



Colliers



915 - 921 McLeod Avenue | Winnipeg, MB

Built-out Office Space off Gateway for Sublease

921 McLeod Avenue offers a prominent northeast Winnipeg location with a robust daytime population and complementary surrounding uses. The area offers a wide variety of retail amenities including Superstore, located within walking distance.

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Accelerating success.

Property Overview

Turnkey office complete with a mix of private offices and collaborative work areas, training spaces, and a kitchenette. The space comes furnished, with fixtures and data cabling in place to enable a swift, low-cost move-in. Ideal for professional users seeking a clean, plug-and-play solution in a convenient northeast Winnipeg location.

Size (Units 5 & 6)	1,443 SF
Basic Rent	\$13.50
Additional Rent	\$9.14 (incl. mgmt fee)

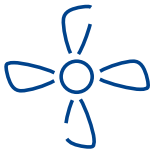
Additional Features



Fully furnished with new furniture purchased in 2022



YeaLink Smart Board system



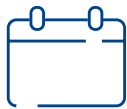
New HVAC



New paint, new carpet

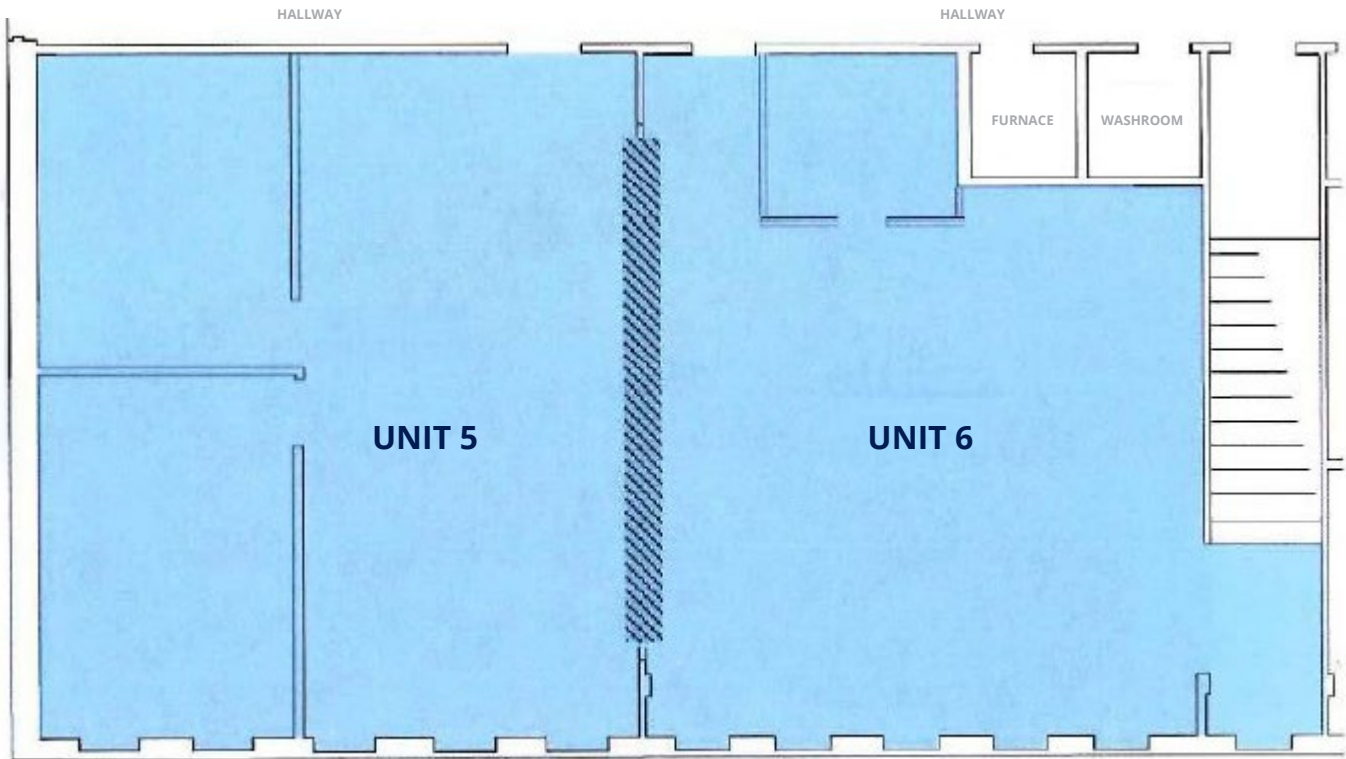


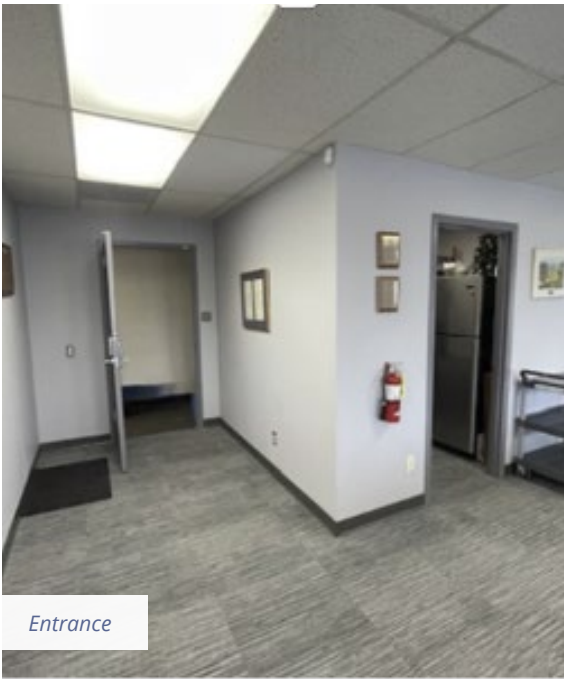
4 reserved parking stalls



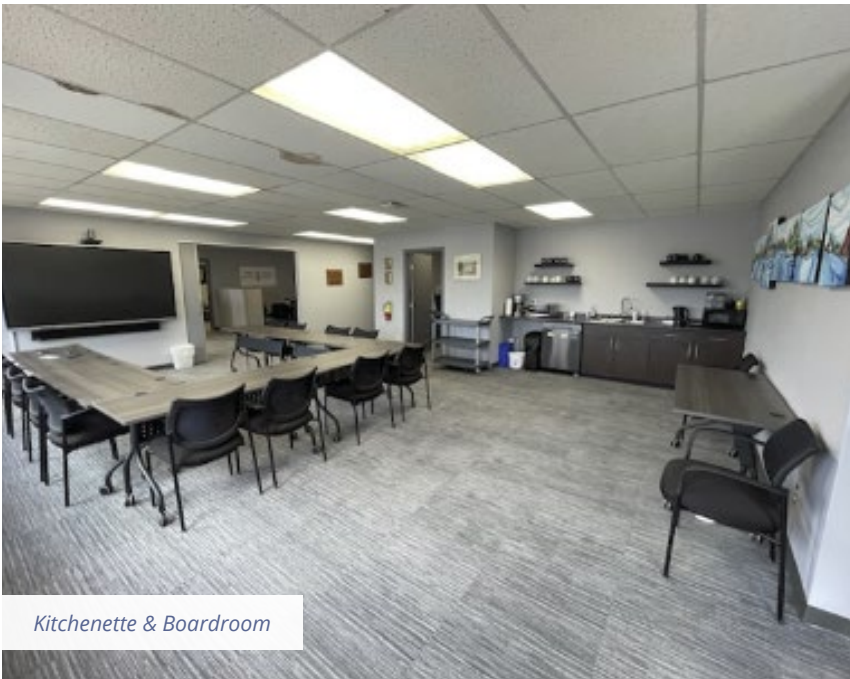
Headlease expires November 14, 2031

Floorplan

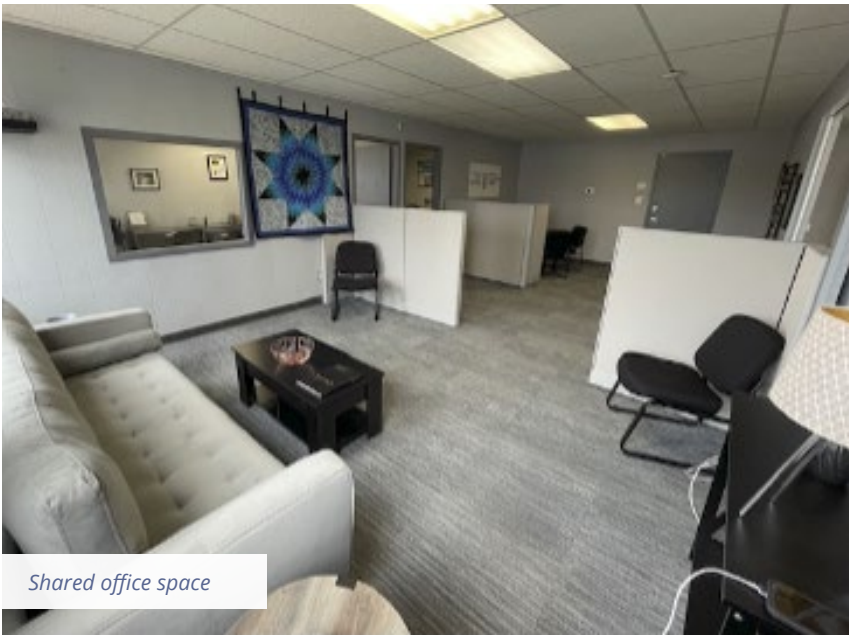




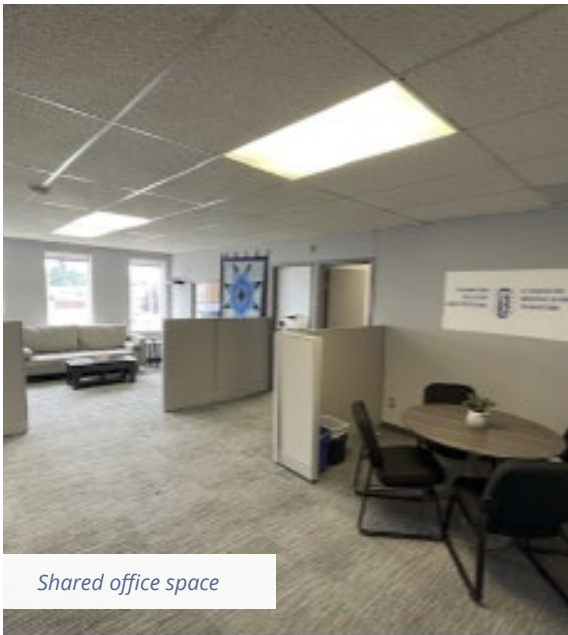
Entrance



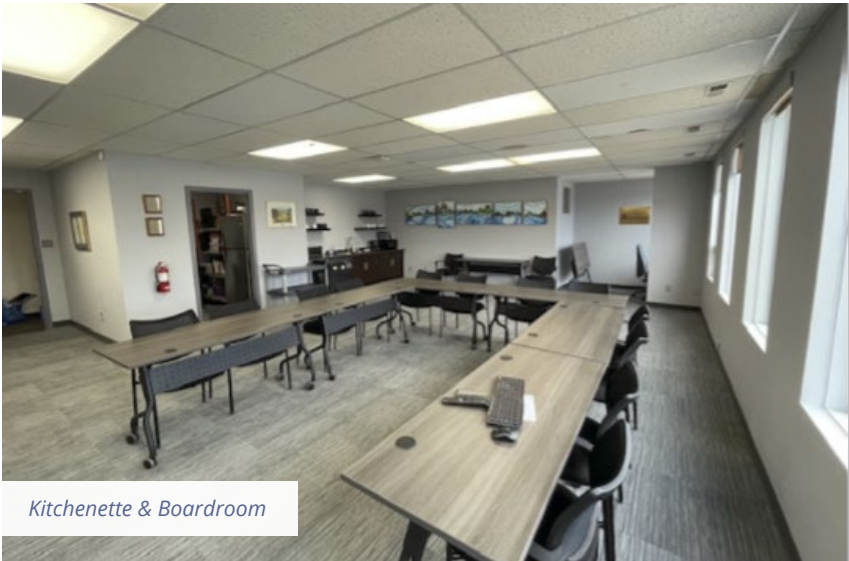
Kitchenette & Boardroom



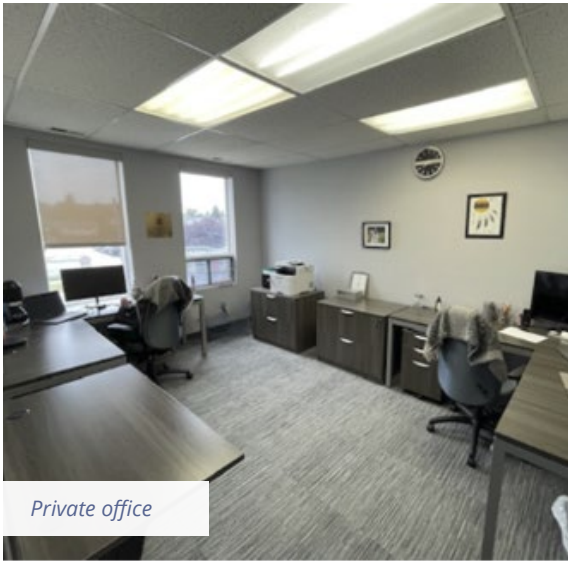
Shared office space



Shared office space



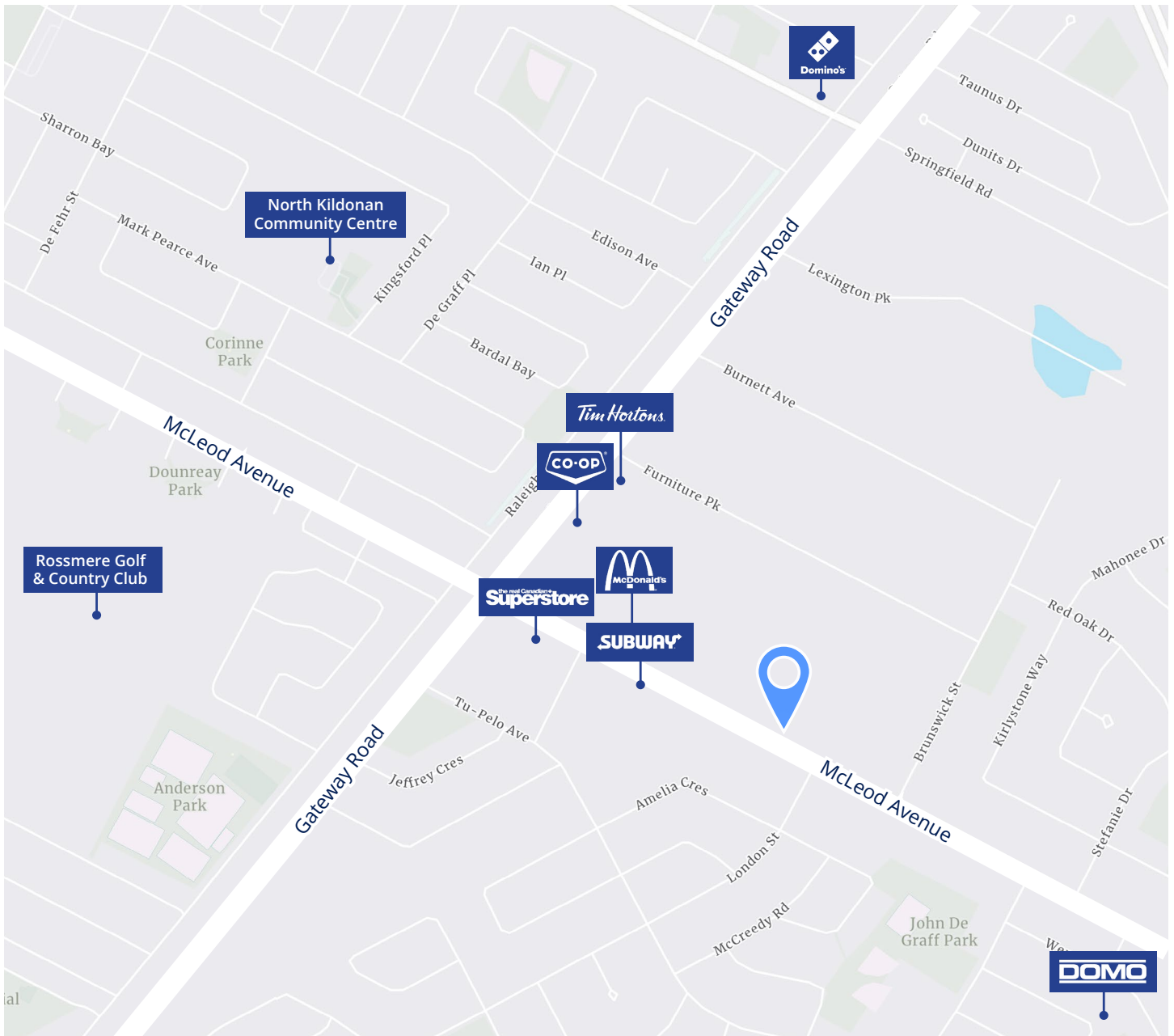
Kitchenette & Boardroom



Private office

Location Overview

921 McLeod Avenue offers a prominent northeast Winnipeg location with a robust daytime population and complementary surrounding uses. Retail, service, and light industrial neighbours generate consistent traffic. Nearby residential areas expand the labour and customer pool. Excellent visibility, generous parking, and straightforward access make it a convenient, high-functioning office setting.





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