



FOR LEASE  
**UNIT 2, 3 - 1000 LORIMER BLVD**

**STEPHEN SHERLOCK**  
Vice President

T 204 928 5011  
C 204 799 5526  
E [stephen.sherlock@cwstevenson.ca](mailto:stephen.sherlock@cwstevenson.ca)

**RYAN MUNT**  
Executive Vice President  
*Ryan Munt Personal Real Estate Corporation*

T 204 928 5015  
C 204 298 1905  
E [ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)





## 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: \$22.95 PSF**

**CAM & Tax: \$7.57 (2024 est.)**

\*Plus mgmt fee of 5% of gross rent

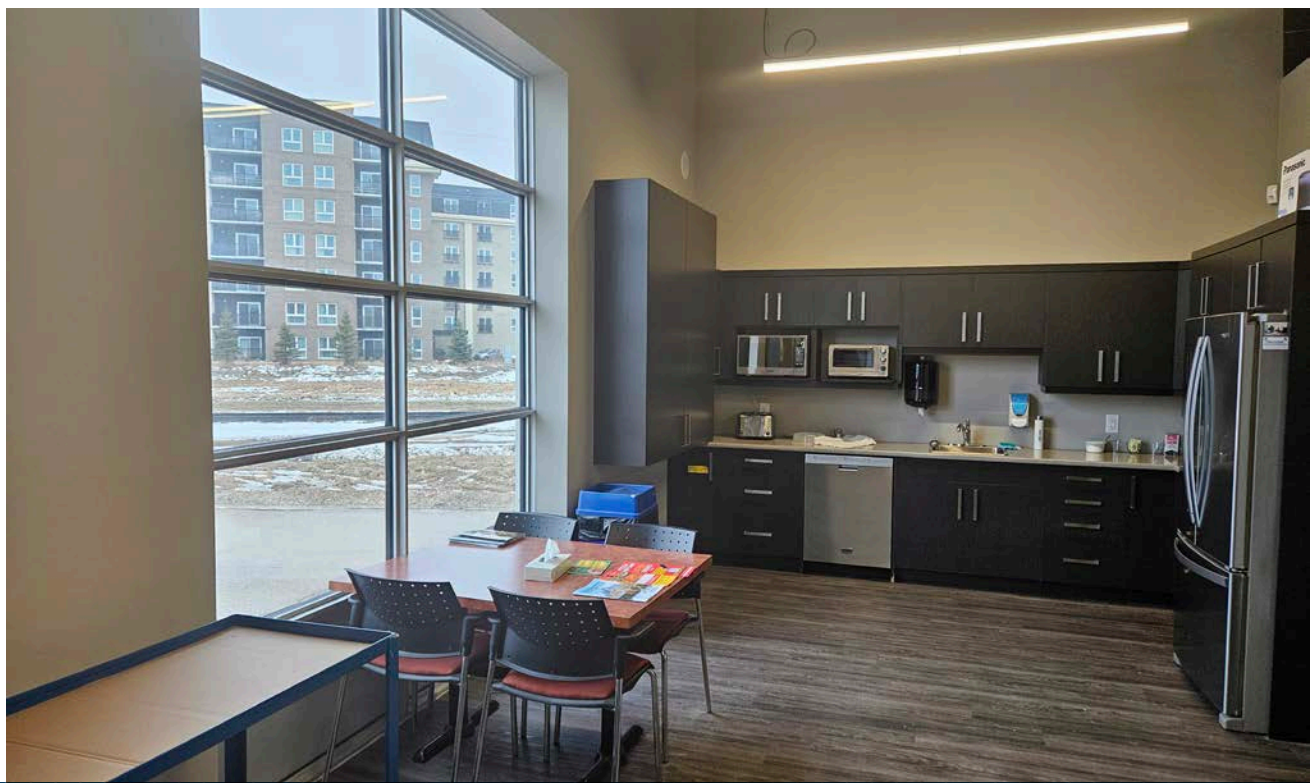
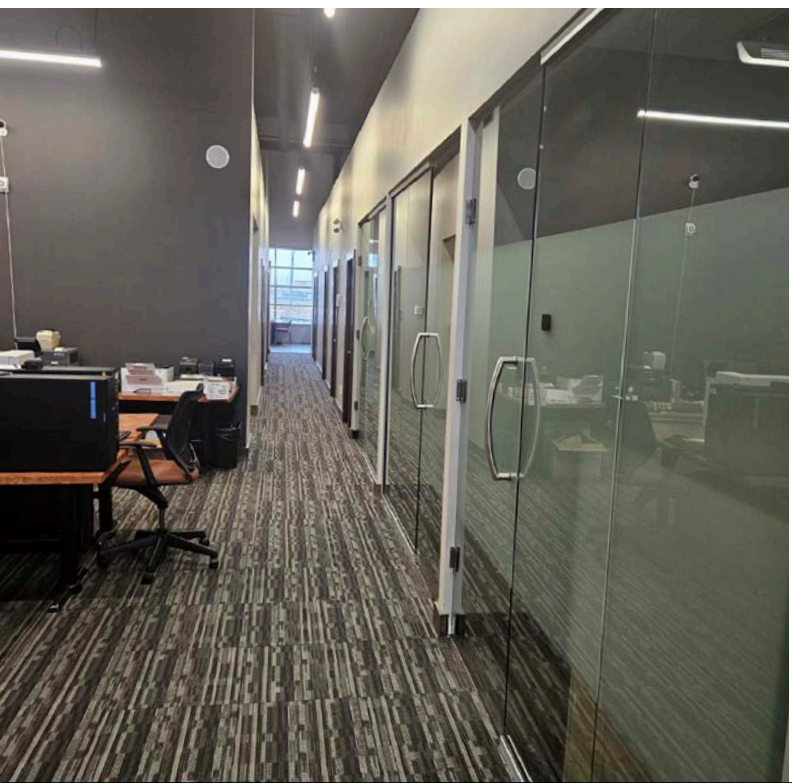
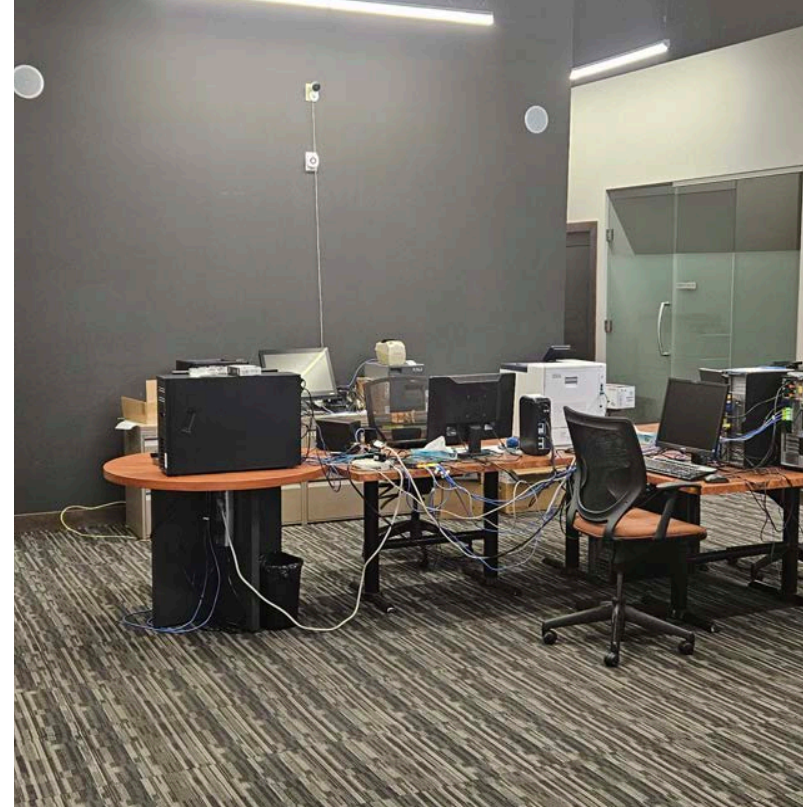
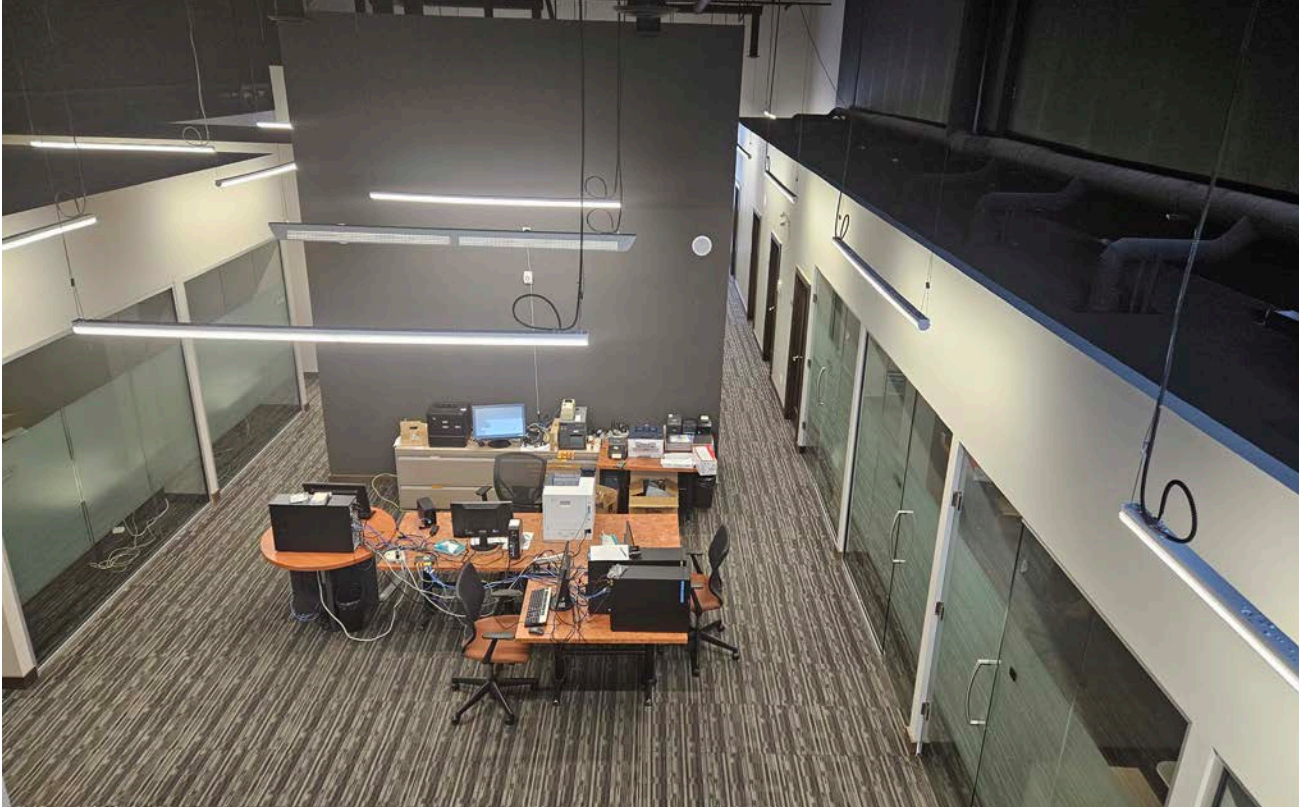


