



1420 Clarence Avenue

Winnipeg, Manitoba

Unit C-1420 Clarence Avenue
www.cbre.ca/winnipeg

1,800 sq. ft. Flex Space for Lease

Property Information

Small Bay Unit

1420 Clarence Avenue offers mixed-use industrial and office space, ideal for a variety of users. Unit C features built-out office, a meeting room and a large work area with loading court.

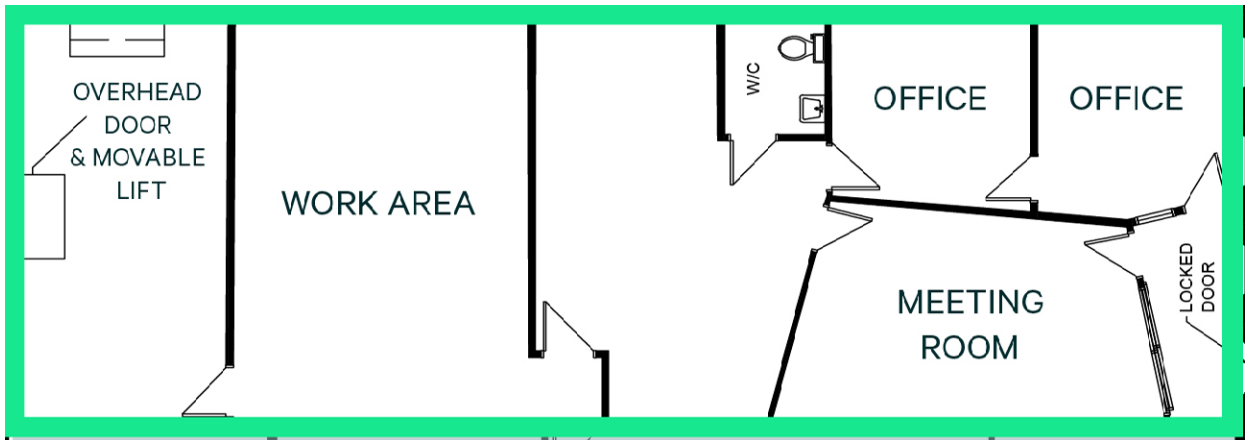
- + 1 grade loading door 10'x12'
- + HVAC, gas fired unit heaters
- + Situated in the highly desirable Southwest Winnipeg

Asking Net Rent:	\$13.95 psf
Additional Rent:	\$7.23 psf (2024 est.) + 5% mgmt fee
Size:	1,800 sf
Ceiling Height:	14'
Zoning:	M2
Available:	Immediately

