

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 dark blue rectangular background. Below the text are three horizontal stripes in yellow, orange, and red. The background of the entire advertisement is a photograph of a modern, single-story commercial building with large glass windows and a dark metal facade. The building is surrounded by green grass and some trees, including a large evergreen on the left and bare deciduous trees on the right. The sky is clear and blue.

Colliers

1670 Inkster Boulevard, Winnipeg MB

Office with parking and warehouse **for lease**

1670 Inkster has very well-developed office space, which has the flexibility of meeting the needs of a variety of users. It can be used as modern open office space or further developed into a showroom/office environment. Demising options are available.

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1670 Inkster Boulevard, Winnipeg MB

Property Overview

Total Available Area	±32,320 SF
Main Floor Office	±23,020 SF
Second Floor Office	±5,500 SF
Warehouse Space	±3,800 SF (contiguous with main floor office)
Loading	Dock level door
Parking	Ample parking ±110 stalls
Lease Rate	\$10.95/SF
Additional Rent	\$4.50/SF + 5% mgmt fee
Available	Immediately
Amenities	Outdoor landscaped patio



Property Description

1670 Inkster has very well-developed office space, which has the flexibility of meeting the needs of a variety of users. It can be used as modern open office space or further developed into a show-room/office environment. Demising options are available.

The Area

Located at 1670 Inkster Boulevard, the property is situated with easy access to Route 90 and the perimeter highway. The property has access to many amenities employees desire, including the Garden City Shopping Center.

The Building

The office space is situated over two floors, with the main floor consisting of 23,020 SF of office space and 3,800 SF of warehouse with dock loading. The second floor consists of 5,500.



Public transit
access

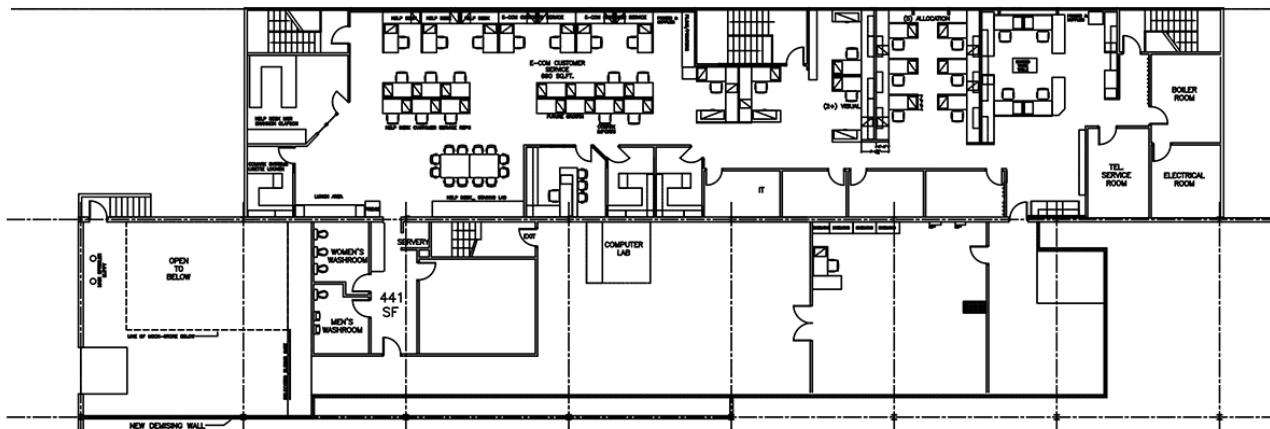
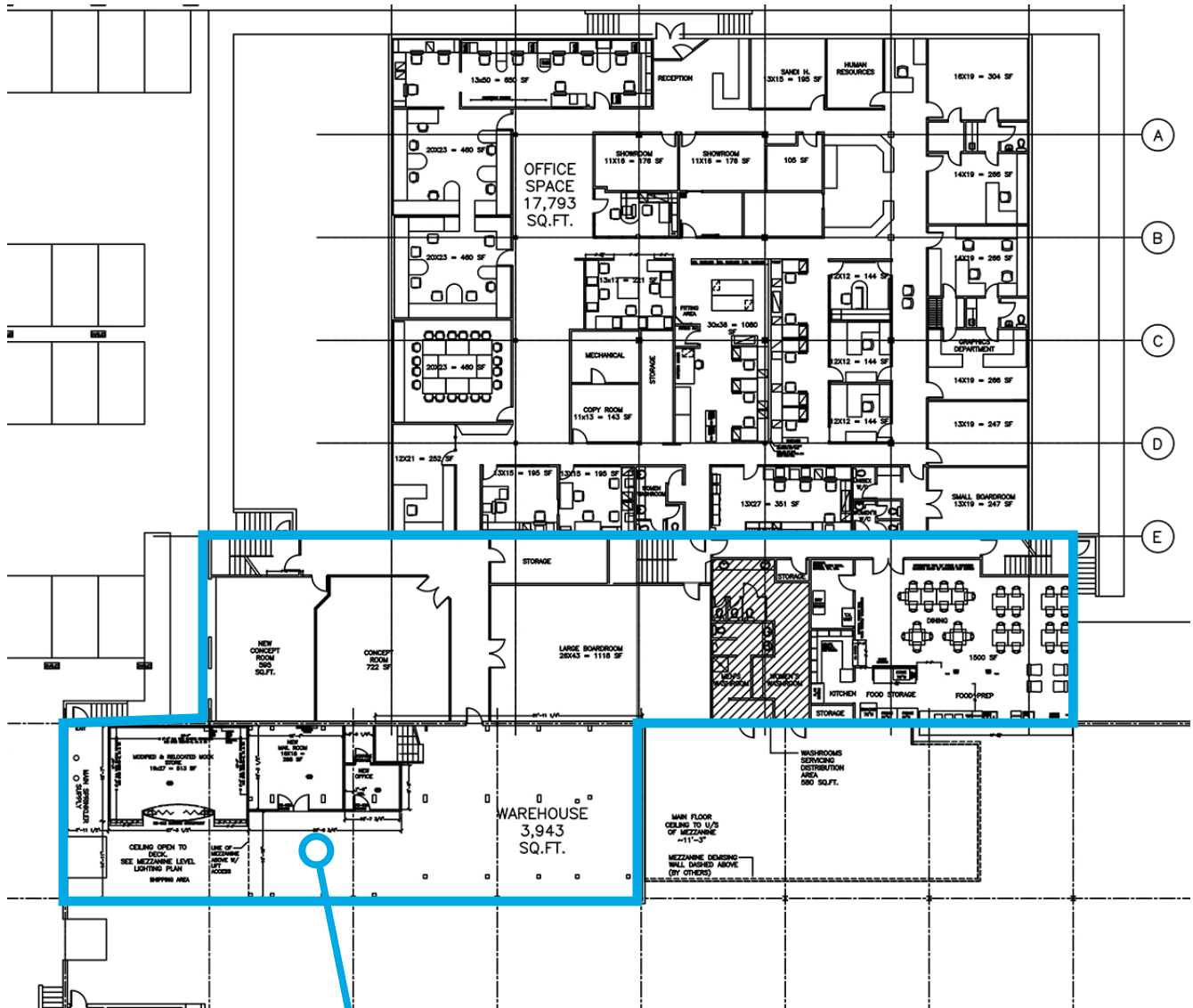


