

FOR SUBLEASE

CBRE

1379 Kenaston Boulevard

Winnipeg, Manitoba

Sublease opportunity in Tuxedo Business Park



Property Information



Newly constructed in 2017



Space features open concept workspaces, kitchen, boardroom and small private offices.



Ample parking in front and back of building including energized stalls

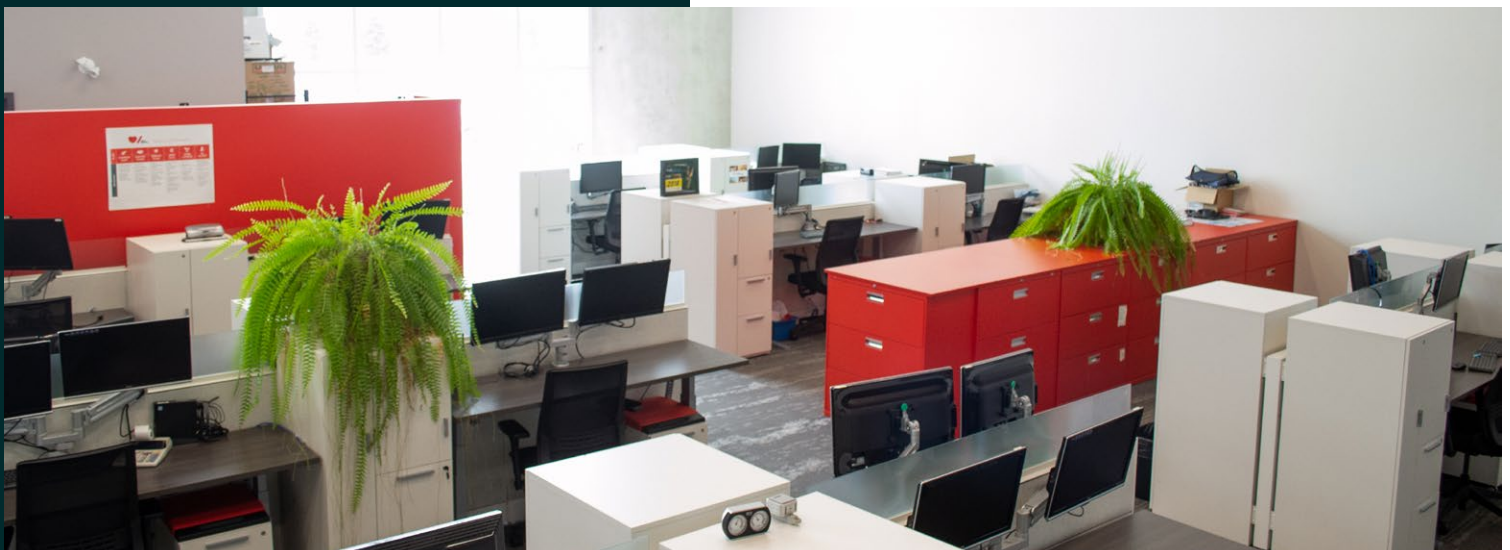


Direct frontage onto Kenaston Boulevard near the Outlet Collection & IKEA



Furniture included

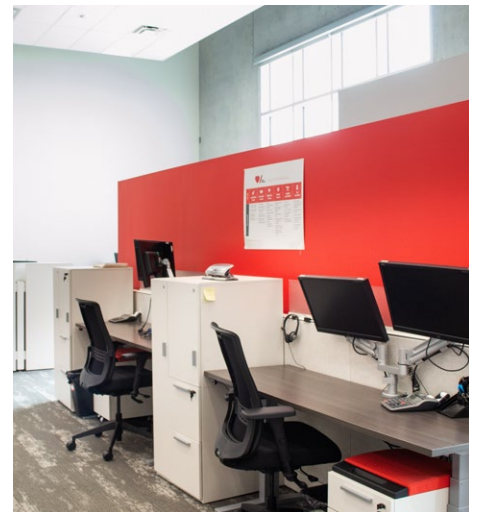
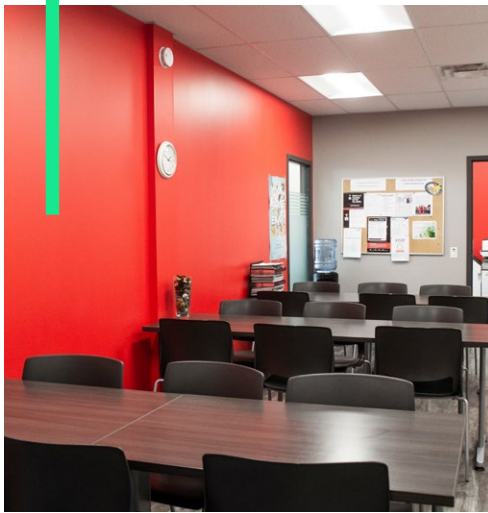
Net Rent:	\$17.95
Additional Rent:	\$5.95 + Management fee
GLA:	6,059 SF
Parking:	38 stalls
Class:	B
Year Built:	2017
Available:	Immediately - Headlease expires February 28, 2028



Property Photos



6,059 SF AVAILABLE



Property Photos



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Location

FOR SUBLEASE



OUTLET COLLECTION
WINNIPEG

- Cabela's
- TERRACON DEVELOPMENT LTD.
- Tim Hortons
- MONTANAS BBQ & BAR
- CWB
- IKEA
- Hilton HOTELS & RESORTS
- REC ROOM EATS & ENTERTAINMENT

- REAL CANADIAN SUPERSTORE
- Walmart
- ST. VITAL CENTRE
- Tim Hortons
- NIAGARA COUNTRY CLUB

★
1379 KENASTON BLVD.
6,059 SF AVAILABLE

- Walmart
- Tim Hortons
- SAFeway
- Smitty's
- THE KEG STEAKHOUSE + BAR
- McDonald's
- SSCU
- CANADIAN TIRE
- THE HOME DEPOT

- COSTCO WHOLESALE
- CINEPLEX
- Sobeys
- LIQUOR MART
- JOEY RESTAURANTS
- RBC
- ups
- BP



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