



FOR LEASE
UNIT 2, 3 - 1000 LORIMER BLVD

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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 5,586 SF AVAILABLE

- Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley
- Excellent opportunity in a newer facility allowing for flexible use of space
- Site has a variety of amenities in the neighborhood
- Space includes:
 - 20 private offices
 - 4 small meeting rooms (which could easily be offices)
 - One small boardroom (12' x 14')
 - One large mezzanine boardroom (15'4" x 29'6")
 - 3 washrooms (mens, womens, unisex)
 - 2 open work areas
 - Reception area
 - Kitchen/ lunchroom area

Lease Rate: \$20.95 PSF

CAM & Tax: \$8.47 (2026 est.)

*Plus mgmt fee of 5% of gross rent



AREA MAP



Outlet
Collection

Seasons
of Tuxedo

IKEA

1000 LORIMER BLVD



Taylor Ave

Taylor Ave

Wilkes Ave

Sterling Lyon Pkwy

Lindenwood Dr

Lindenwood Dr E

Lindenwood Dr E

McGillivray Blvd

Chevier Blvd

McGillivray Blvd

Scurfield Blvd

Bishop Grandin Blvd

Pembina Hwy

Pembina Hwy

Pembina Hwy

Waverley St

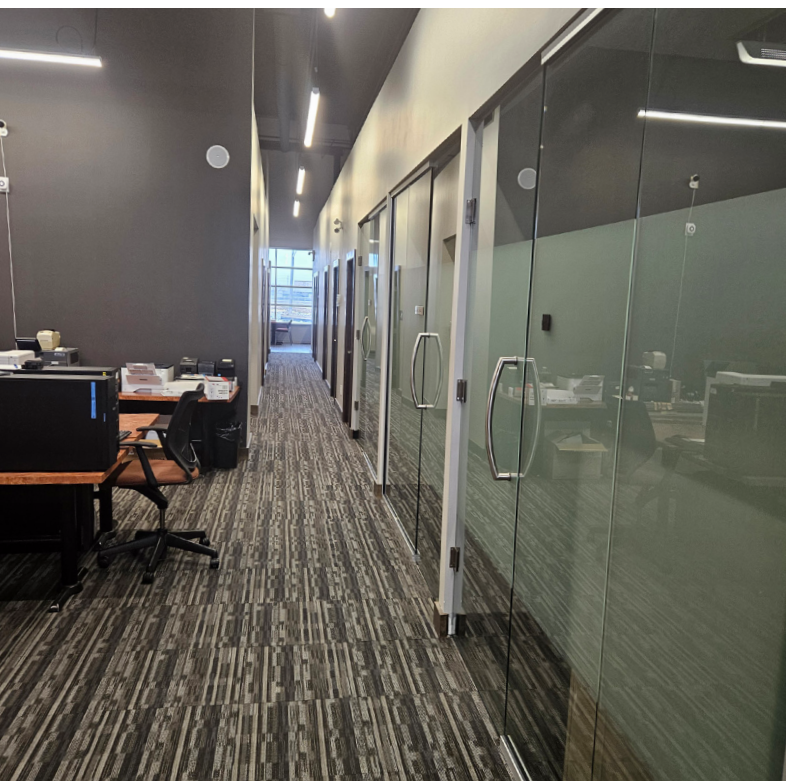
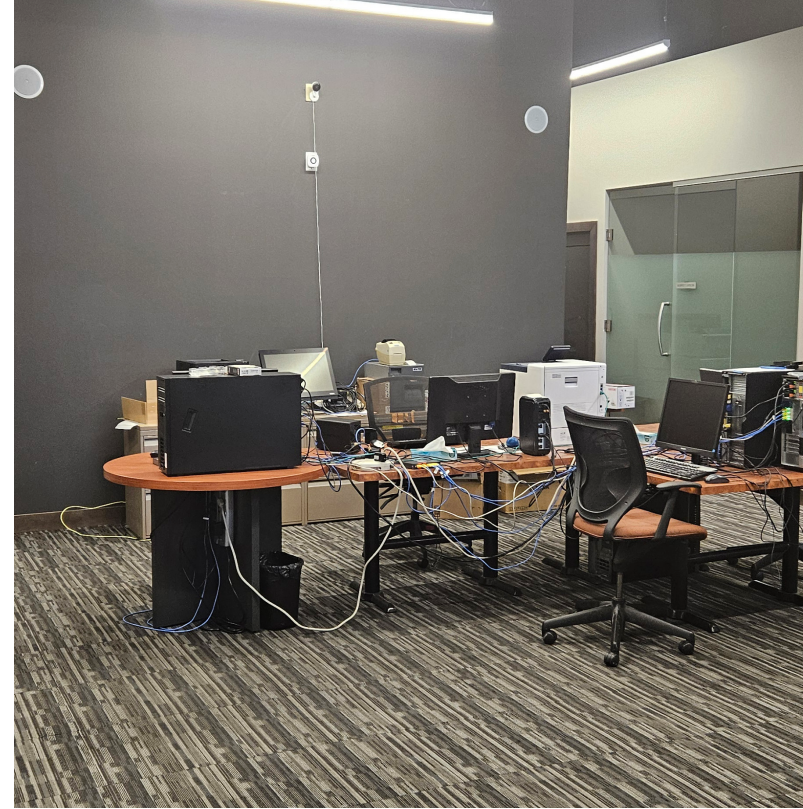
Waverley St

