



Starting at
\$12.95
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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FOR LEASE | 1313 BORDER STREET

Multiple Options Available in a Professional Business Park

Border Place is one of the largest professional business centers located in the heart of St James, at 1313 Border Street. Border Place is ideal if you are a business looking for economical office space. A wide variety of finished office spaces, ranging in size from 800 sf up to 7,000 sf are currently available.



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**RE/MAX
EXECUTIVES REALTY**

3-1919 Henderson Hwy

Winnipeg, MB R2G 1P4

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remaxexecutivesrealty.ca



Property Highlights



Professional Office Space in St James Industrial

If your needs include ample parking, Border Place has one of the largest parking ratios in the St James area at 1 stall for every 225 square feet of rented office space. Staff and visitors will enjoy free parking at Border Place and many stalls have plug in availability.

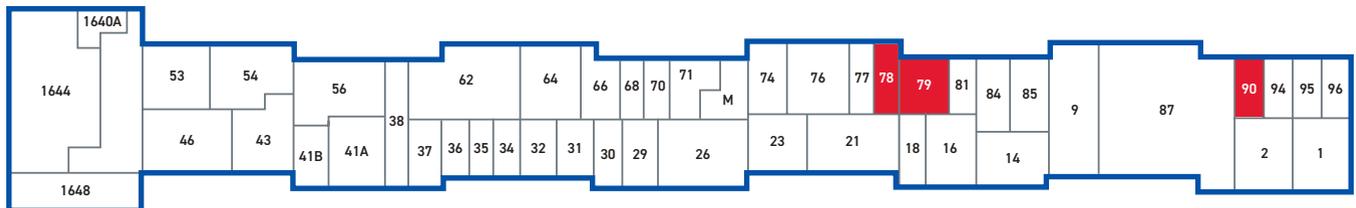
Access to and from Border Place is convenient for both drivers and users of public transit.

- Finished professional offices from 800 to 7,000 sf
- Flexible terms
- 276 parking stalls on site
- On-site restaurant
- Professional space planning available
- Good Winnipeg Transit connection. Express route stops in front of building

Units & Site Plan

SUITE	SQUARE FEET (±)	LEASE RATE	CAM & Tax (2025 est.) + 5% MGMT	AVAILABILITY DATE
2	2,228	—	—	LEASED
31	1,260	\$12.95	\$11.32	LEASED
32	1,260	—	—	LEASED
53	2,375	—	—	LEASED
71	1,380	—	—	LEASED
76	2,676	—	—	LEASED
78	990	\$12.95	\$11.32	Immediate
79	1,725	\$12.95	\$11.32	Immediate
90	1,082	\$12.95	\$11.32	Immediate
96	1,041	—	—	LEASED

