

Waverley Business Centre

1450 Waverley Street
Winnipeg, Manitoba



New Commercial Development

Now Pre-Leasing Mixed Use Site—Office, Warehouse & Retail Pad Sites

Located on the corner of Waverley Street and Chevrier Boulevard with excellent exposure on Waverley. Close in proximity to McGillivray, Route 90 and Bishop Grandin.

POTENTIAL SITE:

- Grade Loading - 10' x 12'
- 22' clear ceiling height
- Many amenities in the immediate area
- Ample parking
- Great frontage and exposure on Waverley Street
- +/- 27,200 to 28,900 vehicles per day (2007)
- Future phases - dock level loading available
- CAM & Tax: TBD

PLANNED PHASE:

INDUSTRIAL - WAREHOUSE - OFFICE SPACE

- \$12.00 net - shell space
- Min - 2,215 sf
- Max - 16,875 sf
- Shell space includes warehouse lighting, unit heaters, individual metered electrical panel, heat/cool rooftop unit sufficient for 20% of the premises.
- Detailed specifications available upon request

RETAIL/OFFICE SPACE - PAD SITE ALSO AVAILABLE

- Rate: TBD - shell space
- Min - 1,345 sf
- Max - 4,390 sf

Zoning: - M2

Murray Goodman

Sales & Leasing Associate
murray.goodman@dtzbarnicke.com

Direct Tel: (204) 928 5009

Gail Auriti

Sales & Leasing Associate
gail.auriti@dtzbarnicke.com

Direct Tel: (204) 928 5007

Martin McGarry

President
martin.mcgarry@dtzbarnicke.com

Direct Tel: (204) 928 5005

DTZ Barnicke Winnipeg Ltd.

