



For Sublease

# Nicely built out office space in Southwest Winnipeg

1465 Buffalo Place, Winnipeg, MB

This suburban office building is in the heart of the popular Fort Garry Industrial Park fronting McGillivray Boulevard with access to major routes.

Accelerating success.

Base rent:

**\$13.00**  
PSF

CAM/Taxes: \$8.49/SF



Access to  
major routes



2nd floor unit  
available

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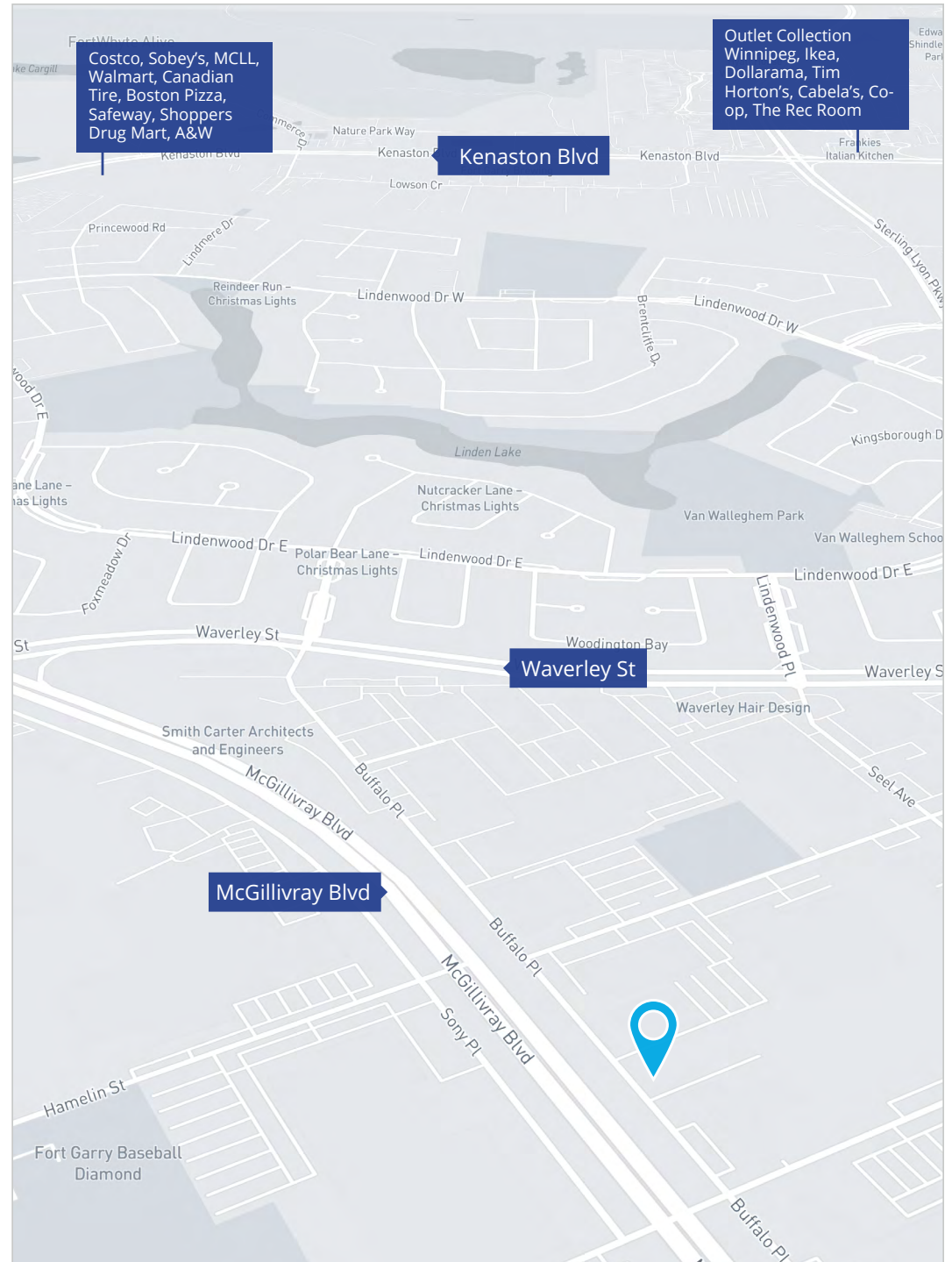


# Property Overview

Located in amenity rich, highly desirable Southwest Winnipeg with direct access to Waverley Street and Pembina Highway.

This attractively designed office space in Southwest Winnipeg offers a range of amenities, including a kitchenette, four private offices, an open work area, a storage/utility room, and an IT room. Enhanced with upgraded Internet infrastructure, the unit boasts improved connectivity, making it an ideal choice for businesses with high data and communication demands. With significant aesthetic upgrades, the space now exudes a contemporary charm, creating an visually appealing environment ready for immediate occupancy. Offering both attractiveness and affordability, this office presents a compelling option for businesses in the area.

