LOW COST 2ND FLOOR OFFICE SPACE IN EAST WINNIPEG

100 PAQUIN ROAD

AVAILABLE: Q4 2026

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CUSHMAN & WAKEFIELD
Winnipeg

PROPERTY HIGHLIGHTS

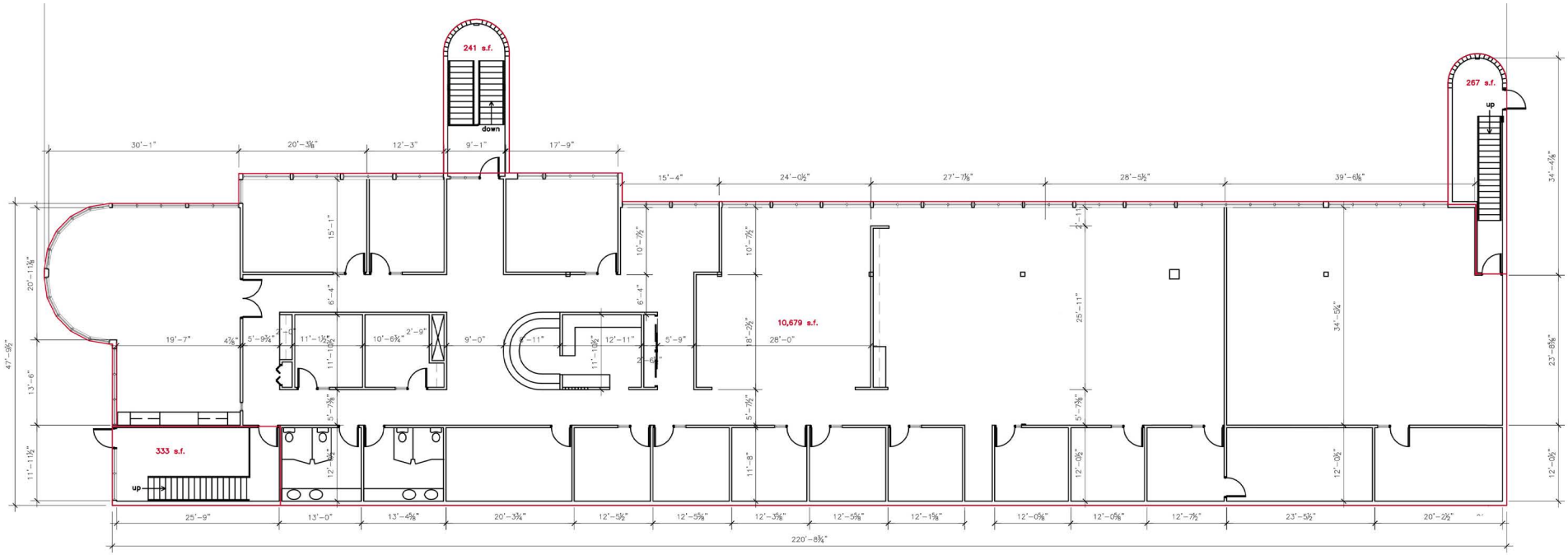
(+/-) 5,000 SF - (+/-) 11,262 SF AVAILABLE

- Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway
- Abundance of natural light throughout office space creating a desirable work environment
- Excellent on-site electrified parking
- Convenient access to major public transportation routes
- The 2nd floor consists of reception, kitchen, 2 boardrooms, large open areas, and over 10 offices
- Considerations for furniture to be included
- Potential for installation of a lift for accessible access to the 2nd Floor
- Outdoor patio space available for tenants
- 50+ parking stalls available
- Flexible lease options available

GROSS RENT: $15.00 PSF

SITE PLAN

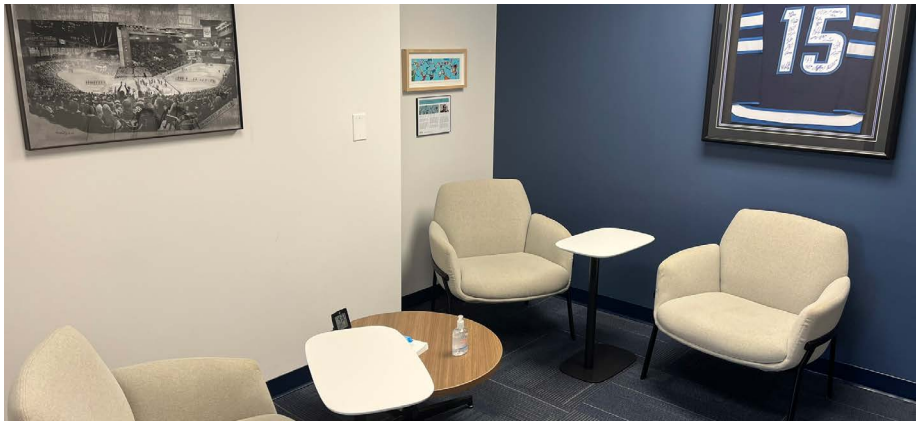
SECOND FLOOR

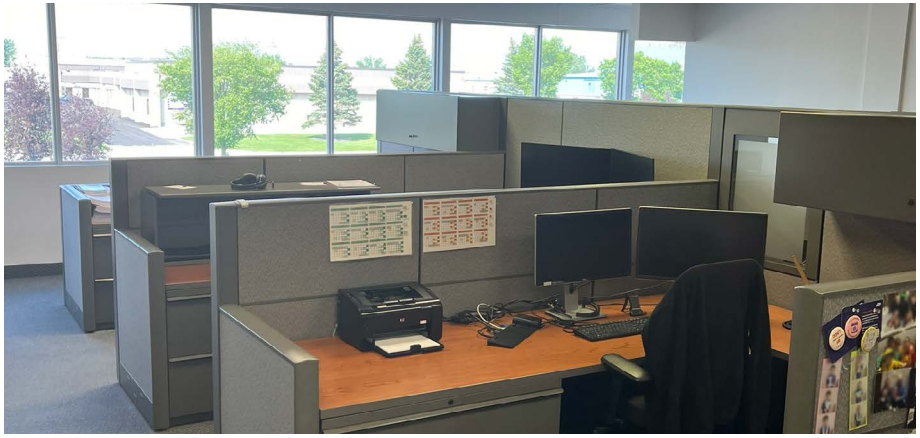


AREA
OVERVIEW

IMAGES

SECOND FLOOR





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