Unit 5-986 Lorimer Boulevard
Winnipeg, Manitoba R3P 0Z8

Tel: (204) 928 5000

Fax: (204) 928 5010

www.dtzbarnicke.com

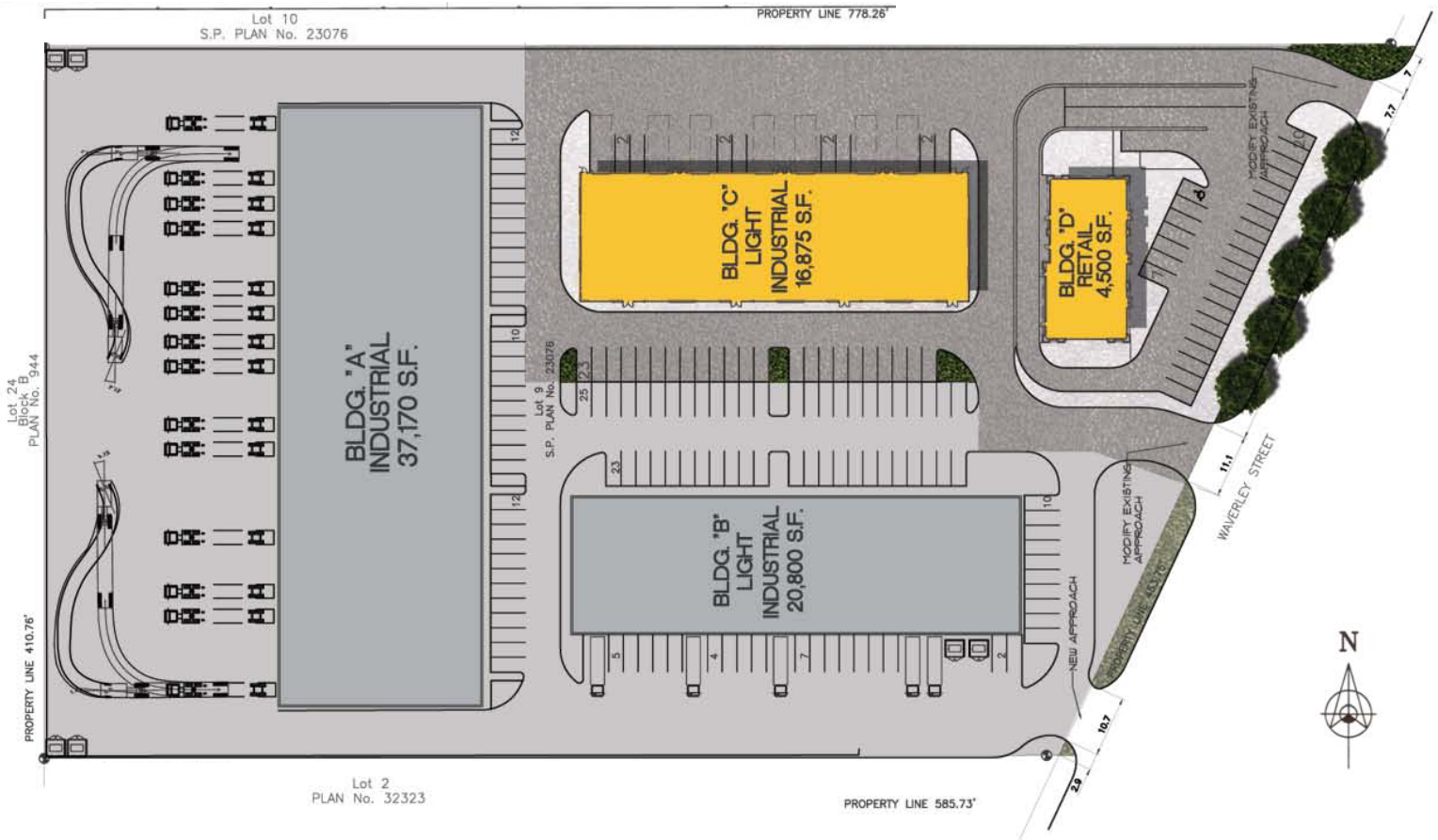
Tel: 204 928 5000

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DTZ Barnicke Winnipeg Ltd 2010

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POTENTIAL SITE PLAN



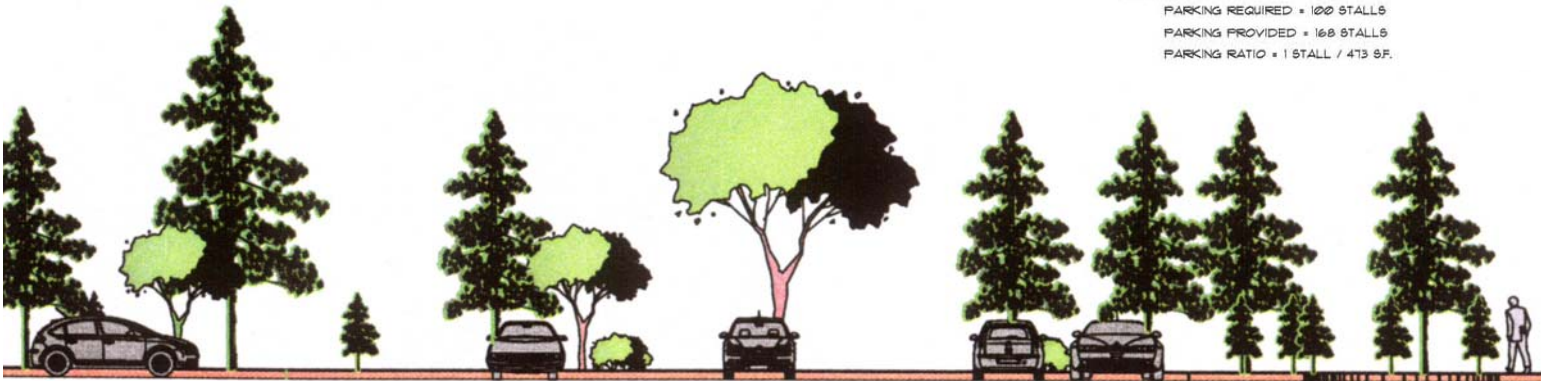
PROPOSED SITE PLAN - DP-11R
 SCALE: 1/44" = 1' - 0"
 DATE: FEBRUARY.09.2009

RAYMOND S.C. WAN ARCHITECT
 MCGOWAN RUSSELL

LAND AREA (APPROXIMATE)
 6.43 ACRES (280,36 SF.)

