

OFFICE SPACE FOR LEASE IN SOUTHWEST WINNIPEG

1460 CLARENCE AVENUE



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PROPERTY HIGHLIGHTS

(+/-) 6,553 SF AVAILABLE

- Available immediately
- Located in southwest Winnipeg on Clarence Avenue off of Waverley Street with easy access to McGillivray Boulevard
- Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space
- Excellent natural light throughout
- Many restaurants and other amenities in close proximity

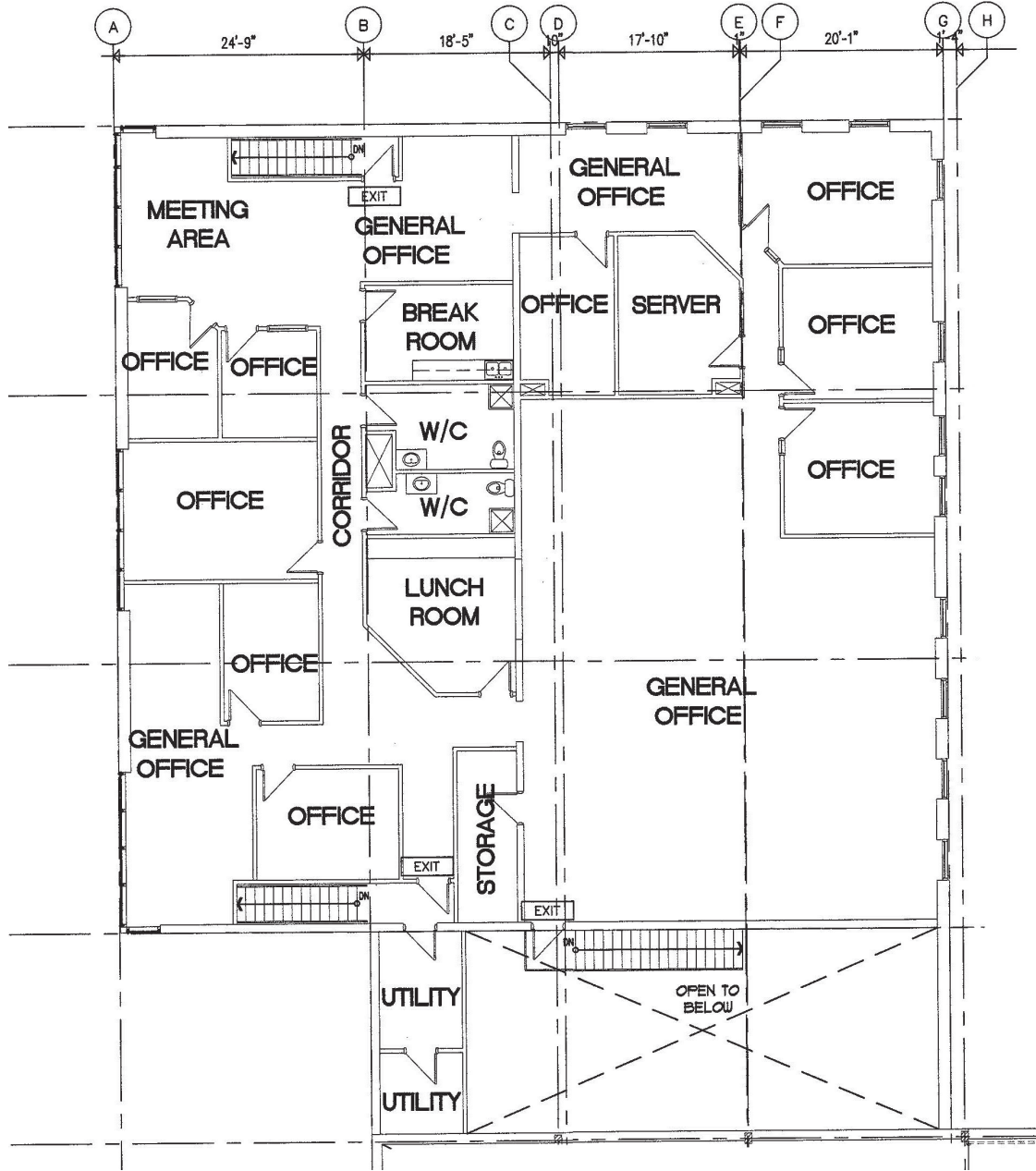
LEASE RATE: \$9.95 PSF NET

PROPERTY TAX: \$7.22 PSF (2025 EST)

PLUS MGMT FEE OF 5% OF GROSS RENT



FLOOR PLAN



AERIAL MAP



PROPERTY PHOTOS





CONTACT

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