



214-301 Weston Street | Winnipeg, MB

Office/industrial space for lease

Conveniently located close to the Winnipeg James A. Richardson International Airport and with access to some of Winnipeg's major transportation routes.

Dan Bushuk

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Property Overview

Unit 214 1,147 SF



M2-Industrial Zoning



Access to major routes



±4.7 acres of land



Ample on-site parking



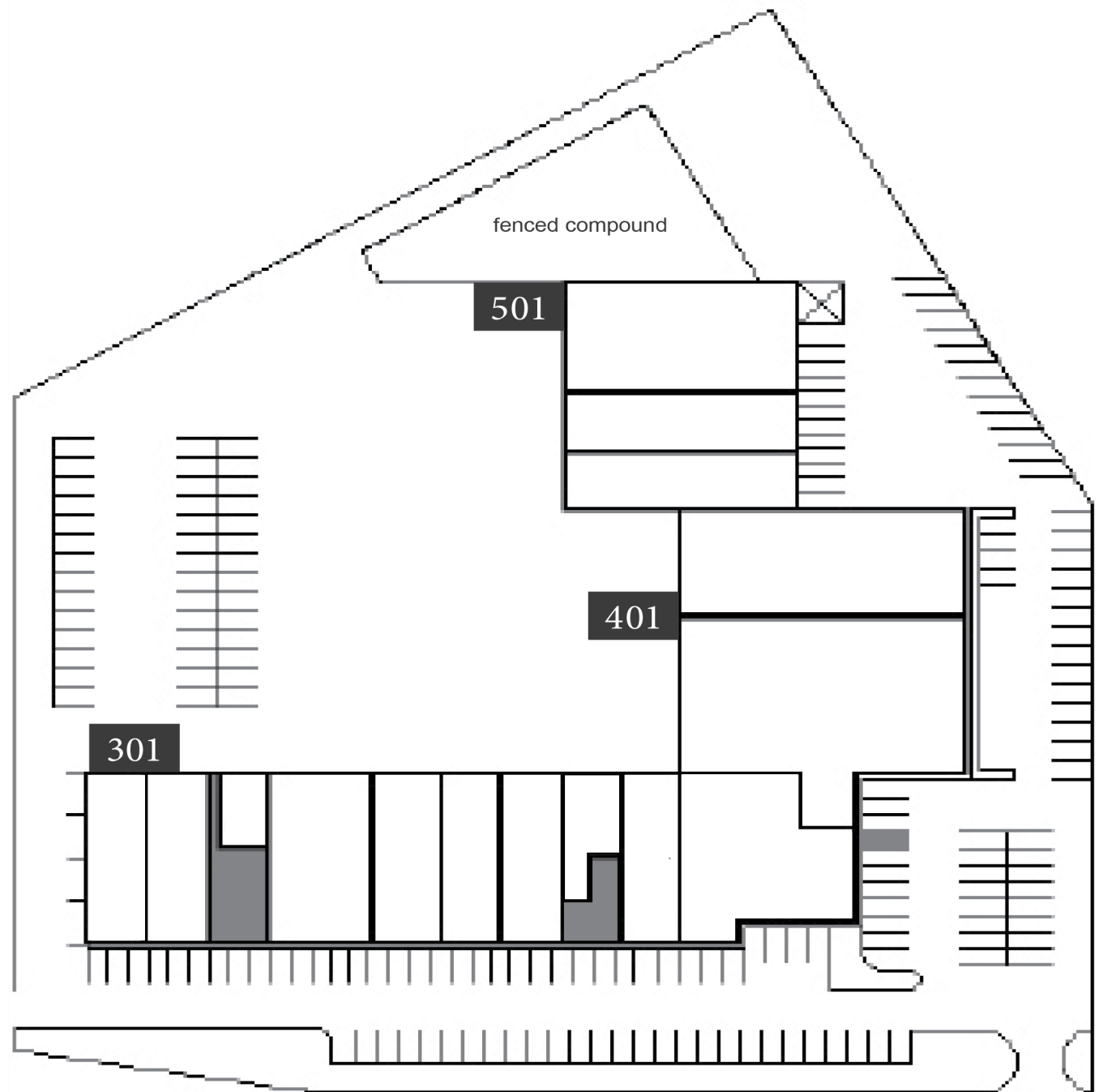
Mix of office and industrial



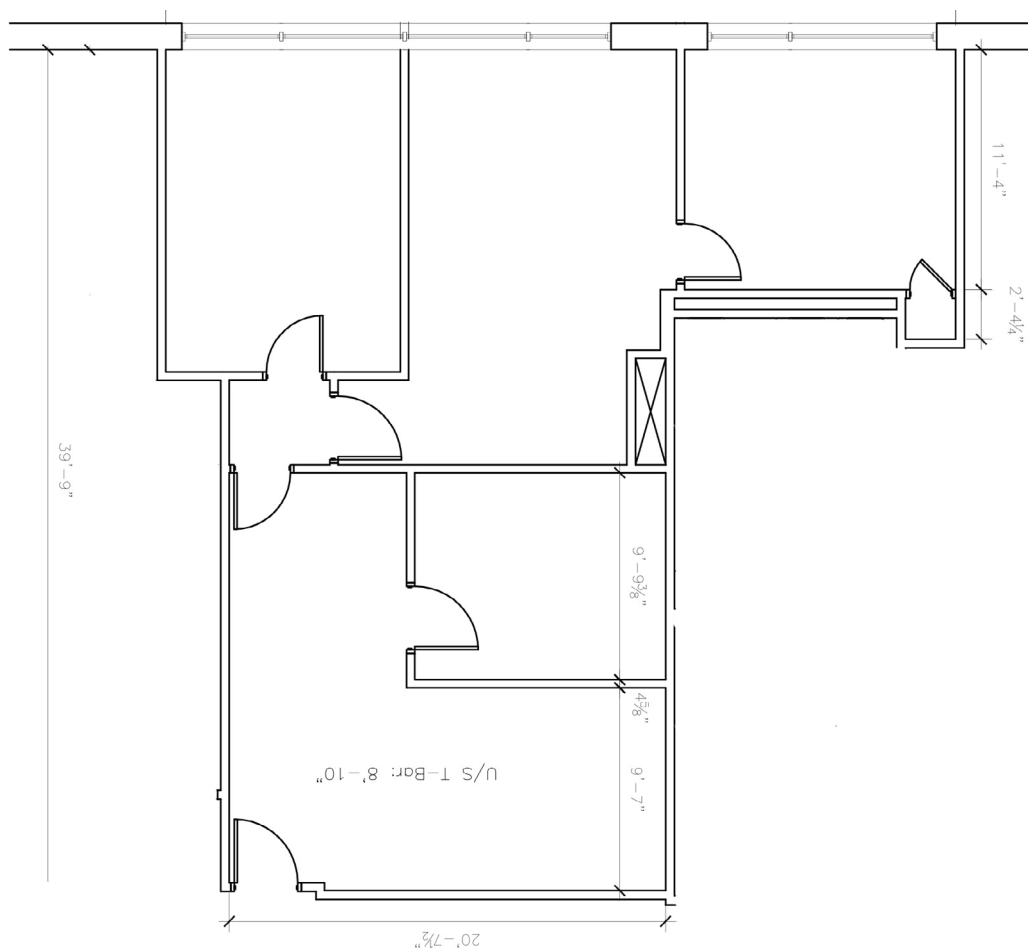
7 min. to Trans Canada Highway



Second floor office space



Unit 214



Highlights

Area available 1,147 SF

Floorplan

Unit consists of reception area, three private offices, and boardroom

Net rental rate \$10.00/SF

Additional rent

\$8.91/SF
plus mgmt fee of 5% base and additional rent
- CAM: \$6.44 (including utilities)
- Property Taxes: \$2.47

