

**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 sf - (+/-) 6,264 sf**

**Second Floor - FULLY LEASED**

**Third Floor - FULLY LEASED**

**Lease Rate: \$25.00 psf Net**

**CAM & Tax: \$10.60 psf (2025 est.)**

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**Vice President**

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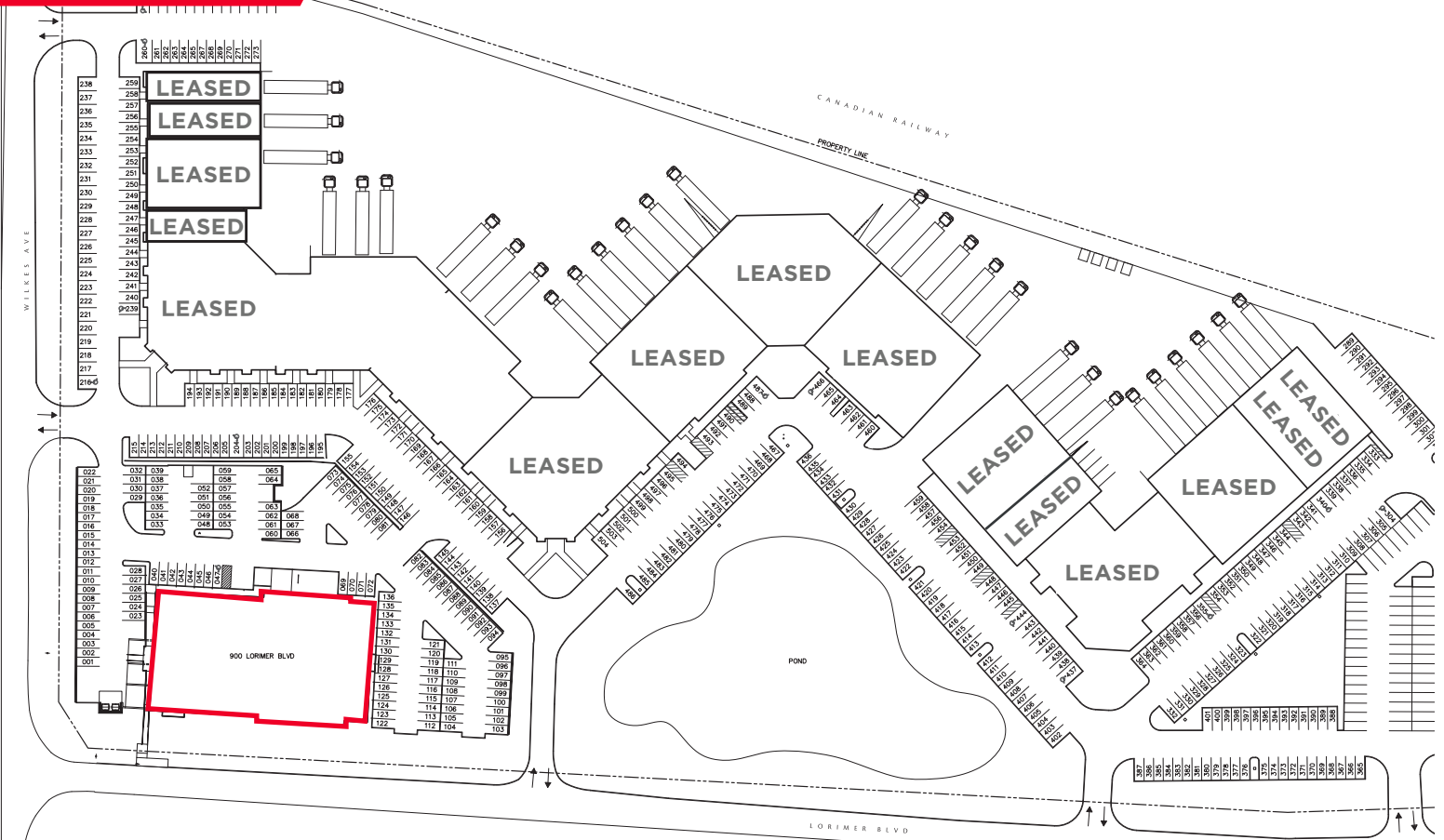
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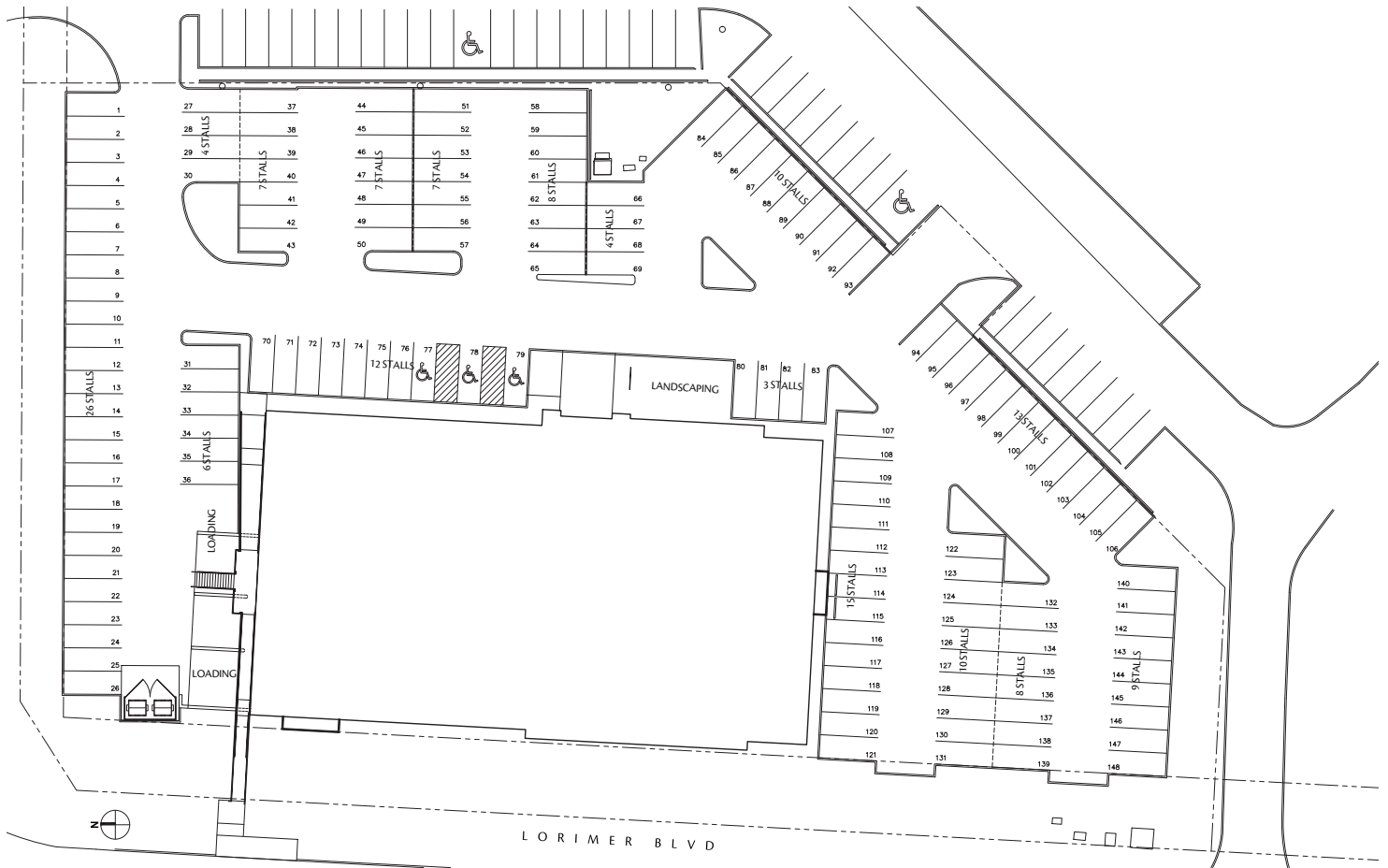
**SITE PLAN**



