

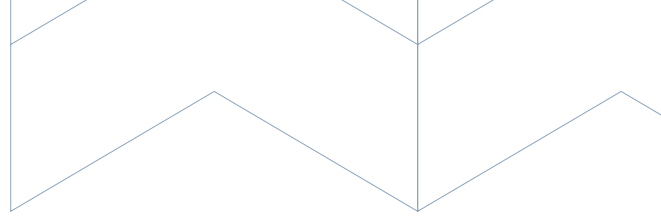


1601 Buffalo Place, Winnipeg, Manitoba

Signature Office Opportunity in Southwest Winnipeg

For Lease





Property Details

+/- 2,464 sq. ft.

TOTAL RENTABLE AREA

\$7,127

MONTHLY GROSS RENT

(NET+CAM+UTILITIES+PROPERTY TAXES+INSURANCE)

Up to 15 stalls available for tenant

PARKING

M2 - Office Uses Allowable

ZONING

Immediately

AVAILABLE

188 MBPS DOWN / 193 MBPS UP

INTERNET SPEED



Meet Kona -
1601's Resident Dog

Property Features

- 1,783 sq. ft. of private, modern, secured office space
- Some existing build out allows for reduced upfront costs for tenants
- Abundance of natural light
- Signage opportunity on multi-tenant pylon sign and existing signage box on building
- High visibility from McGillivray Boulevard
- Landlord can provide desks and chairs included in rent at no charge.
- Unlimited access to building and amenities

Shared Amenities

- Lower level features open atrium and skylights with offices, storage and mechanical/electrical room complete with:
 - Shared fully finished kitchen
 - Shared staff lounge
 - Shared fully equipped gym facilities (Trainer available)
 - Shared male & female washrooms complete with showers and steam rooms
- Outdoor shared patio complete with built-in BBQ & picnic tables
- Bike friendly office location complete with shared bike storage on site plus lockers and shower facilities