Parking

4 Stalls

Available

June 1, 2026

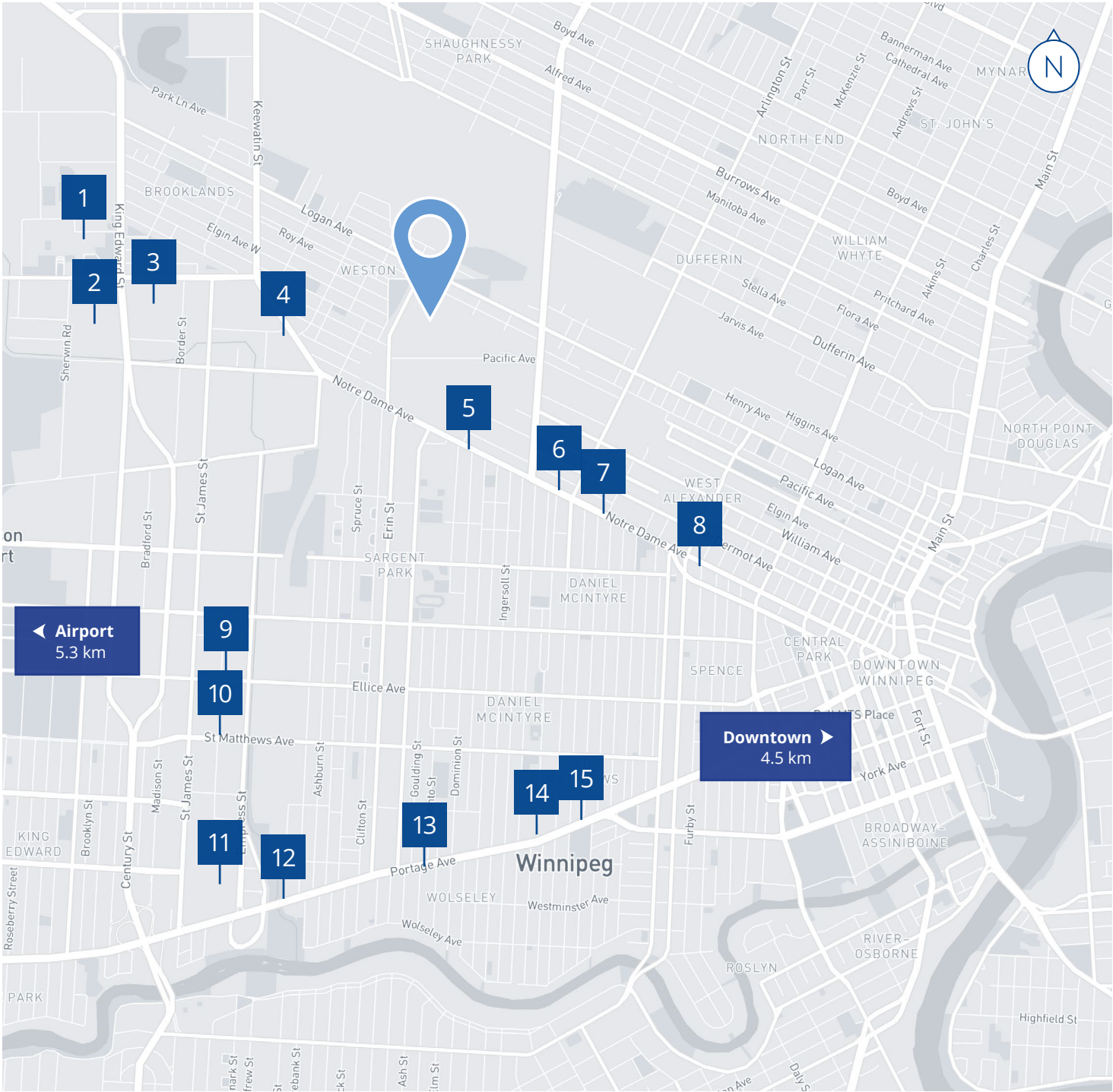
1,147
square feet available



Nearby Amenities

 Subject property

- 1** Red River College
- 2** A & W
- 3** McDonald's
- 4** Tim Horton's
- 5** Burger King
- 6** Super Lube
- 7** 7-Eleven
- 8** No Frills
- 9** Walmart
- 10** Dollarama
- 11** Polo Park
- 12** Earls Polo
- 13** McDonald's
- 14** Dairy Queen
- 15** Shoppers Drug Mart





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