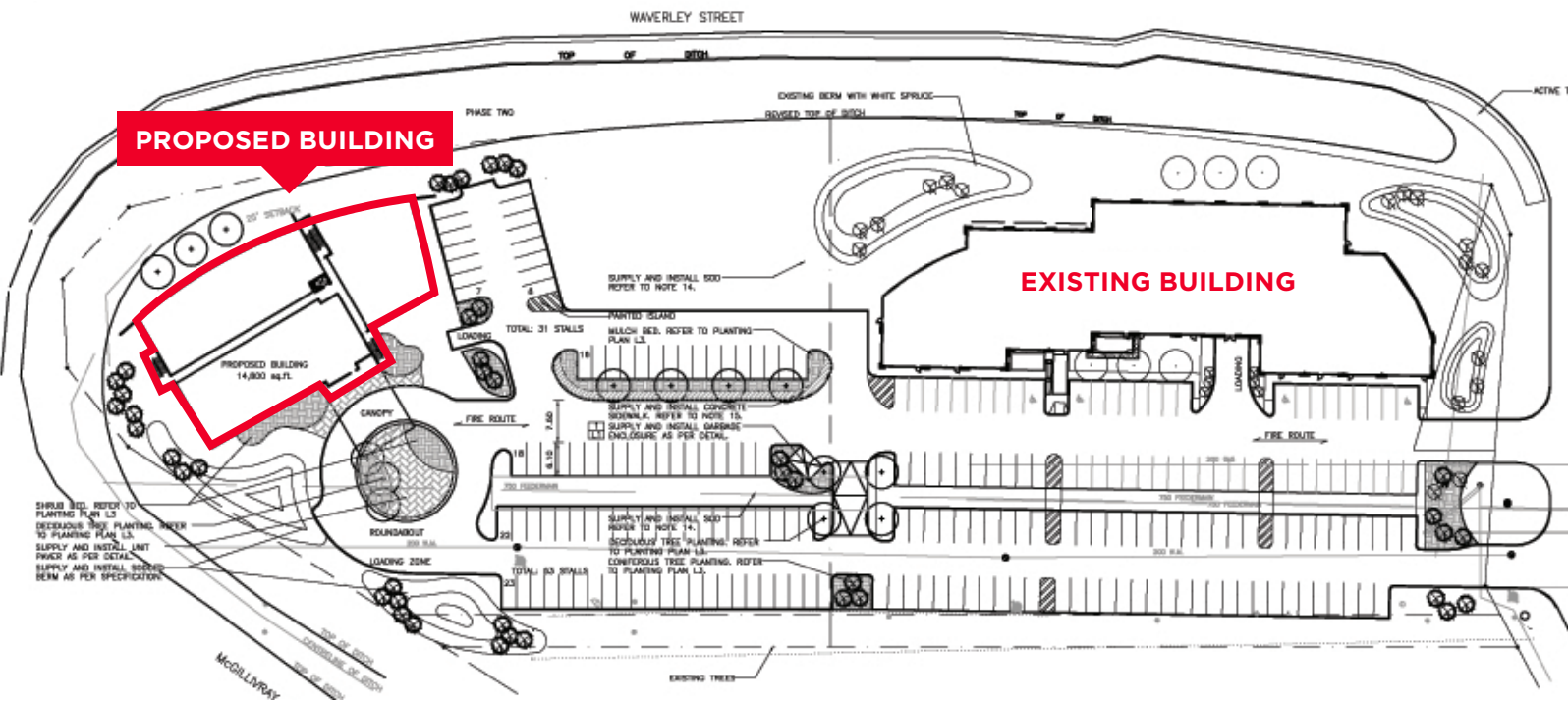
**PROPOSED SECOND & THIRD FLOOR**



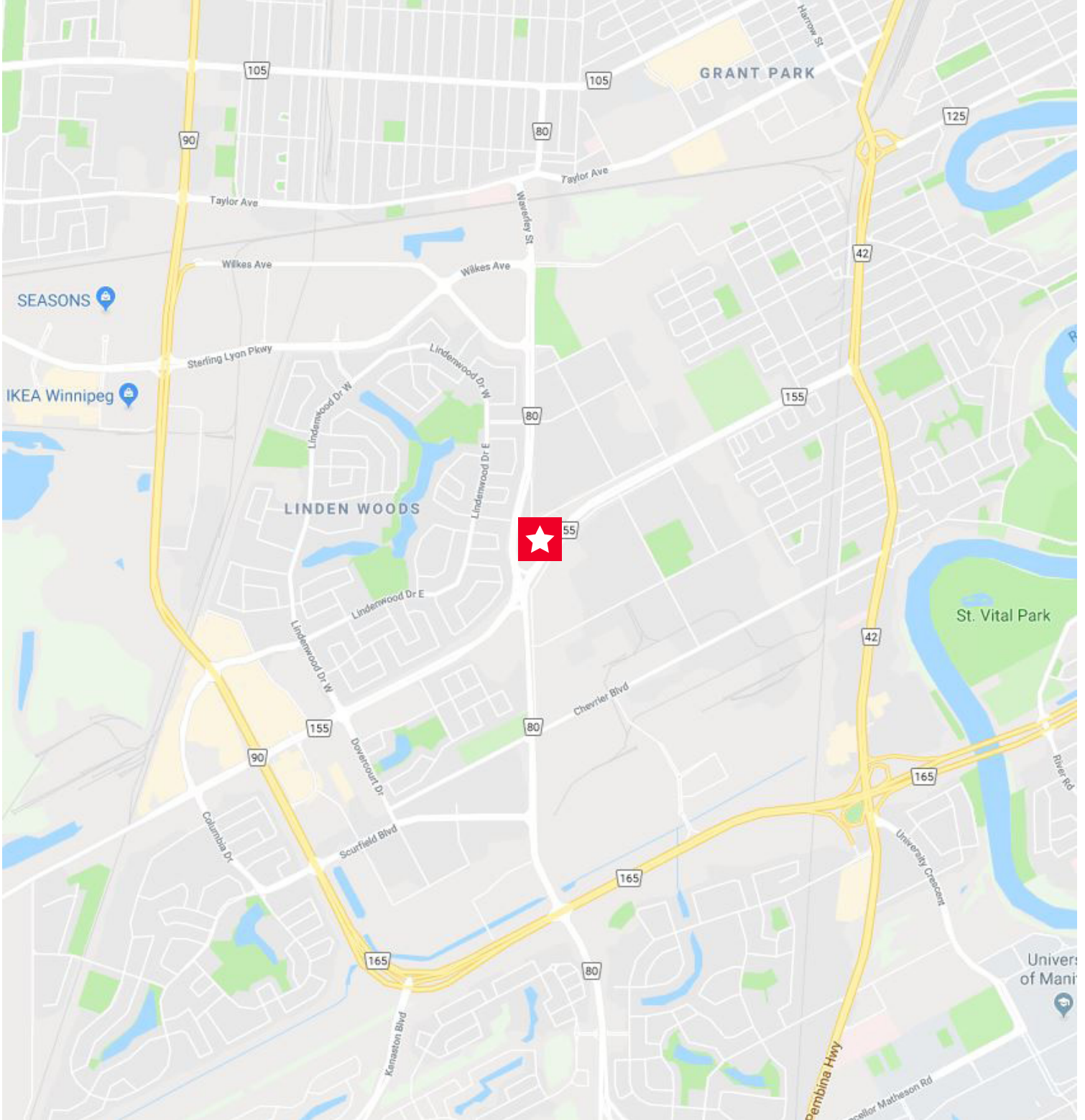
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**PROPOSED SITE PLAN**







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