PROPOSED DEVELOPMENT
 GROSS INDUSTRIAL BLDG. FLOOR AREA = 74,845 SQ.FT.
 GROSS DRIVE-THRU/RETAIL FLOOR AREA = 4,500 SQ.FT.
 GROSS FLOOR AREA = 79,345 SQ.FT.

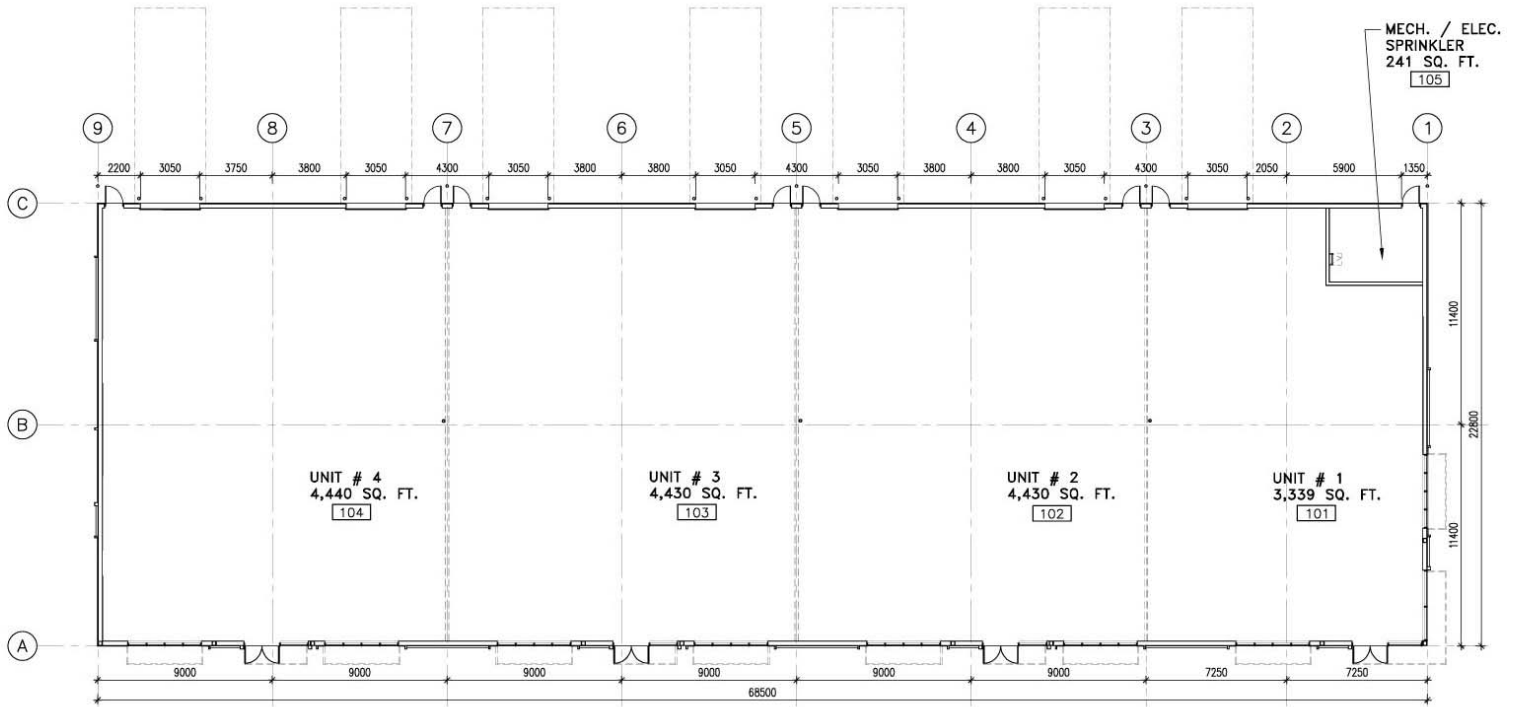
PARKING SUMMARY
 PARKING REQUIRED = 100 STALLS
 PARKING PROVIDED = 168 STALLS
 PARKING RATIO = 1 STALL / 473 SF.



