

CBRE

RFA

ASSET MANAGEMENT



1420 Clarence Avenue

Winnipeg, Manitoba

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

1,425-1,800 SF of 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.

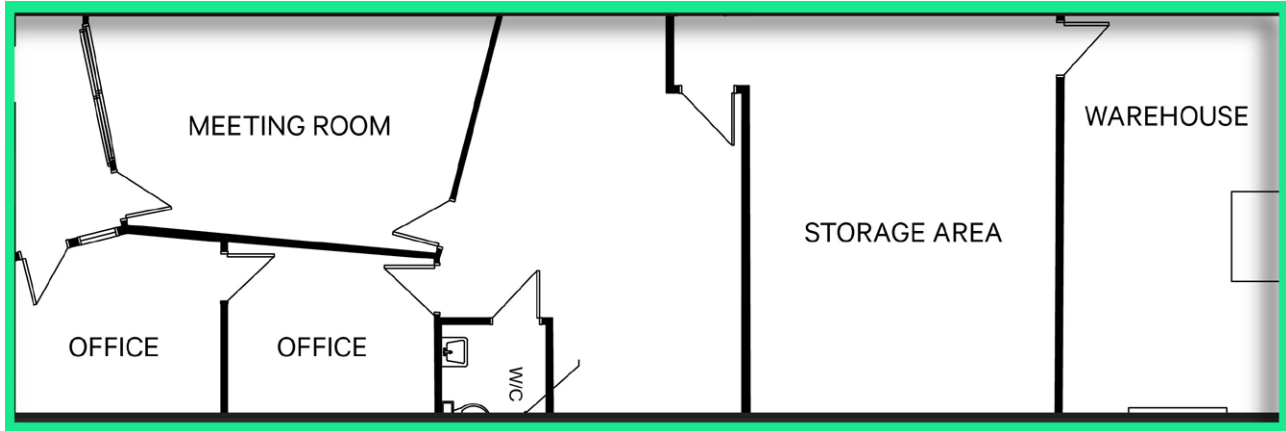
- +1 grade loading door 10'x12'
- +HVAC, gas fired unit heaters
- +Situated in the highly desirable Southwest Winnipeg

Asking Net Rent:	\$14.95 psf
Additional Rent:	\$9.23 psf (2026 est.) + 5% mgmt fee
Size:	Unit C: 1,800 SF Unit H: 1,425 SF
Ceiling Height:	14'
Zoning:	M2
Available:	May 1, 2026

