

HEATED UNDERGROUND PARKING AVAILABLE**Brand New Suburban Office Space For Lease****Property Highlights**

- Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley
- Site has a variety of amenities in the neighborhood
- Rare opportunity in a brand new office building in Southwest Winnipeg
- Ample parking; both surface and heated underground parking available
- Tenant improvement allowance available for qualified tenants

Main Floor - (+/-) 2,500 - 5,414 sf**Second Floor - FULLY LEASED****Third Floor - FULLY LEASED****Lease Rate: \$25.00 psf Net****CAM & Tax: \$10.60 psf (2025 est.)****Stephen Sherlock**
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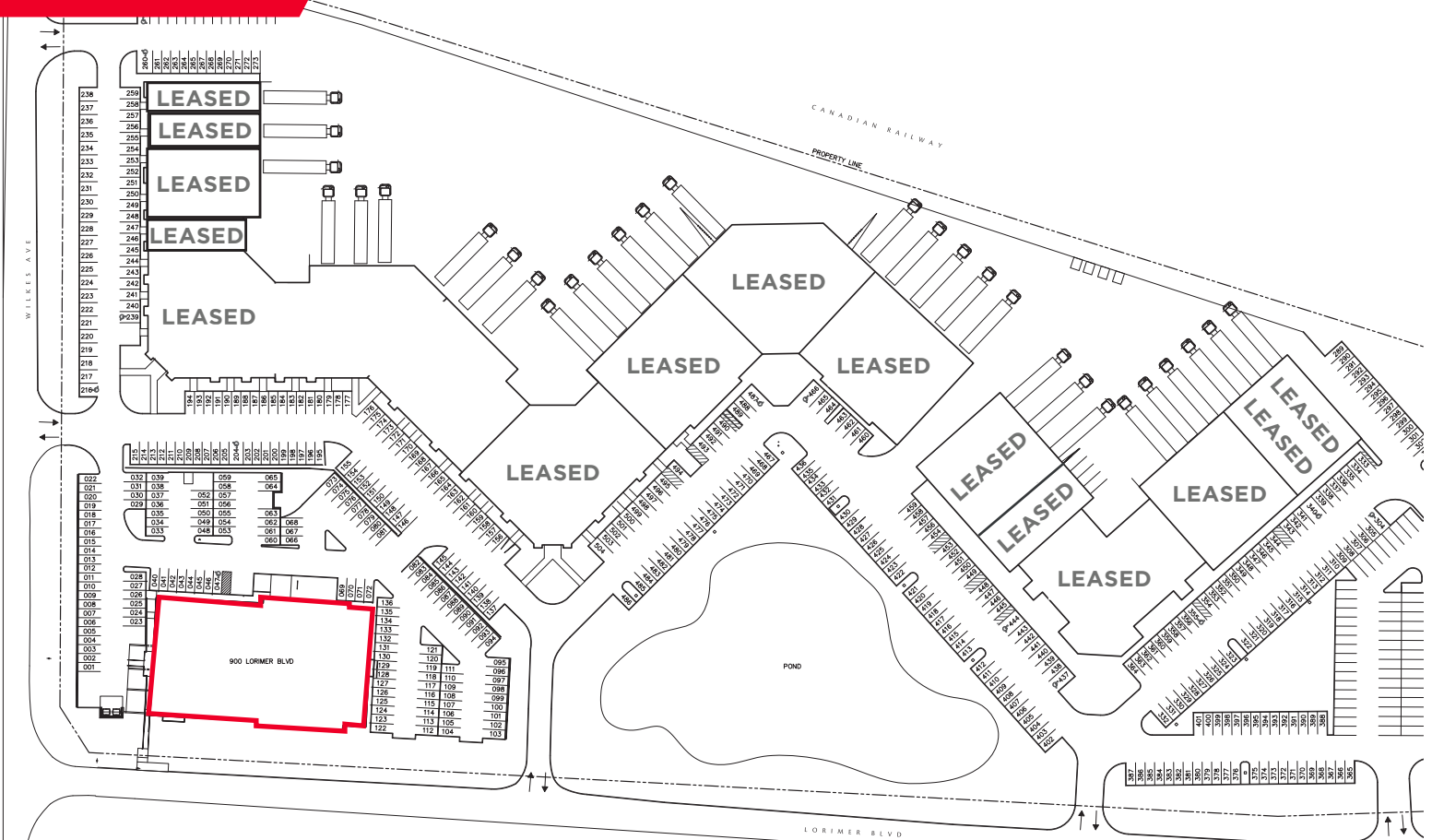
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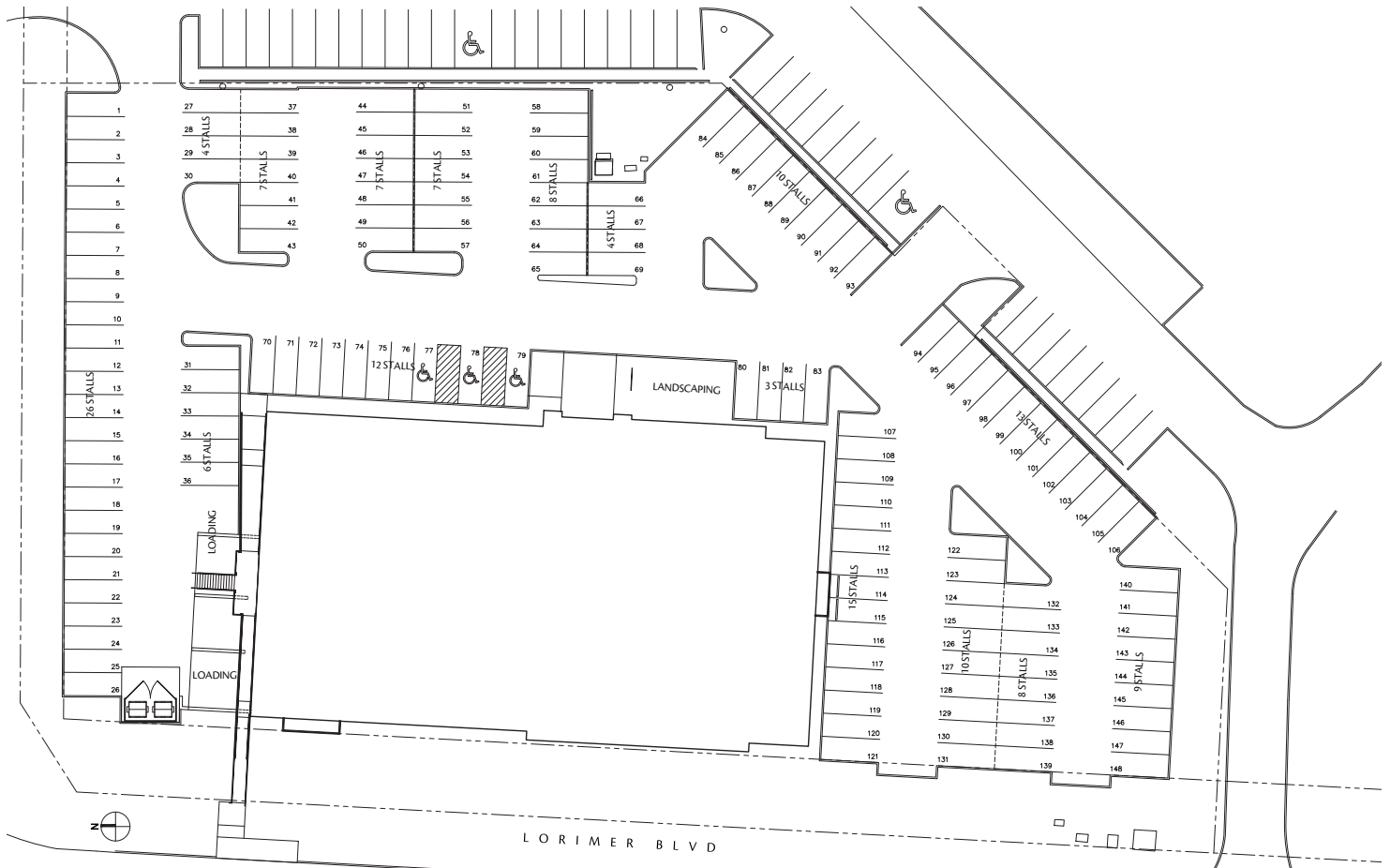
SITE PLAN



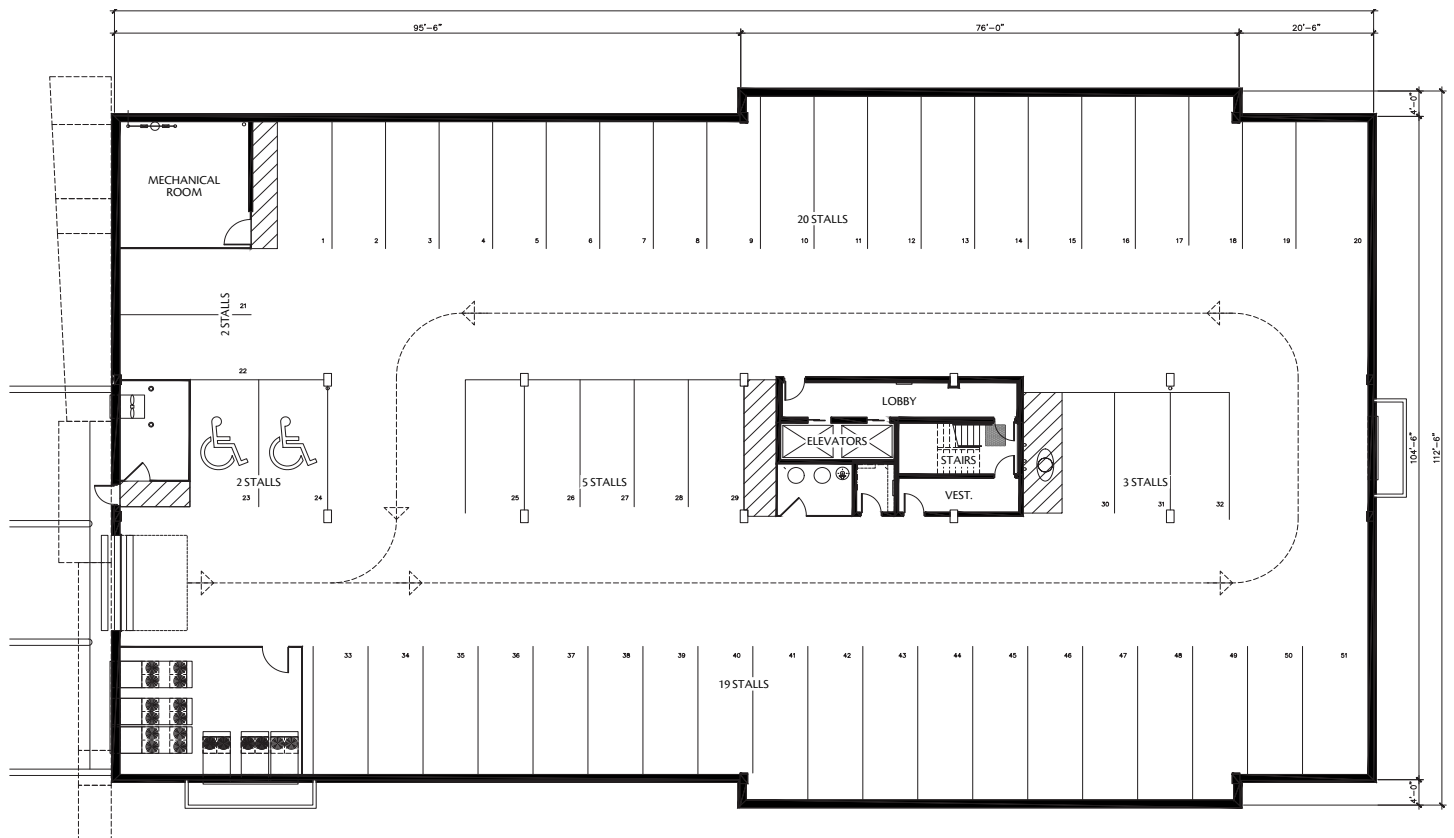