Highlights



Highly Visible

LOCATION IN SOUTHWEST
WINNIPEG



Pylon

SIGNAGE OPPORTUNITIES



Great Access

TO PUBLIC TRANSIT



Excellent On-Site

PARKING





Shared Patio



Shared Kitchen



AI Rendering - Concept Layout



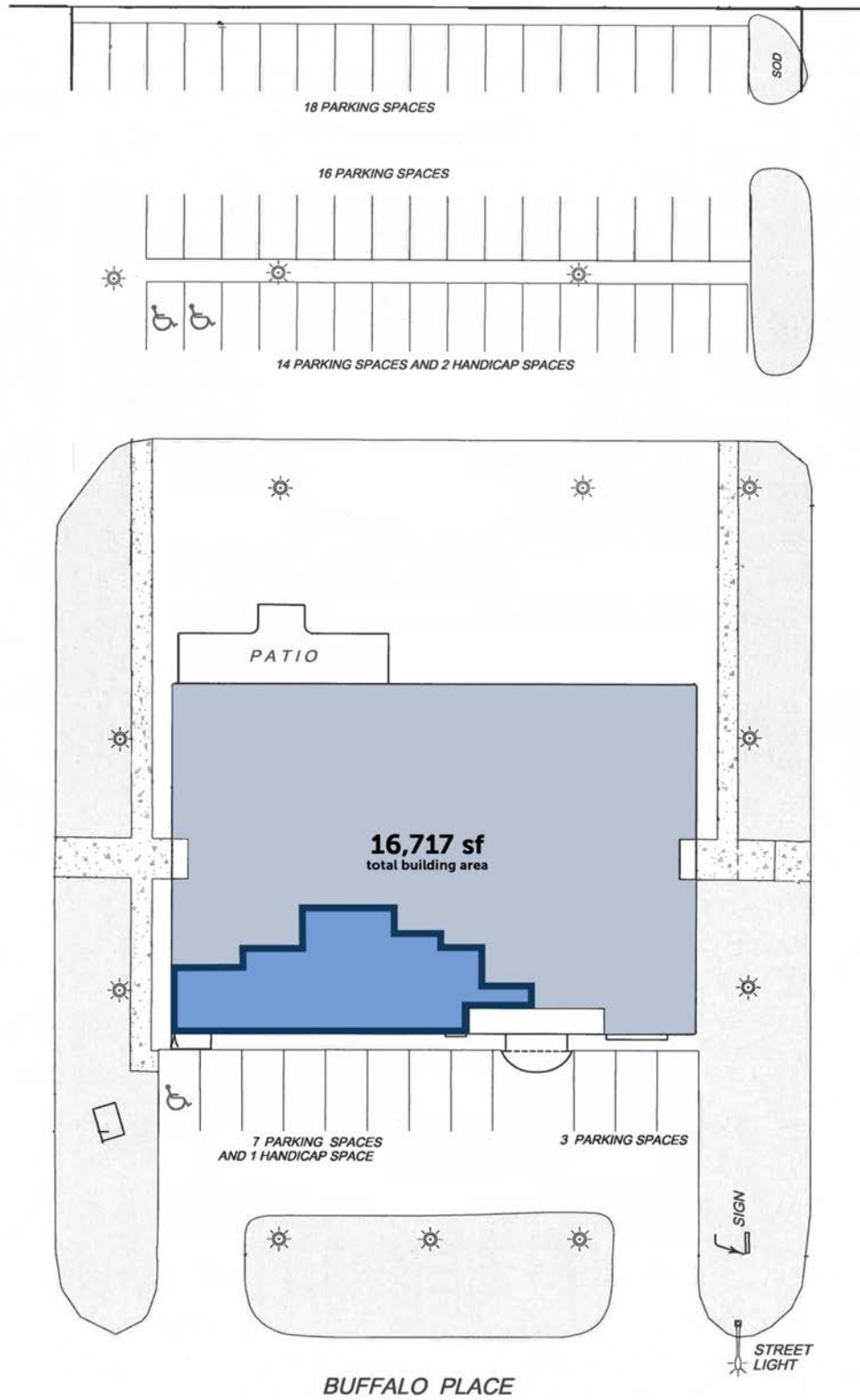
AI Rendering - Concept Layout