*Management fee of 5% of total net rent



○ Leased ● Available

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1313
BORDER
STREET

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NTY
ON
CON
yne

The Area



Convenient location



Food and Drink within nearby



Groceries and Shopping



Amenities nearby

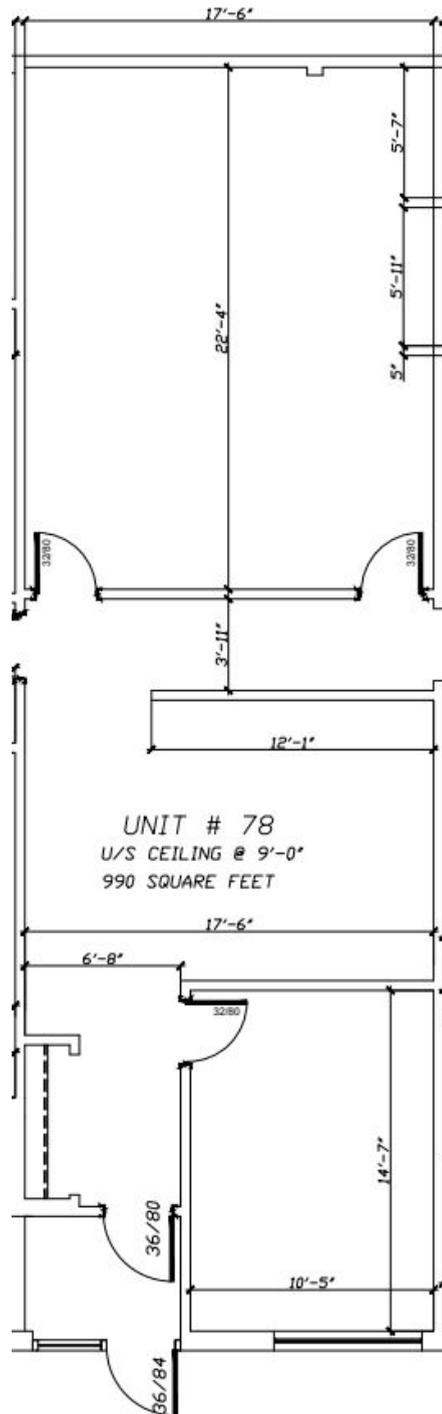


Some bike infrastructure

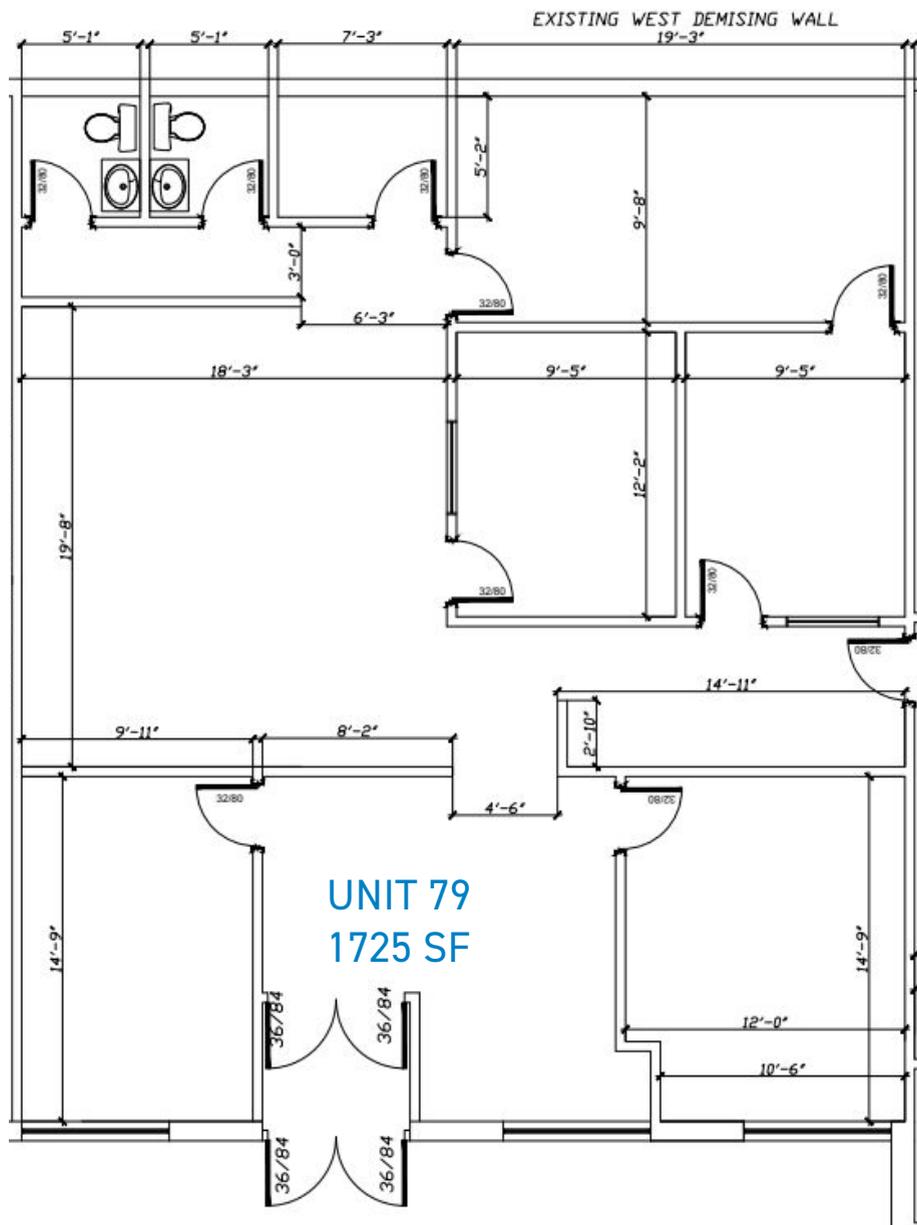


Excellent bus service





UNIT 78
990 SF



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