

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

865 WAVERLEY

KGS
GROUP

WELLINGTON ALTUS

DR. JAMES FERGUSON
ENDODONTIST

ORAL
SURGERY
GROUP
OF WINNIPEG

SONOMA CAPITAL

KGS PLACE

865 Waverley Street, Winnipeg MB

Main floor office & turnkey medical space for lease

This multi-tenant high quality office building is primarily focused on office use and is conveniently located in southwest Winnipeg with ample onsite tenant and visitor parking.

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Property Overview

865 Waverley Street is located on the corner of Wilkes Avenue and Waverley Street in the highly desirable southwest area of Winnipeg. Home to neighbourhoods such as Lindenwoods, Fort Garry, Whyte Ridge and Bridgwater, this area in Winnipeg is a great location for work, living, and retail.

Civic Address	865 Waverley Street, Winnipeg MB		
	Unit 103	1,800 SF	\$21.50/SF net
Additional Rent	\$13.50/SF (2024 estimate)		

Features

- Transit access
- Located on two major arteries providing quick access to the south ends major shopping areas and minutes from downtown
- Turnkey space available
- Ample parking
- Excellent bike access
- Modern elevators
- Large windows
- Main floor corner unit with prominent lobby exposure

Key Highlights



Two minutes from rapid transit station



Turnkey space



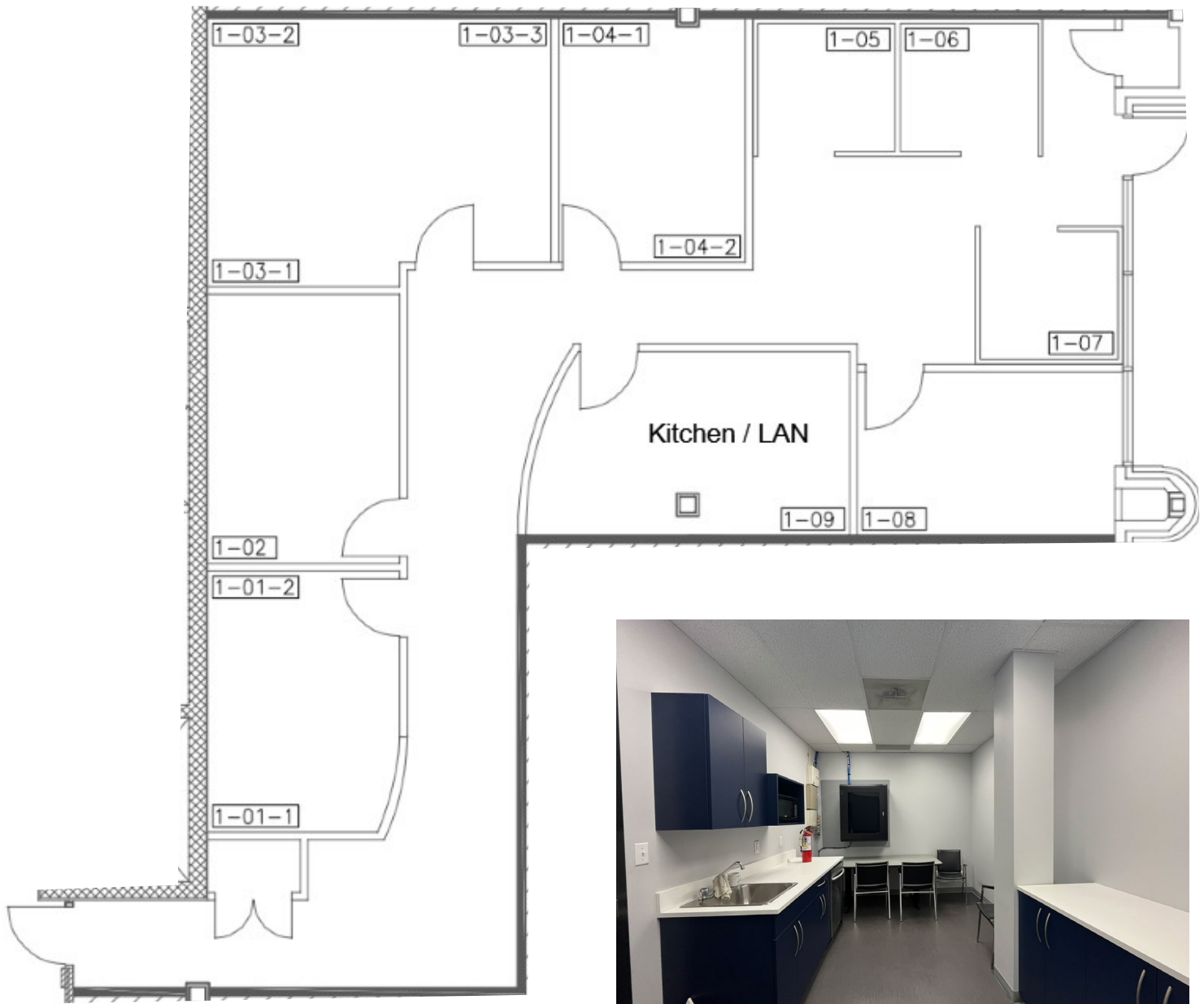
Ample surface parking available



Adjacent to greenspace and walking paths



Unit 103



Surrounding Amenities





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