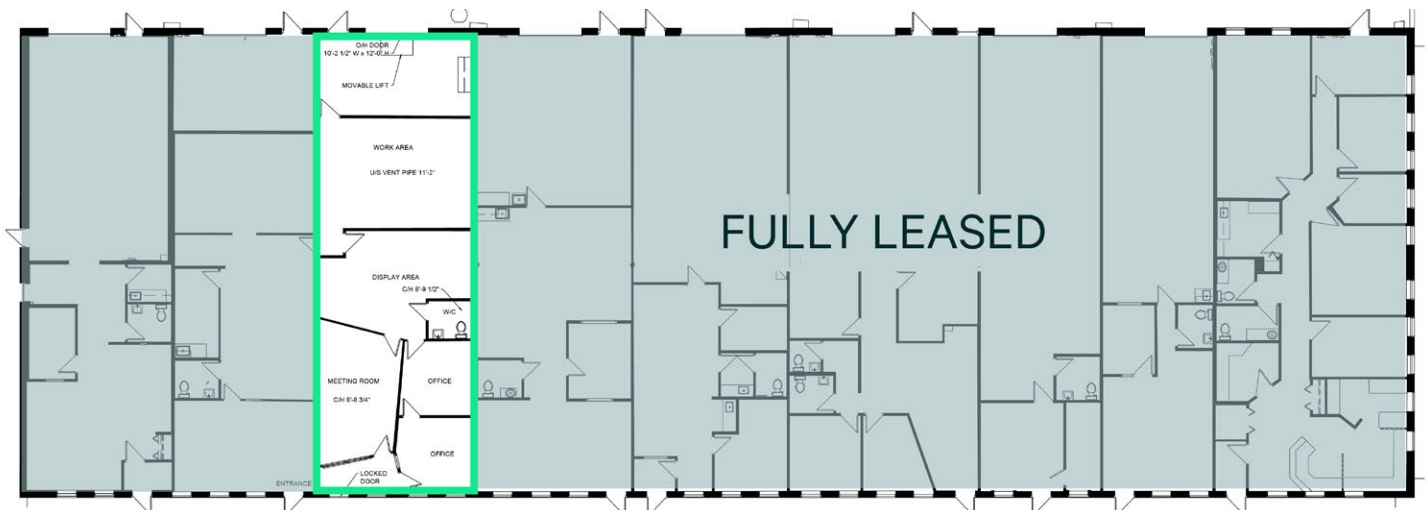


Floor Plan

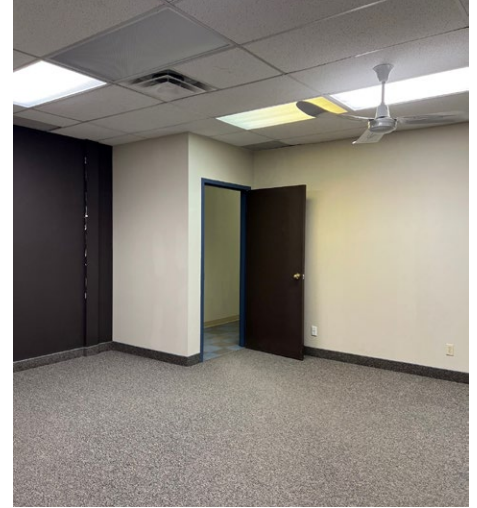
UNIT C: 1,800 SF AVAILABLE

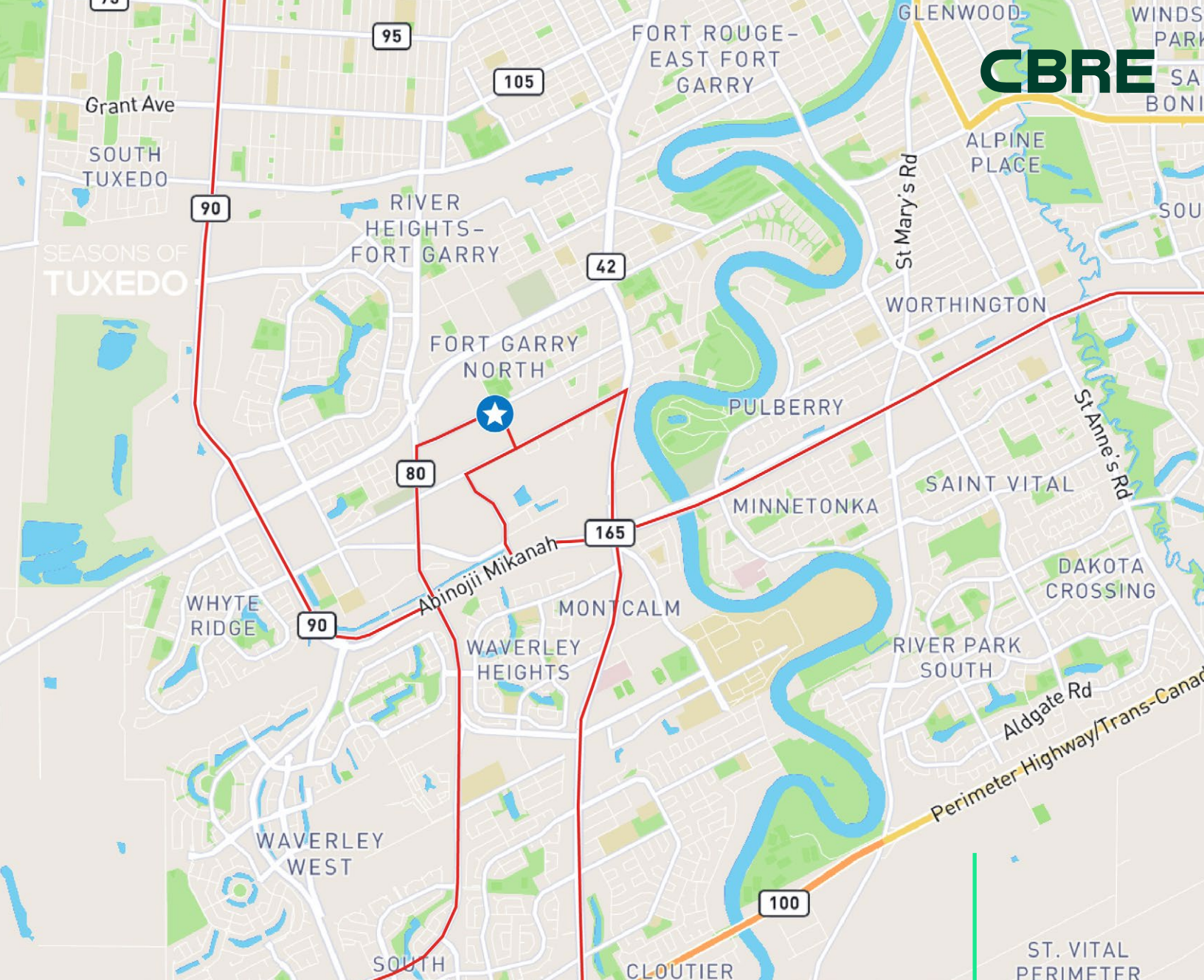


FULL BUILDING SITE PLAN



Property Photos





The Location

Situated in the desirable Southwest

Located in close proximity to major transportation corridors; namely McGillivray Boulevard, Waverley Street, Pembina Highway and Route 90 shown above in red.





For
Lease

Industrial

CBRE cbre.ca/winnipeg

Cam Hildebrand
+1 204 500 5008
cam.hildebrand@cbre.com

For more information, please contact:

CAM HILDEBRAND

Vice President
204 500 5008
cam.hildebrand@cbre.com

PAUL KORNELSEN

Vice President & Managing Director
204 500 5009
paul.kornelsen@cbre.com

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