Access to
major routes



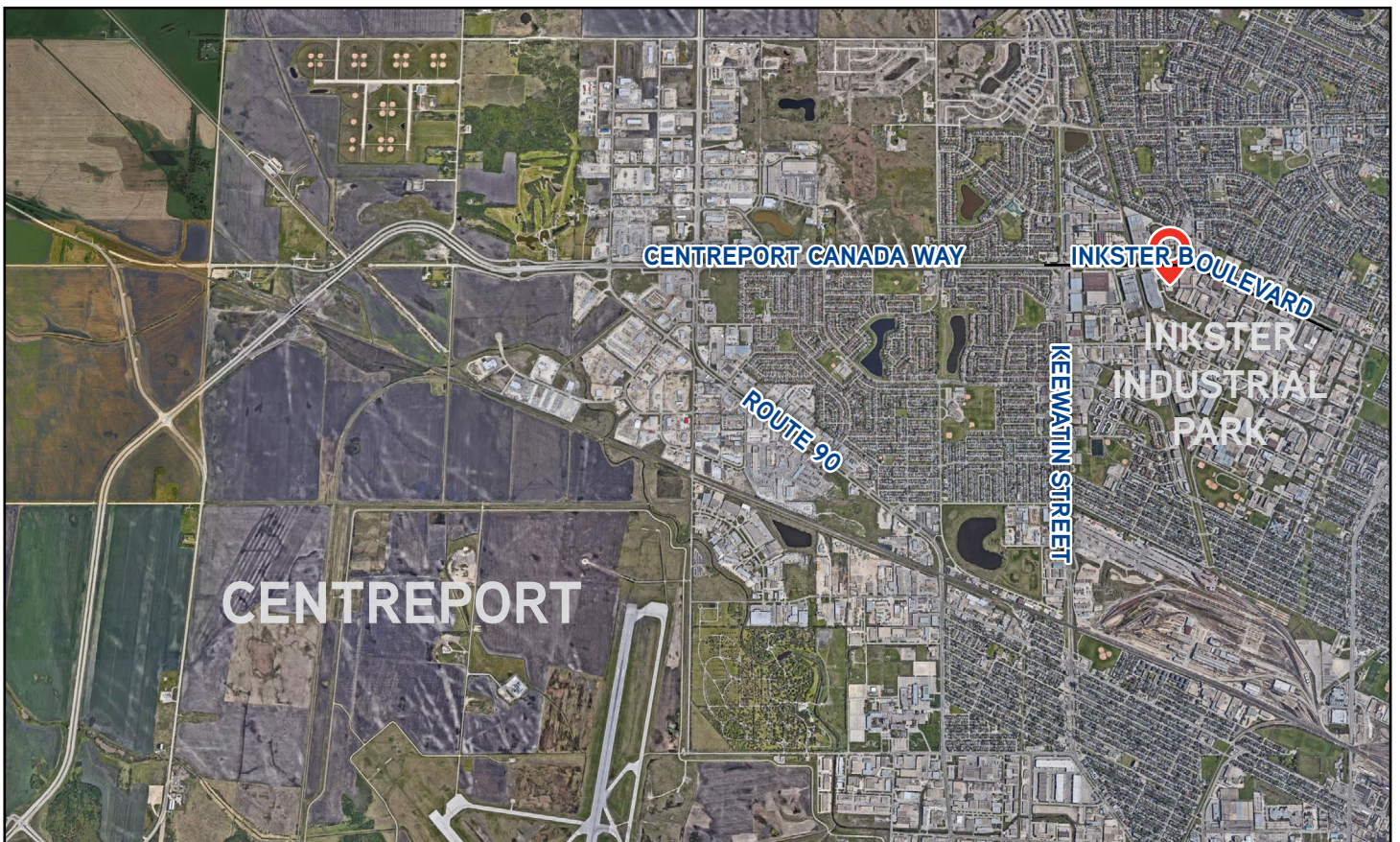
Excellent parking
available

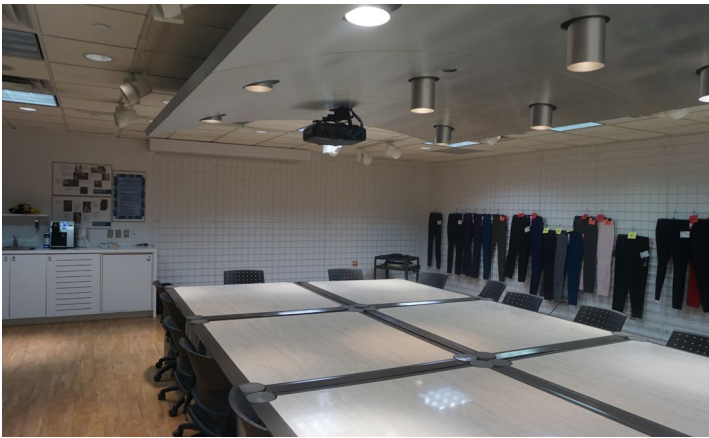
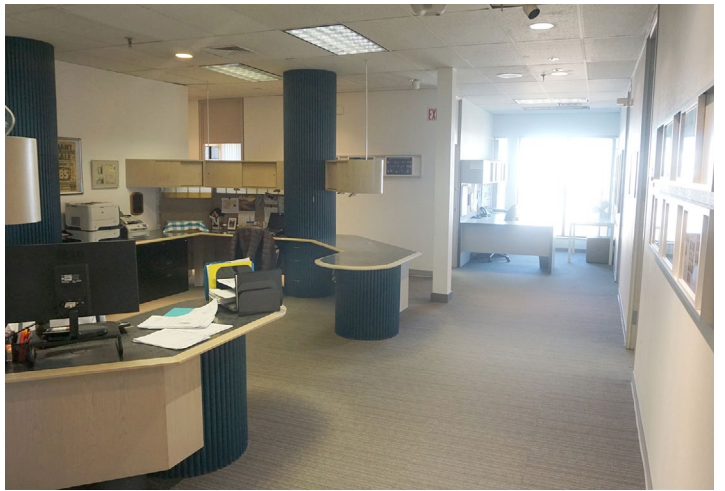
Floor Plans



1670 Inkster Boulevard, Winnipeg MB

Property Location







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