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Site Plan

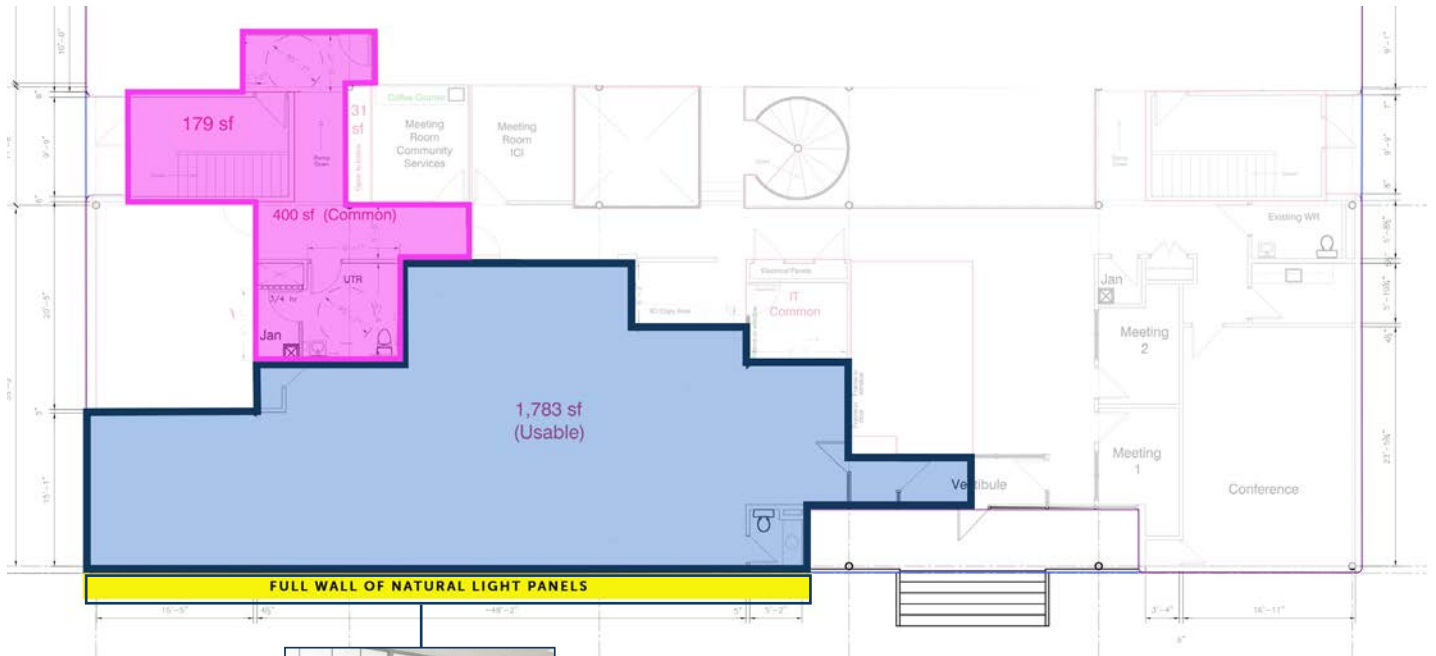


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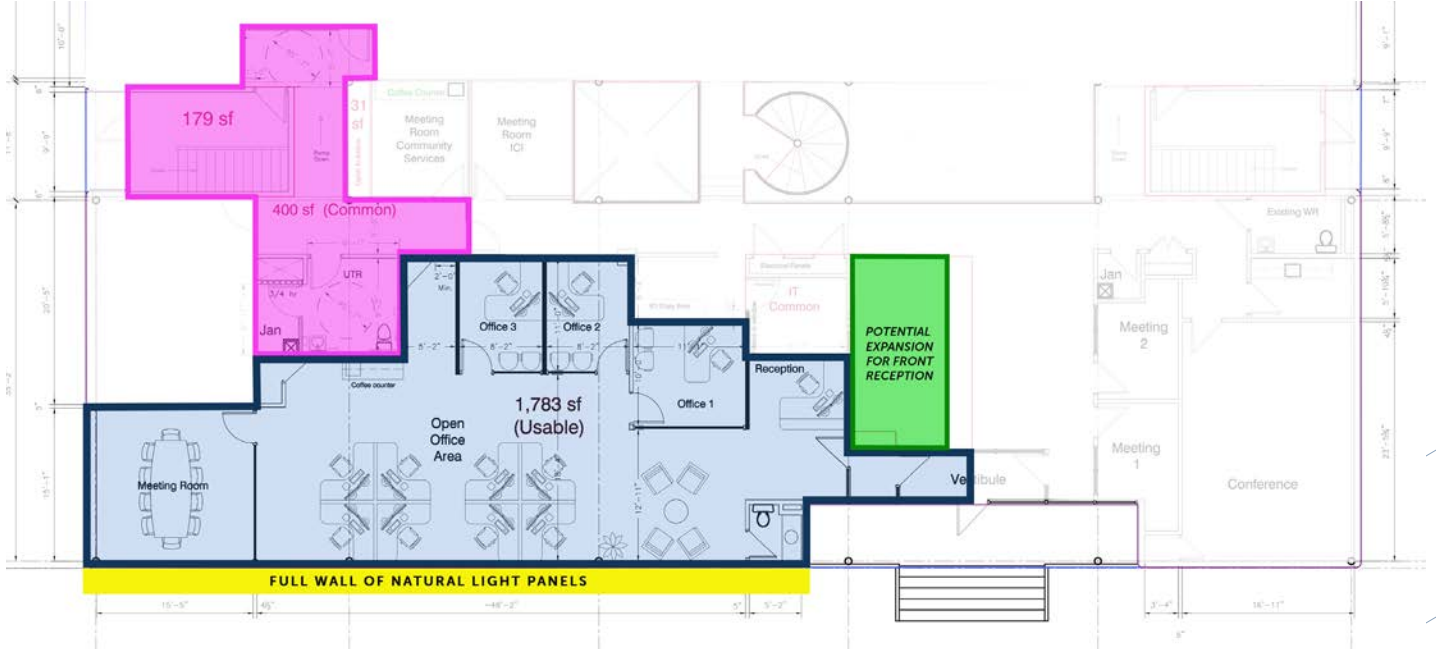
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Main Floor Plan - Current*