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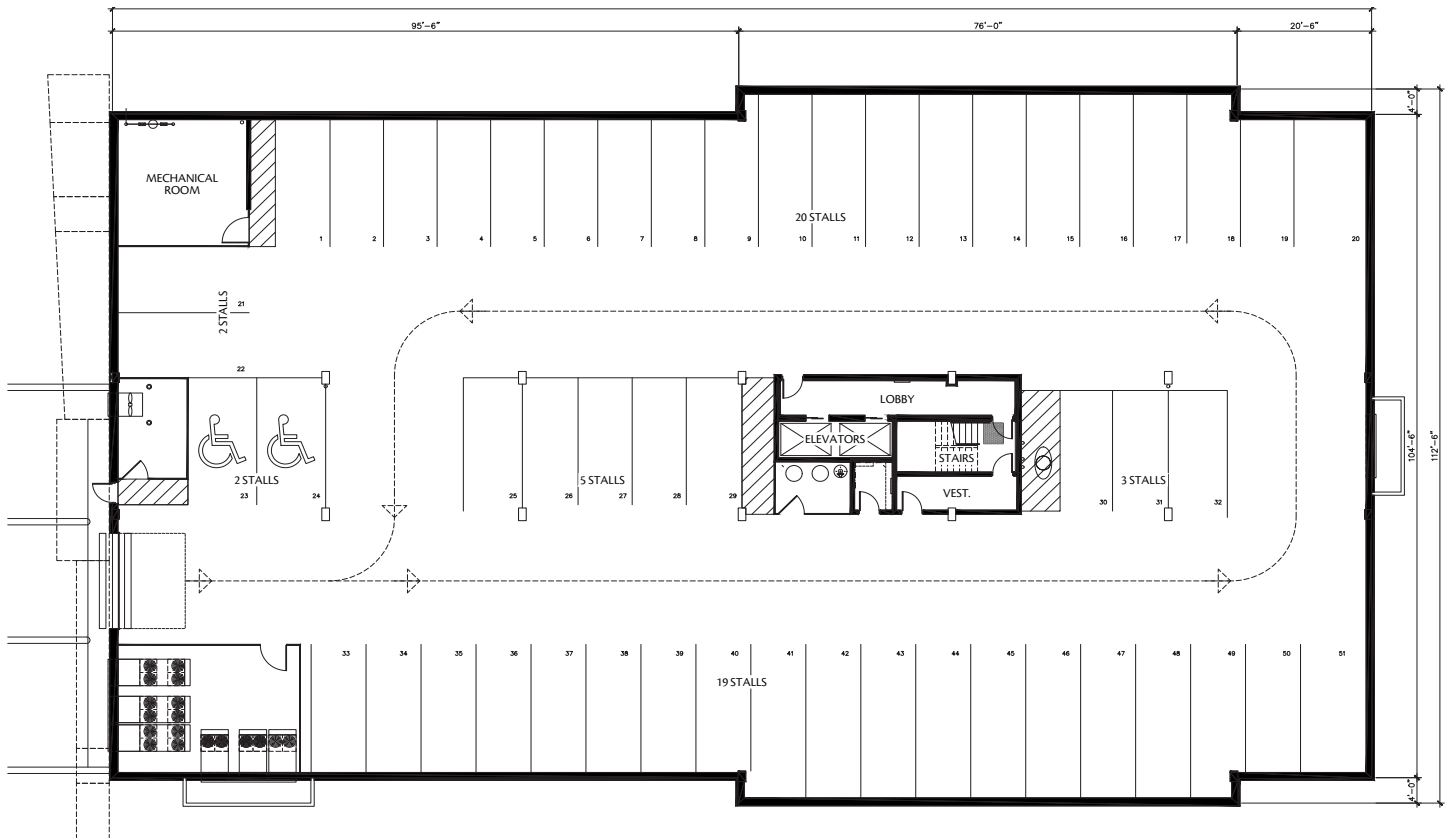
**Site Plan**