- Highly desirable suburban office location.
- Located in amenity rich, Southwest Winnipeg with direct access to Waverley St and Pembina Hwy.
- The property is in close proximity to several transportation corridors namely the new Southwest Rapid Transit corridor, McGillivray Boulevard, Waverley Street, and Pembina Highway.
- On-site parking



# Second Floor Unit



View virtual walkthrough



Matterport™



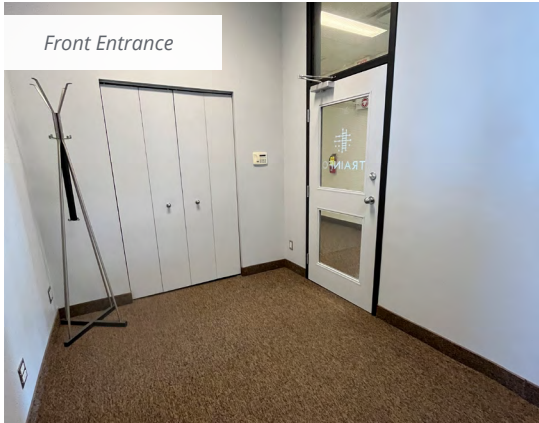
## Highlights

- Sublease (head lease expiry February 2026)
- Available: 2,302 SF available
- Zoning: M1 - MANUFCTRNG - LIGHT
- Second floor office unit
- Asking rate: \$13.00 per square foot
- Additional rate: \$8.49 per square foot (2024 estimate)

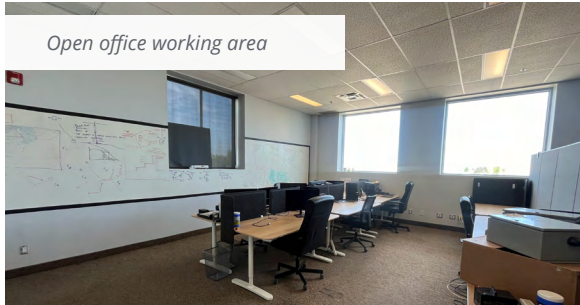
# ±2,302

## rentable square feet available





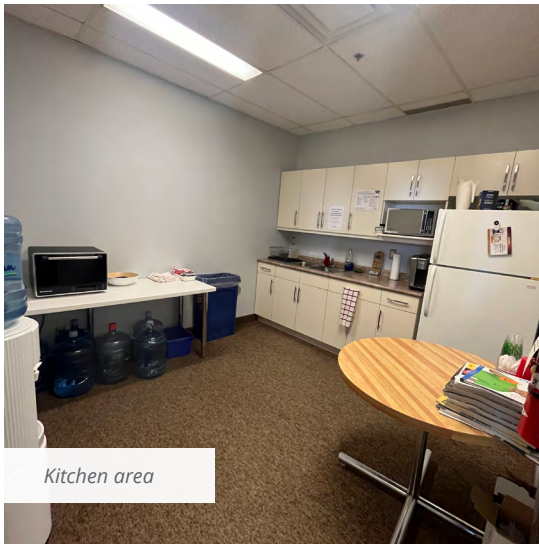
Front Entrance



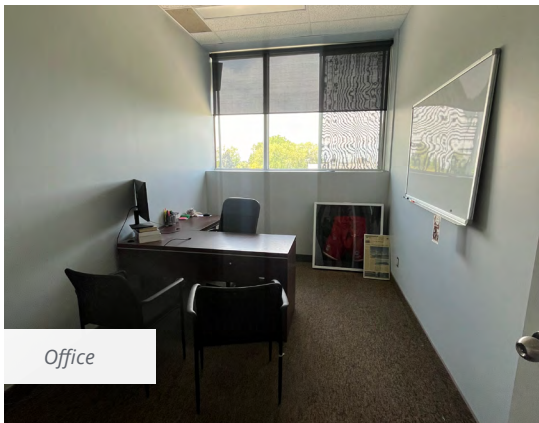
Open office working area



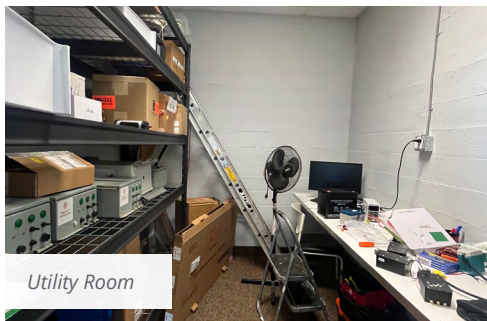
Front building, parking area



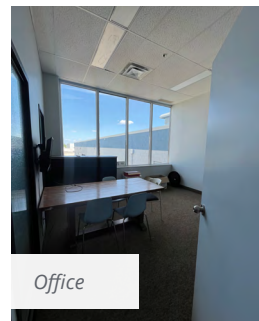
Kitchen area



Office



Utility Room



Office



Boardroom/Office



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