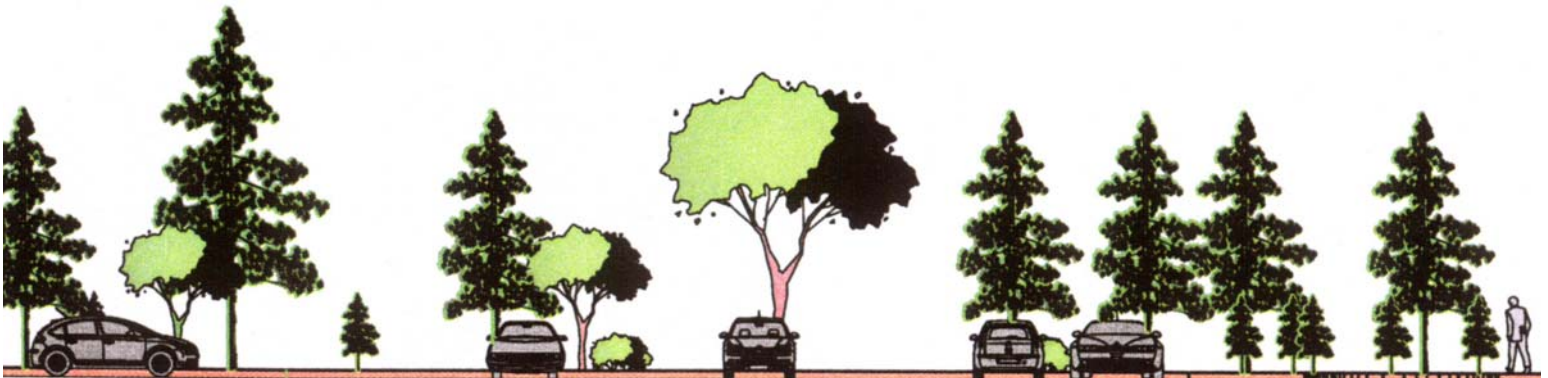
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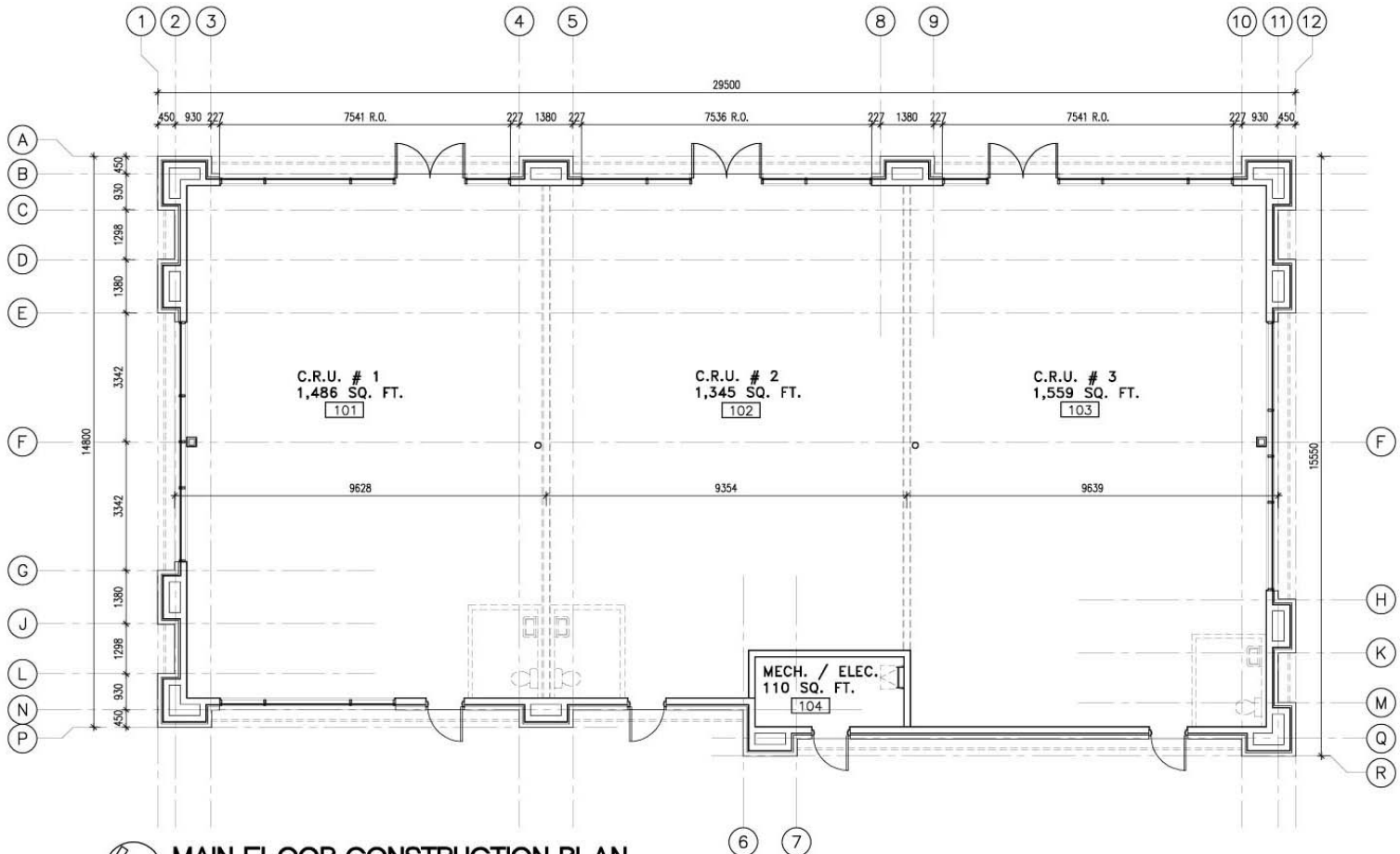
**POTENTIAL INDUSTRIAL/OFFICE SITE PLAN
BUILDING "C"**