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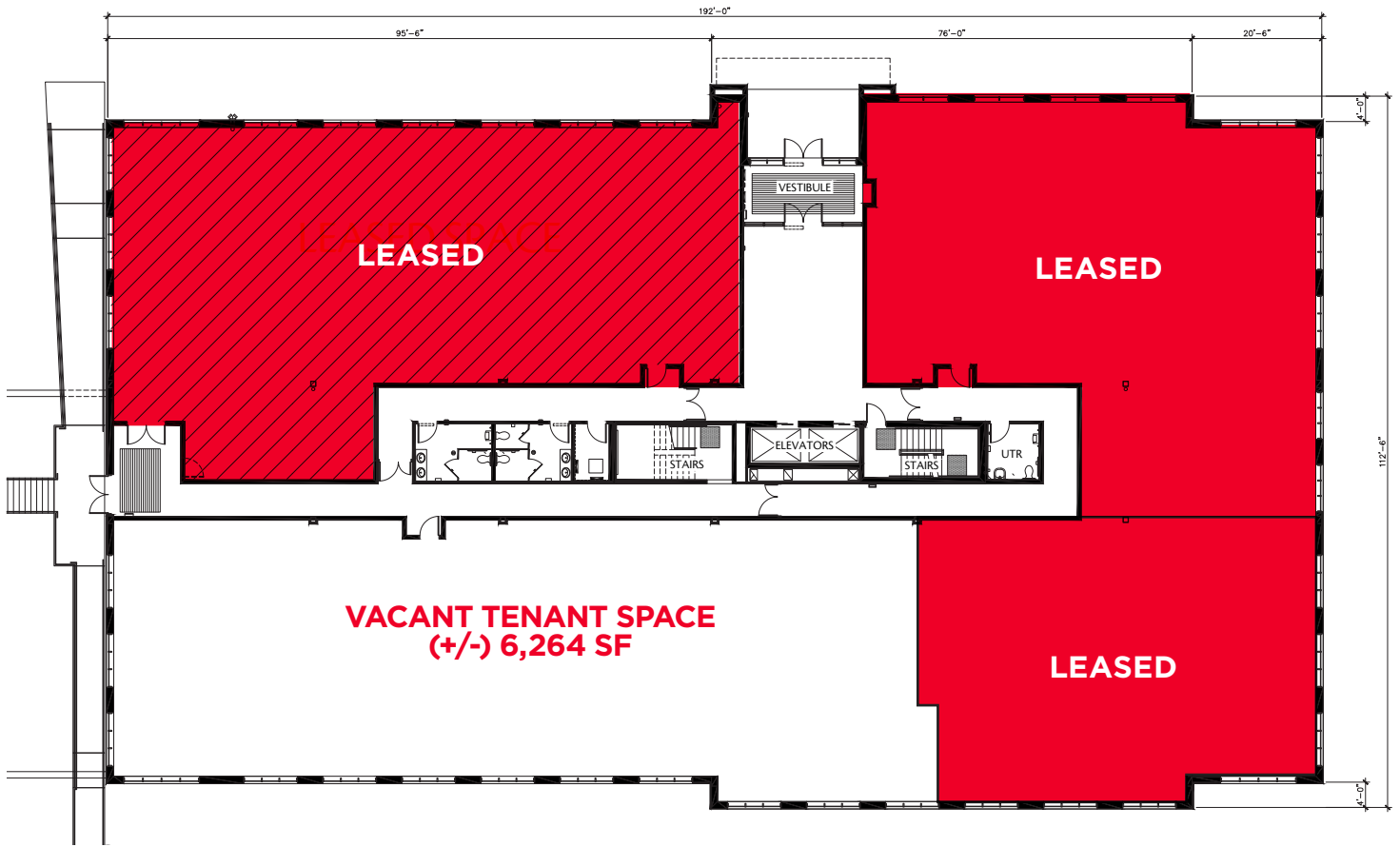
**Parkade Floor Plan**