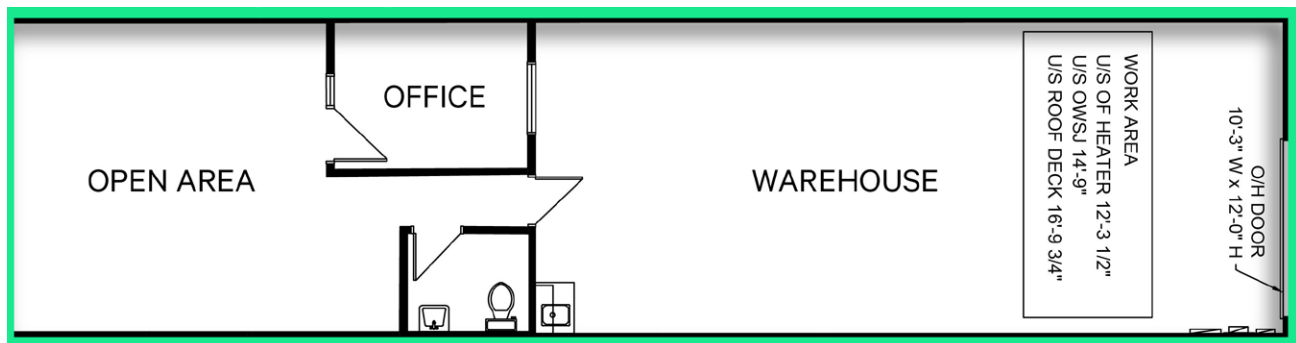


Floor Plan

UNIT C: 1,800 SF AVAILABLE

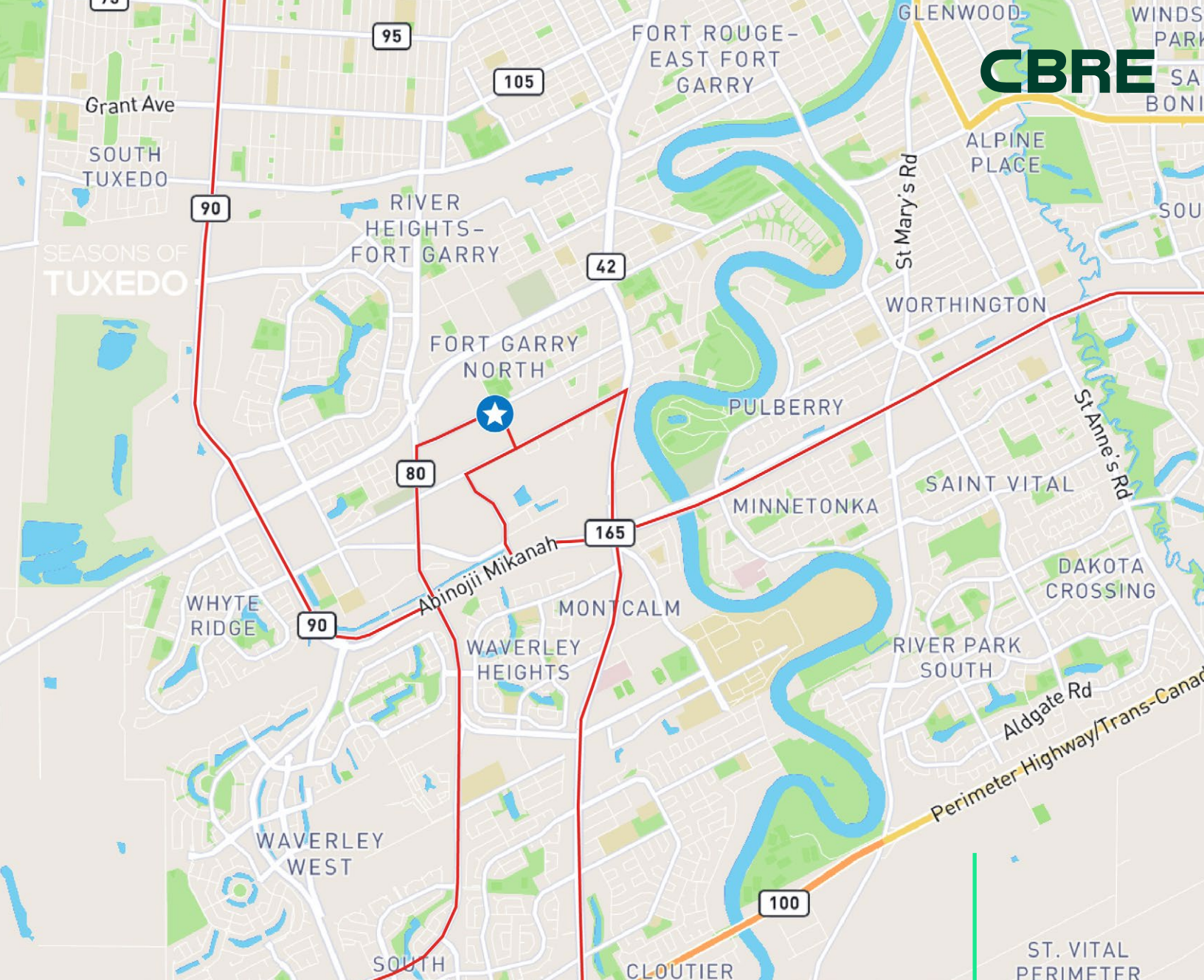


UNIT H: 1,425 SF AVAILABLE



FULL BUILDING SITE PLAN





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 more information, please contact:

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