Waverley St

Kenaston Blvd

Columbia Dr

City Crescent





AERIAL



1000 LORIMER BLVD



Cabela's

IKEA



Walmart

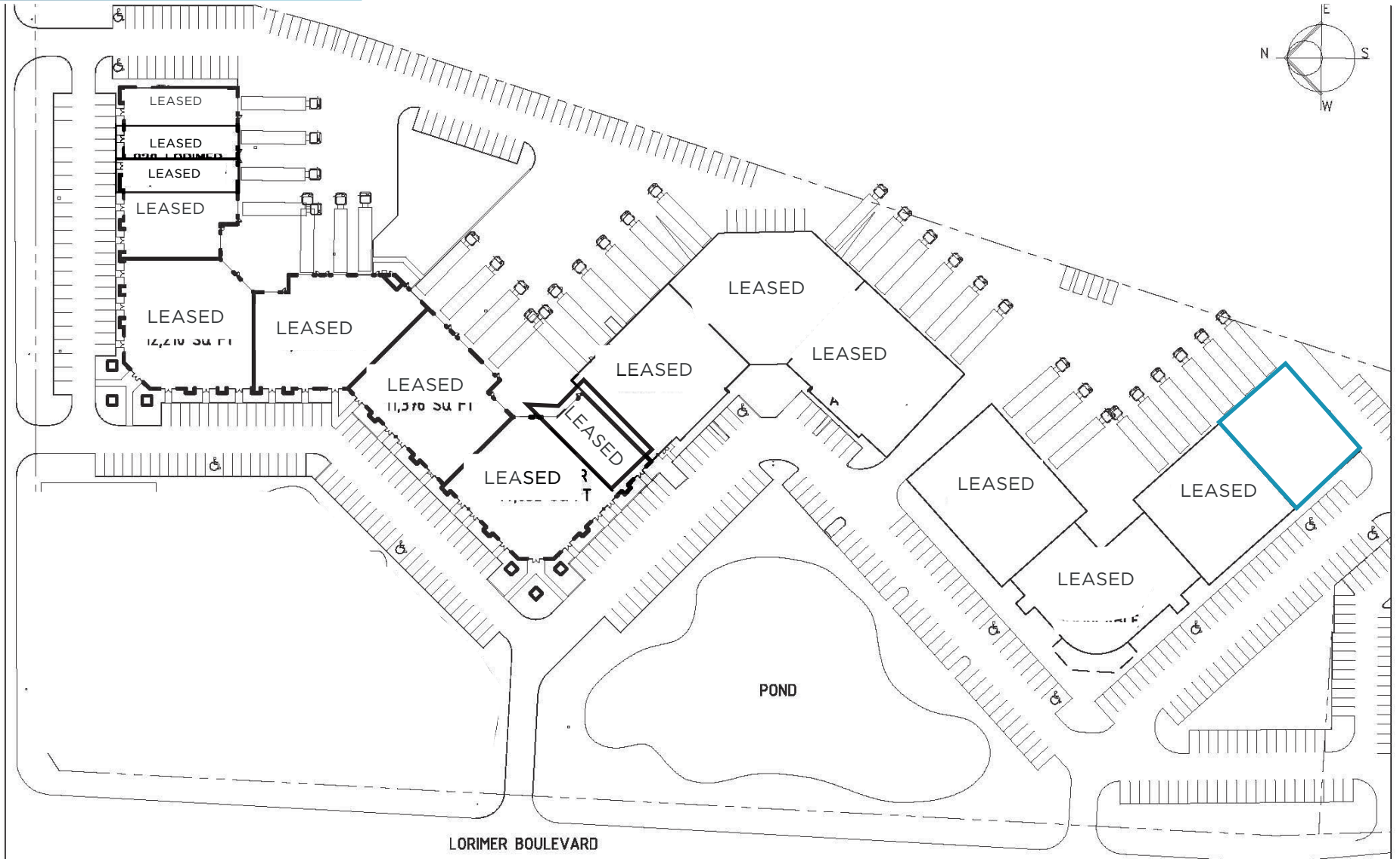
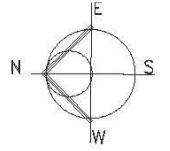
Sobeys