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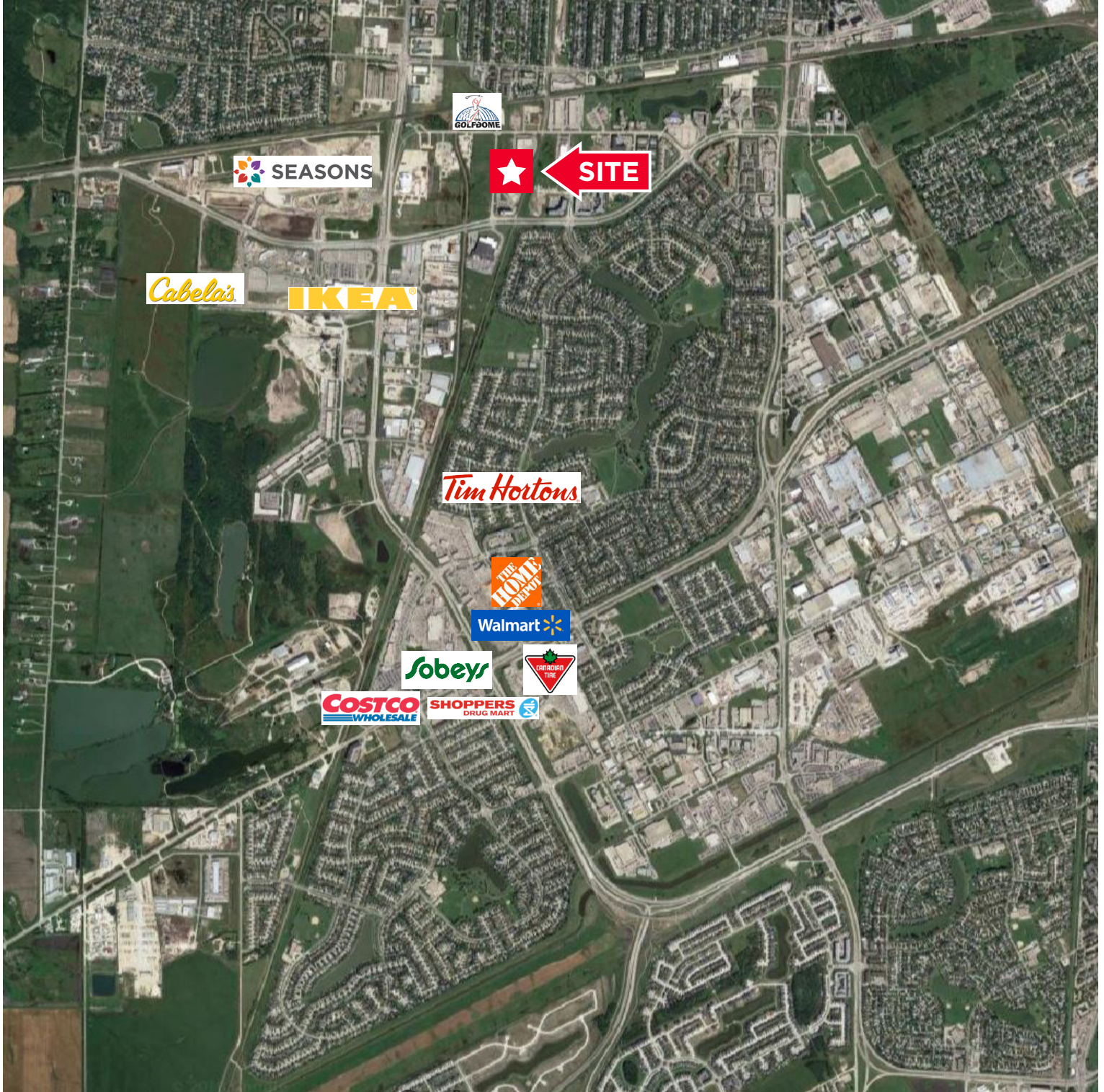
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**Main Floor Plan**



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