# AREA MAP



1000 LORIMER BLVD







# AERIAL



1000 LORIMER BLVD



*Cabela's*

**IKEA**



Walmart

Sobeys



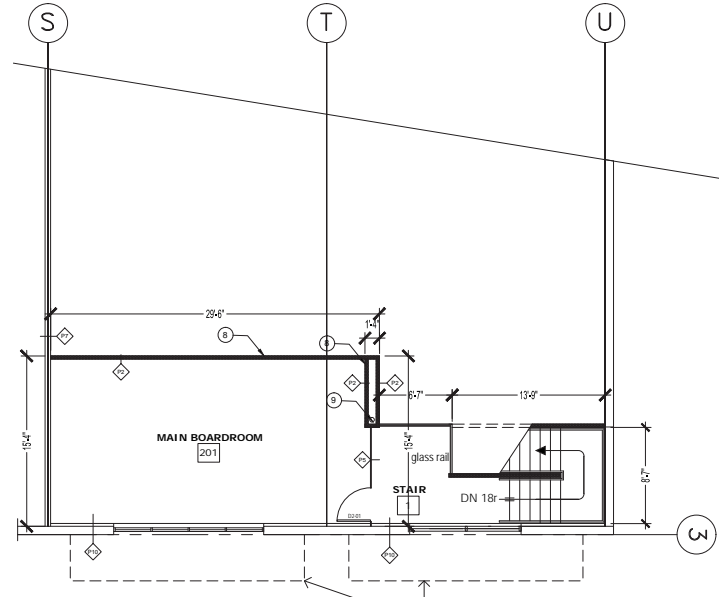
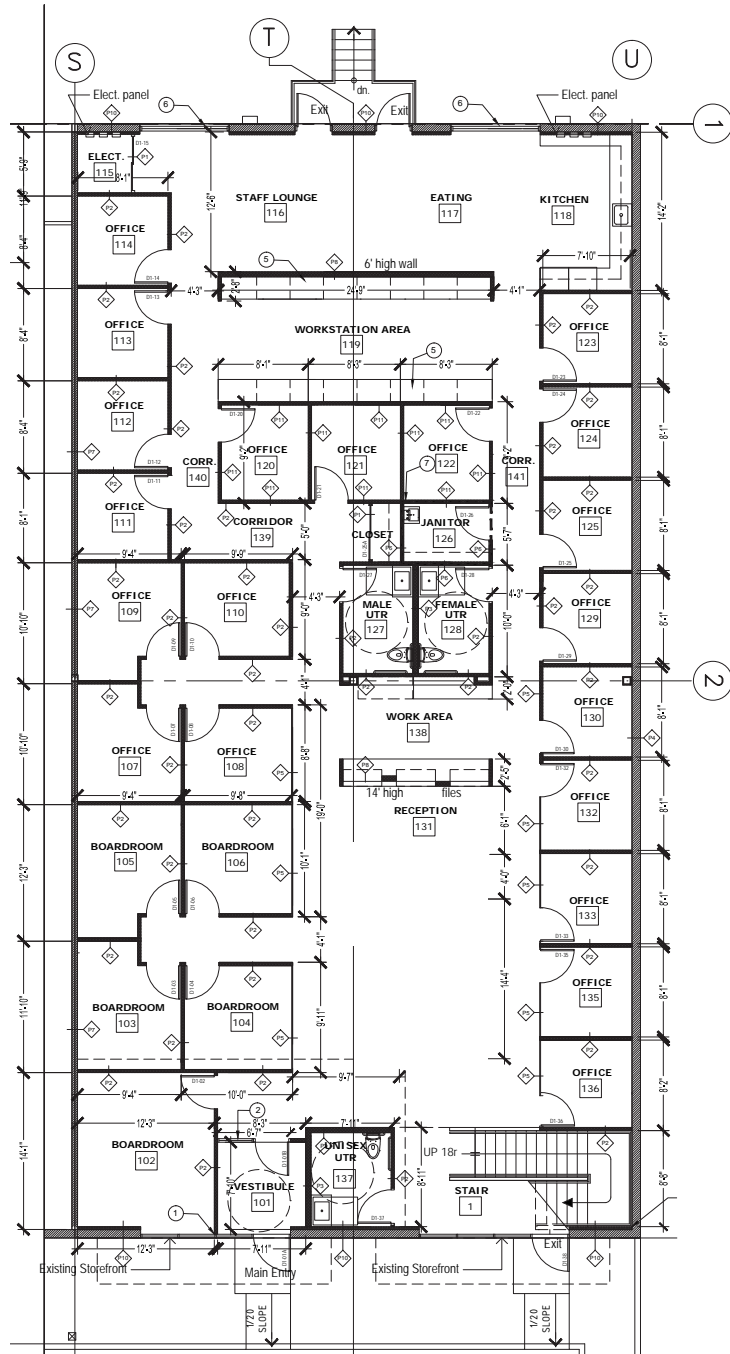
**COSTCO**  
WHOLESALE

SHOPPERS  
DRUG MART

# SITE PLAN



# FLOOR PLAN







## CONTACT

**STEPHEN SHERLOCK**  
Vice President

**T** 204 928 5011  
**C** 204 799 5526  
**E** [stephen.sherlock@cwstevenson.ca](mailto:stephen.sherlock@cwstevenson.ca)

**RYAN MUNT**  
Executive Vice President  
*Ryan Munt Personal Real Estate Corporation*  
**T** 204 928 5015  
**C** 204 298 1905  
**E** [ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.