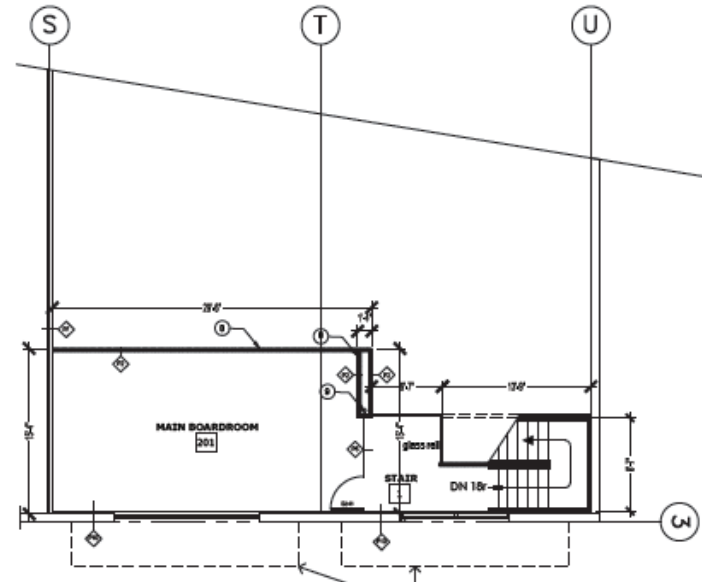
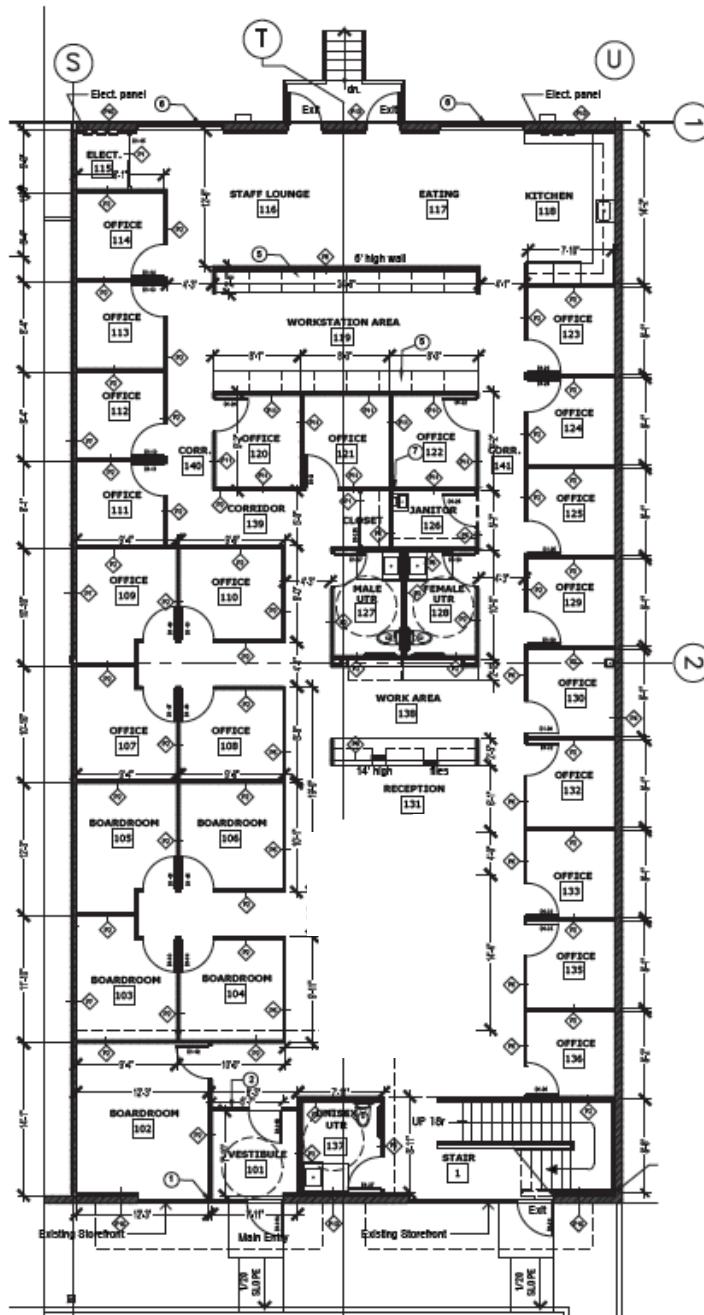
COSTCO
WHOLESALE

SHOPPERS
DRUG MART

SITE PLAN



FLOOR PLAN





CONTACT

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