



Unit 8 - 1100 Waverley Street | Winnipeg, MB

Flex Warehouse/Office Available **For Lease**

Highly desirable Southwest Winnipeg location. Fort Garry Business Centre is surrounded by great amenities such as Seasons of Tuxedo, Kenaston Common, and Linden Ridge Shopping Centre.

Fort Garry Business Centre is located on the east side of Waverley Street just north of McGillivray Boulevard in the Fort Garry Industrial Park within southwest Winnipeg.

The property is situated directly adjacent to Lindenwoods and is in close proximity to River Heights, Tuxedo, Fort Garry, Whyte Ridge, and Waverley West.

Asking:

\$15.95
PSF

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Property Overview

Address	1100 Waverley Street, Winnipeg
Unit	8
Size	2,250 SF of warehouse/office space with one washroom. The unit has HVAC in place with open drops.
Net rent	\$15.95/SF net
Additional	\$6.71/SF (2026) plus mgmt fee 5% of gross rent
Ceiling height	20' to the joists
Loading	8'x8' dock door
Available	November 1, 2026
Comments	• South facing office space (approx 600 SF) • Universal washroom in place



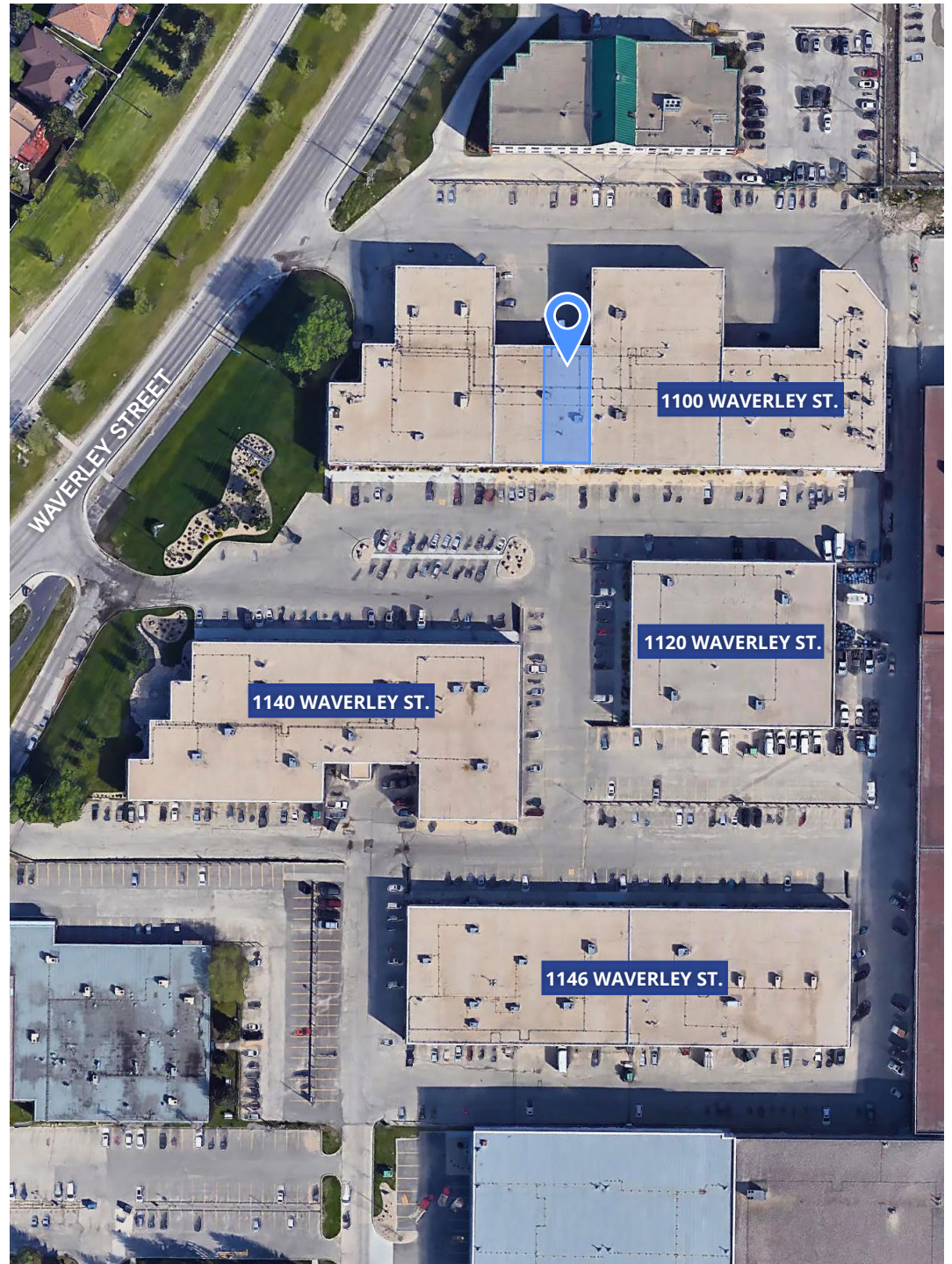
Quick access to major routes



Amenities in area

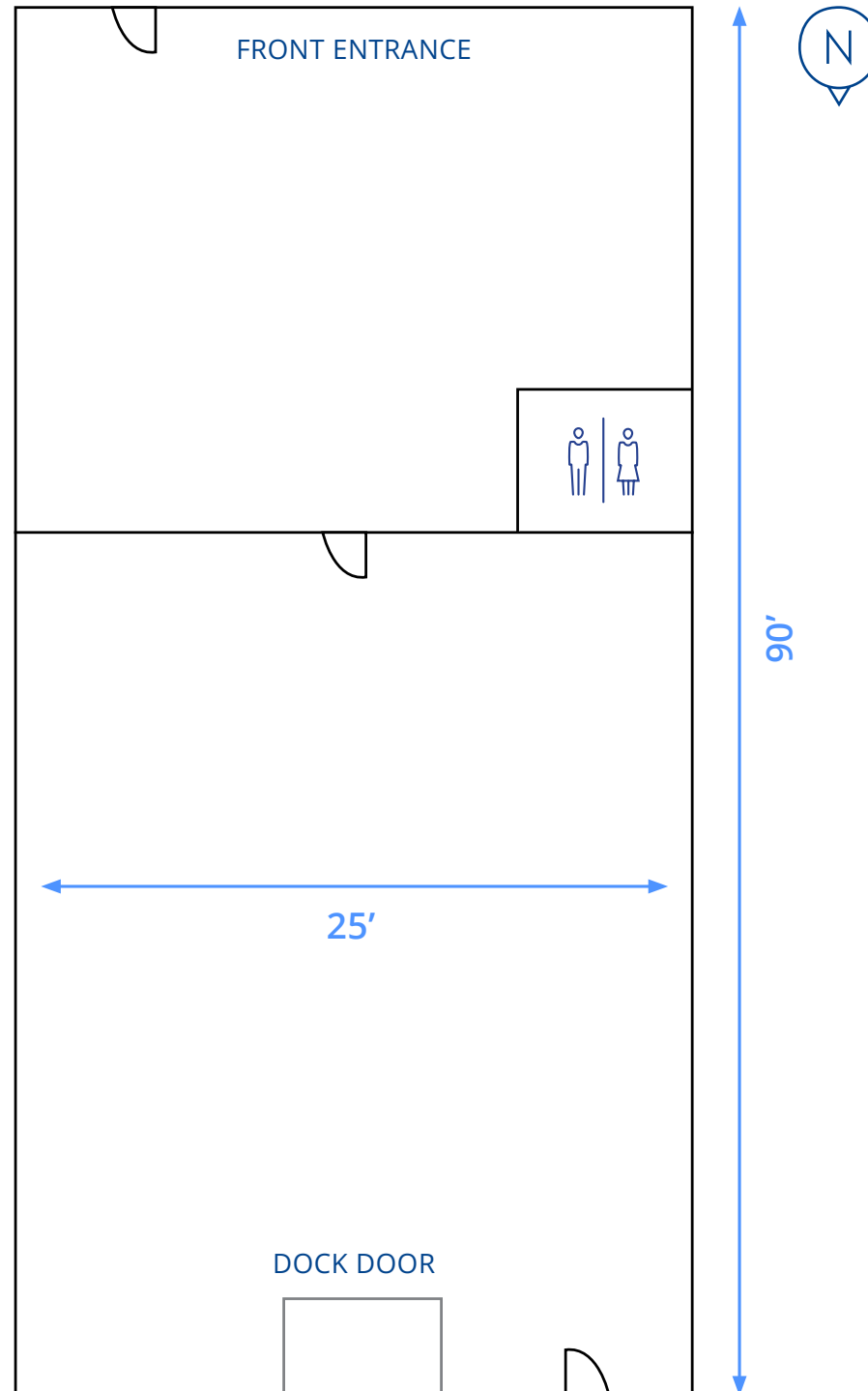


Office space



Floor Plan

Not to scale









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