

FOR LEASE

Developed Office Space at Prominent Intersection

1345 Waverley Street, Winnipeg, MB

Full Third Floor



**DOMINANT
SIGNAGE**



**WINDOWS
ON 4 SIDES**



**AMPLE
PARKING**



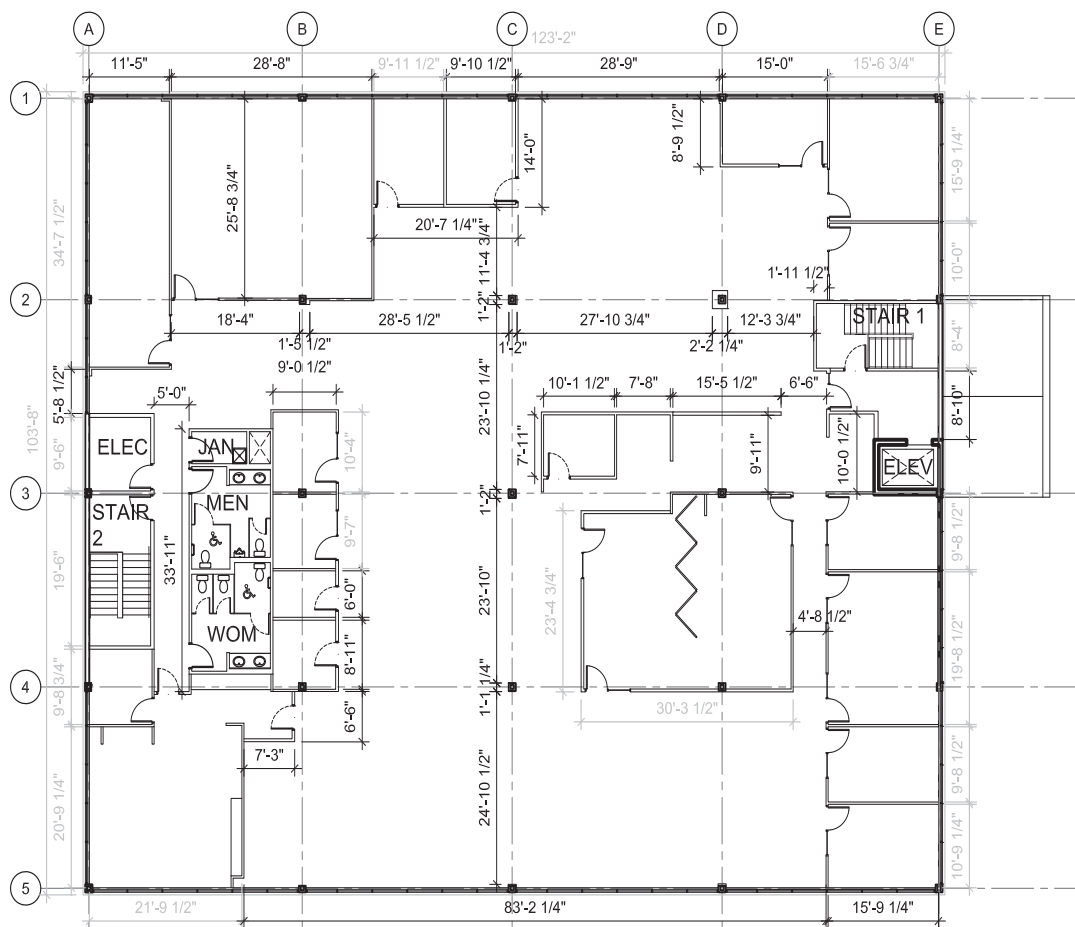
**EXCELLENT
TRANSIT**



**CLOSE TO
AMENITIES**

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1345 Waverley Street, Winnipeg, MB



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Shindico

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PROPERTY SUMMARY

Available (Third Floor)	+/- 12,564 SF
Net Rent	\$23.00/SF
Additional Rent (2024 est.)	\$12.00/SF
Zoning	C3
Parking	+/- 201 stalls

FEATURES

- Windows on all four sides, providing abundant natural light.
- Prominent building signage opportunities.
- Large lunchroom and boardroom.
- Mix of developed offices and open concept work space.
- Ample on-site parking for clients and staff.

LOCATION

- Located at the southwest corner of Waverley and McGillivray, with access from both thoroughfares.
- Close proximity to the Southwest Rapid Transitway.
- Surrounded by affluent residential neighborhoods including River Heights, Tuxedo, Linden Woods, Whyte Ridge, and Fort Garry.
- Just east of southwest Winnipeg's dominant retail shopping node, including Outlet Collection, Ikea, Walmart, Home Depot, and Canadian Tire.

TRAFFIC

49,200 vehicles per day on the intersection of Waverley Street and McGillivray Boulevard.

City of Winnipeg Public Works Department 2022



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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