

FOR SUBLEASE

1020 Lorimer Boulevard

WINNIPEG, MB



~ Medical/Office Space for Sublease ~



BRETT CHARTIER, Associate Vice President, Sales & Leasing

(204) 985-1366

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Services provided by Brett Chartier Personal Real Estate Corporation

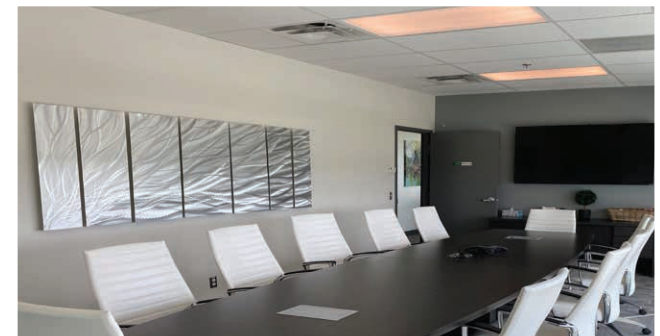
capitalgrp.ca

Property Details

SUITE AVAILABLE	410
AREA AVAILABLE (+/-)	4,701 sq. ft.
NET RENT	\$24.25 per sq. ft. until November 30, 2025 \$26.00 per sq. ft. from December 1, 2025 - November 30, 2027
ADDITIONAL RENT	\$14.95 per sq. ft.
PARKING	Underground and Surface stalls
HEADLEASE EXPIRY DATE	November 30, 2027
AVAILABILITY	Immediately
TRAFFIC COUNT	16,900 vehicles (2019 Winnipeg Traffic Flow Map)

HIGHLIGHTS

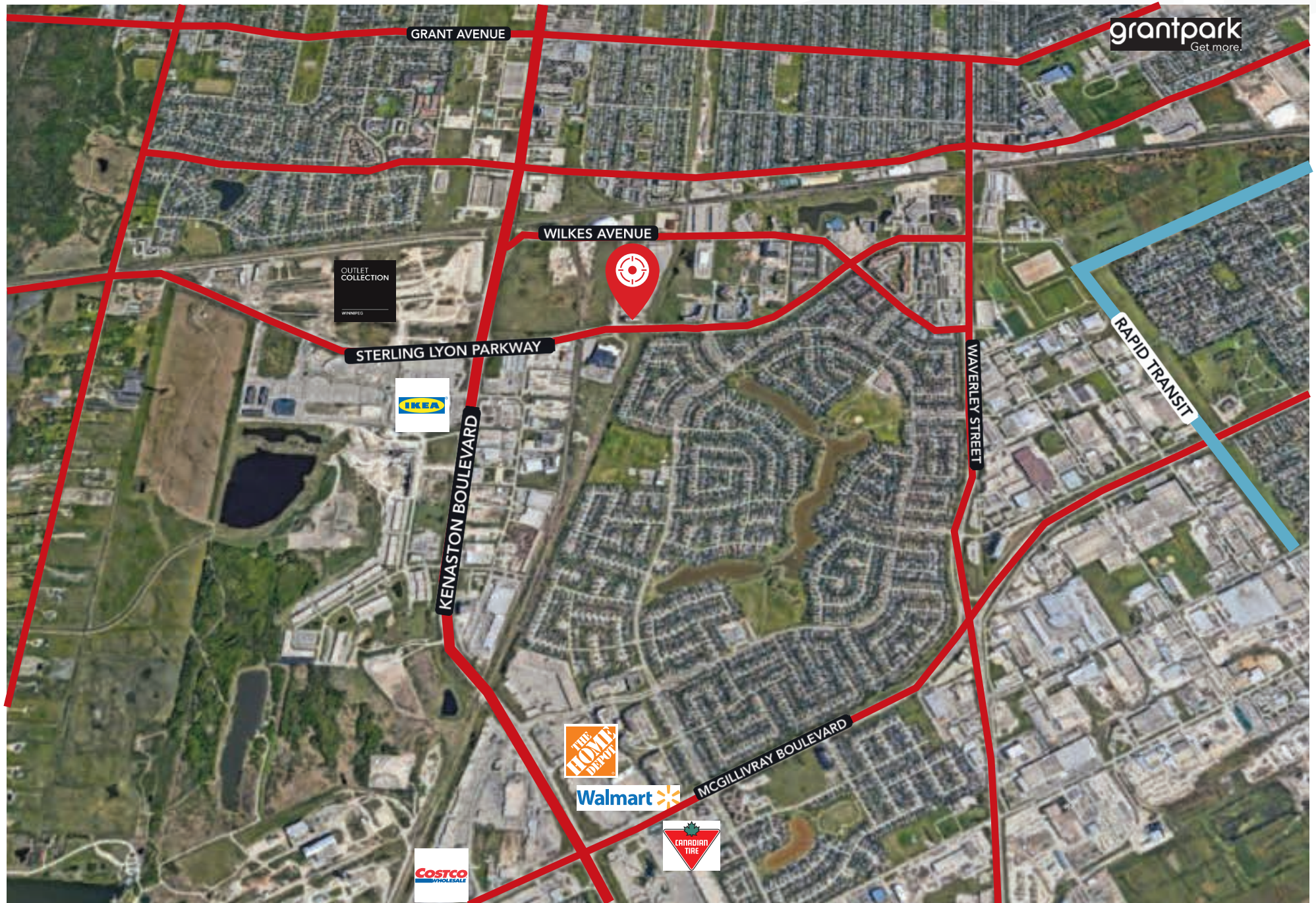
- » High-quality turnkey office space
- » Located in desirable and developing Southwest Winnipeg
- » Close proximity to unmatched amenities at Seasons of Tuxedo & Outlet Collection Winnipeg



FLOOR 1



Location Aerial





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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