

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.

865 WAVERLEY

KGS
GROUP

WELLINGTON ALTUS

DR. JAMES FERGUSON
ENDODONTIST

ORAL
SURGERY
GROUP
OF WINNIPEG

SONOMA CAPITAL

KGS PLACES

865 Waverley Street, Winnipeg MB

Main floor office & turnkey medical space for lease

This multi-tenant high quality office building is primarily focused on office use and is conveniently located in southwest Winnipeg with ample onsite tenant and visitor parking.

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Accelerating success.

Property Overview

865 Waverley Street is located on the corner of Wilkes Avenue and Waverley Street in the highly desirable southwest area of Winnipeg. Home to neighbourhoods such as Lindenwoods, Fort Garry, Whyte Ridge and Bridgwater, this area in Winnipeg is a great location for work, living, and retail.

| | | | |
|------------------------|----------------------------------|----------|----------------|
| Civic Address | 865 Waverley Street, Winnipeg MB | | |
| Space Available | Unit 101 | 1,941 SF | \$22.00/SF net |
| | Unit 103 | 1,800 SF | \$21.50/SF net |
| | Contiguous | 3,741 SF | |
| Additional Rent | \$13.50/SF (2024 estimate) | | |

Features

- Transit access
- Located on two major arteries providing quick access to the south ends major shopping areas and minutes from downtown
- Turnkey space available
- Ample parking
- Excellent bike access
- Modern elevators
- Large windows
- Main floor corner unit with prominent lobby exposure

Key Highlights



Two minutes from rapid transit station



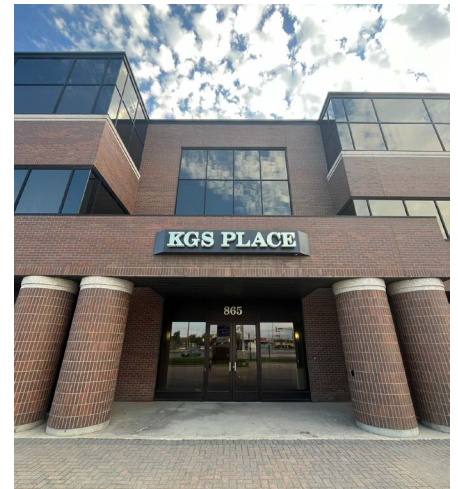
Turnkey space



Ample surface parking available

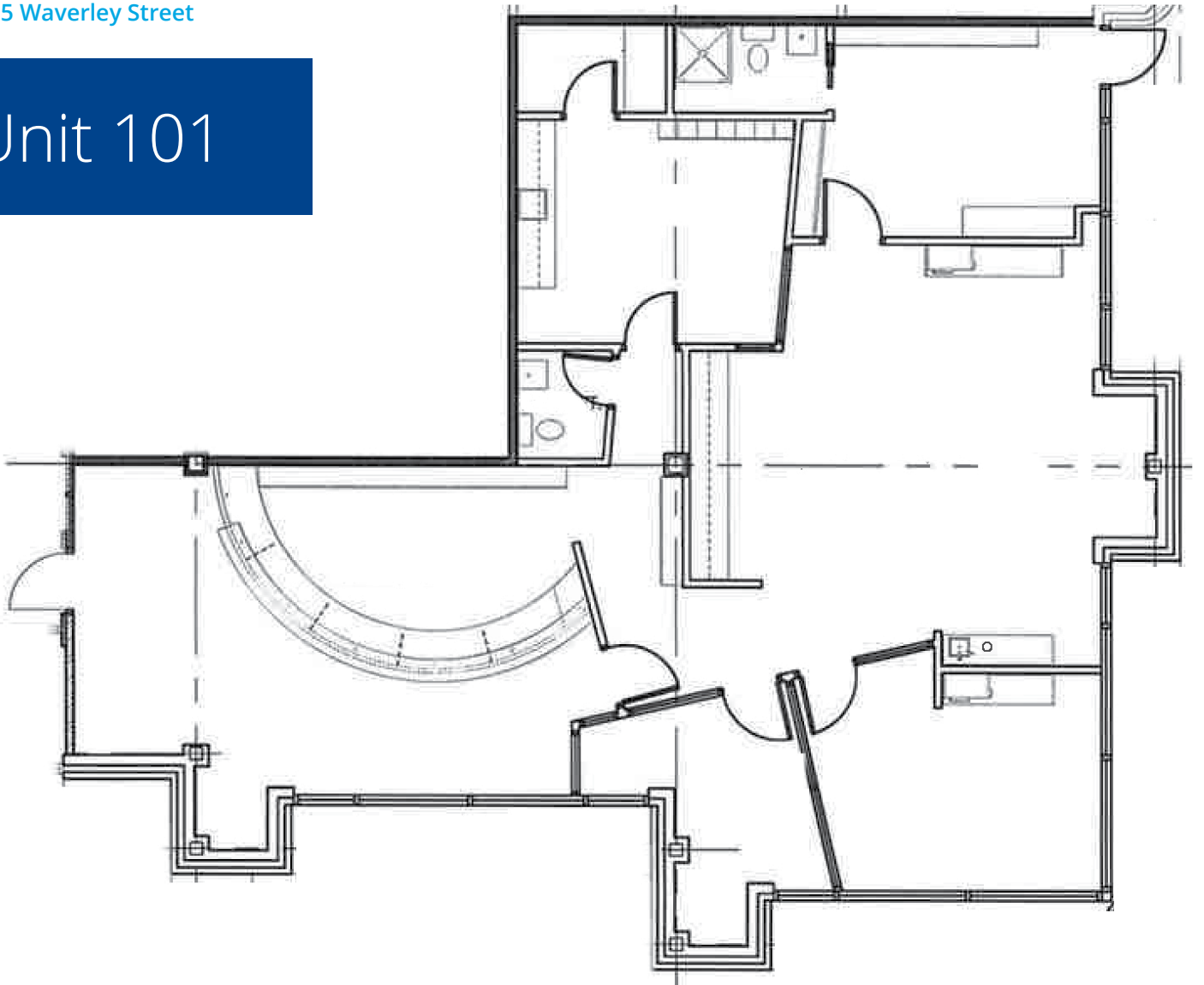


Adjacent to greenspace and walking paths



865 Waverley Street

Unit 101



Unit 103



Surrounding Amenities





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