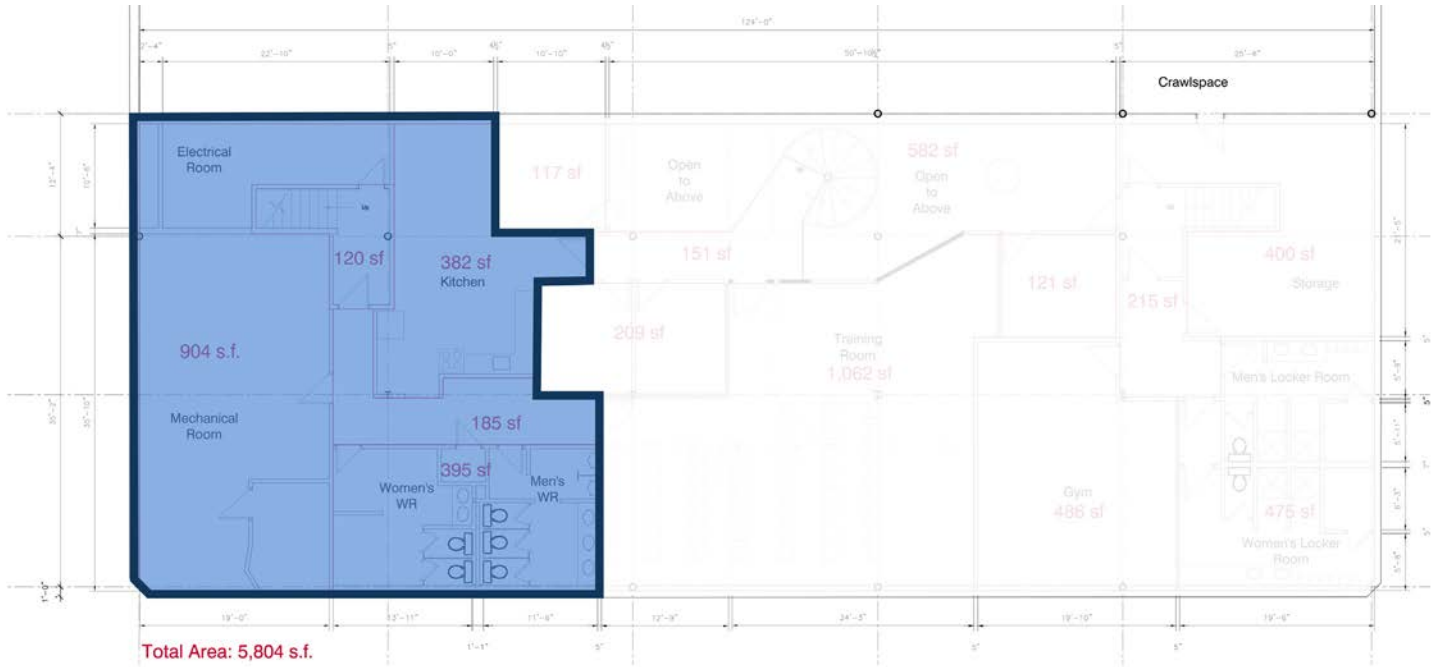
**Space is currently in shell condition with private washroom and drop ceiling.*

Main Floor Plan - Concept



For Lease ➔

Lower Level Floor Plan





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