

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.A photograph of a modern, multi-story office building with a brick facade and large glass windows. The building is situated on a street corner with a parking lot in front. A sign on the left side of the building lists tenants: KGS GROUP, WELLINGTON ALTUS, DR. JAMES FERGUSON ENDODONTIST, ORAL SURGERY GROUP OF WINNIPEG, and SONOMA CAPITAL. The Colliers logo is visible in the top right corner of the image.

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.

Roy Sandhawalia

Associate
+1 204 515 7117
roy.sandhawalia@colliers.com

Bob Borys

Vice President
+1 204 926 3828
bob.borys@colliers.com

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



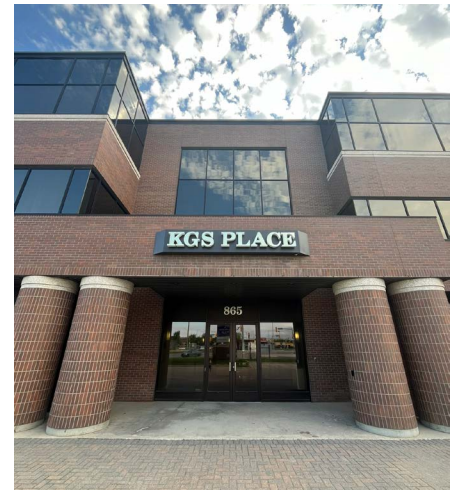
Turnkey space



Ample surface parking available

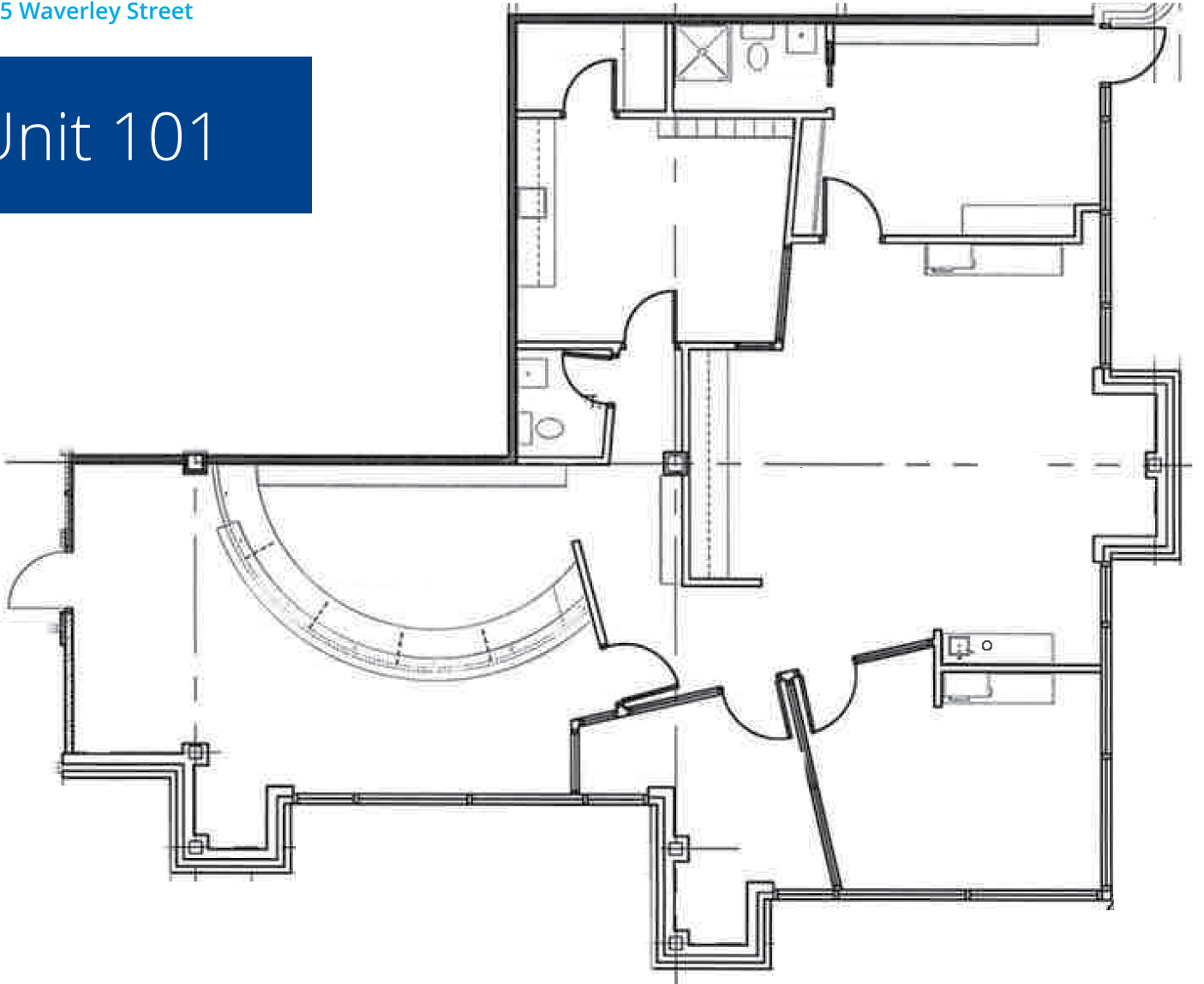


Adjacent to greenspace and walking paths



865 Waverley Street

Unit 101



Unit 103



Surrounding Amenities





865 Waverley Street, Winnipeg MB

Roy Sandhawalia

Associate
+1 204 515 7117
roy.sandhawalia@colliers.com

Bob Borys

Vice President
+1 204 926 3828
bob.borys@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Pratt McGarry Inc. o/a Colliers International