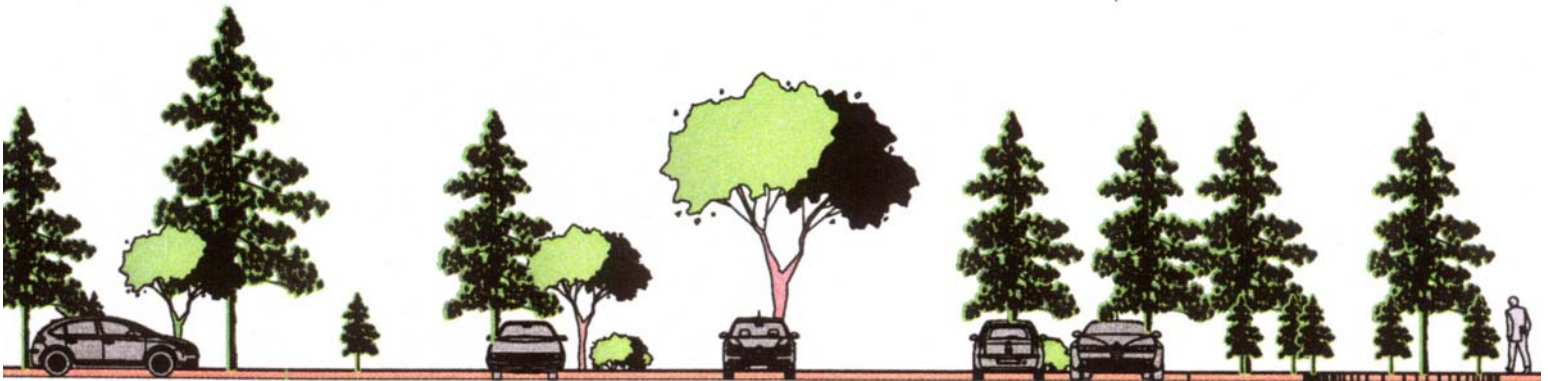
MAIN FLOOR CONSTRUCTION PLAN
SCALE 1 = 200



**POTENTIAL RETAIL SITE PLAN
BUILDING "D"**



MAIN FLOOR CONSTRUCTION PLAN
SCALE 1 = 100



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