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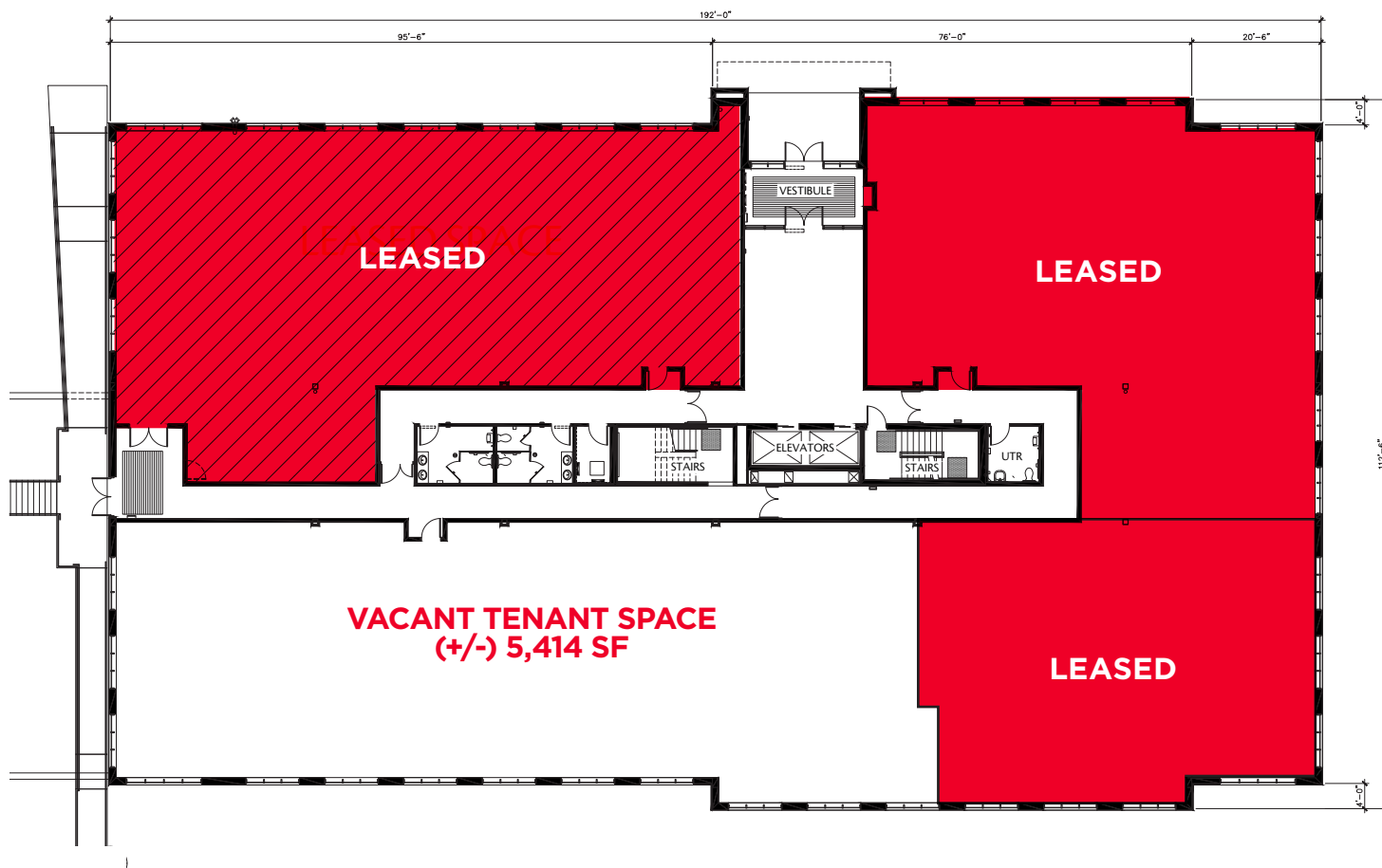
Site Plan

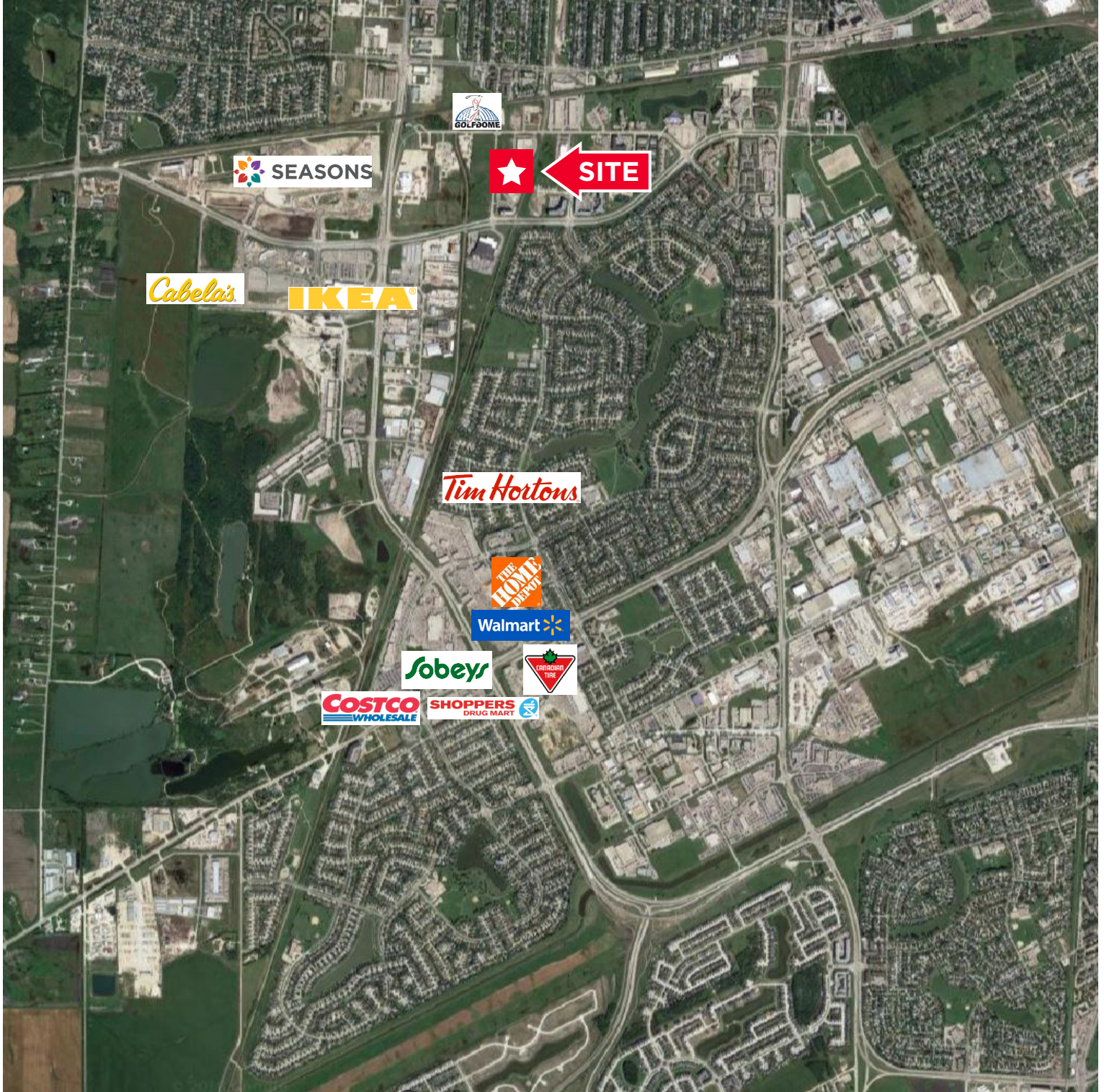


Parkade Floor Plan



Main Floor Plan





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