



Starting at
\$12.95
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

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.



Scan QR code to
view website

RE/MAX PROFESSIONALS

1601 Buffalo Place
Winnipeg, MB R3T 3K7
o. 204-957-0500
f. 204-452-4359
wpgproperty.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.

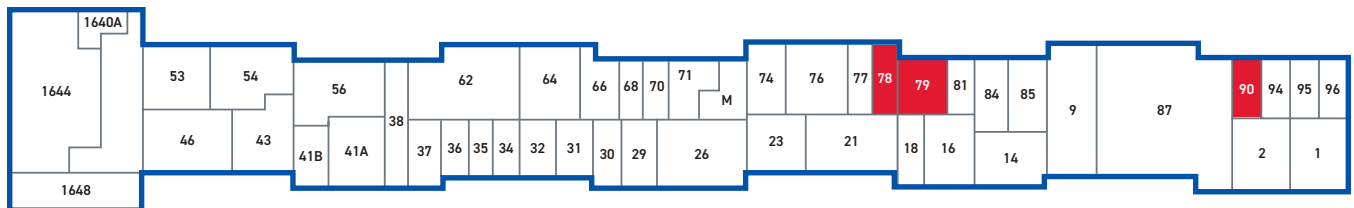
Access to and from Border Place is convenient for both drivers and users of public transit.

- 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 (2024 est.) + 5% MGMT	AVAILABILITY DATE
2	2,228	—	—	LEASED
31	1,260	\$12.95	\$15.63	LEASED
32	1,260	—	—	LEASED
53	2,375	—	—	LEASED
71	1,380	—	—	LEASED
76	2,676	—	—	LEASED
78	990	\$12.95	\$15.63	Immediate
79	1,725	\$12.95	\$15.63	Immediate
90	1,082	\$12.95	\$15.63	Immediate
96	1,041	—	—	LEASED

*Management fee of 5% of total net rent



○ Leased ● Available

1313
BORDER
STREET

RE/MAX
COMMERCIAL®



NTY
ON
CON
yne

1313
BORDER
STREET

RE/MAX
COMMERCIAL

The Area



Convenient
location



Food and Drink
within nearby



Groceries and
Shopping



Amenities
nearby



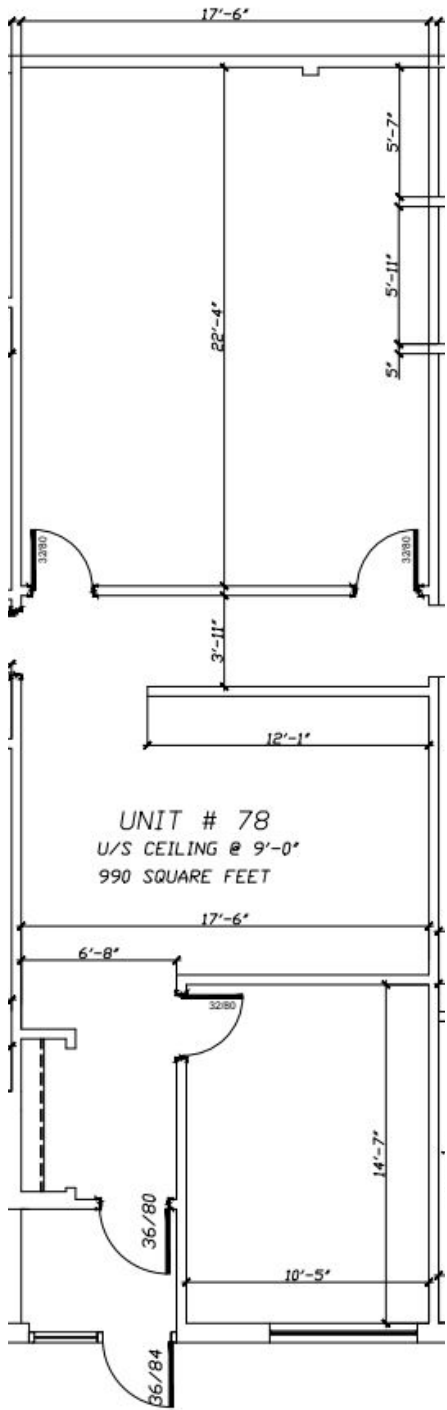
Some bike
infrastructure



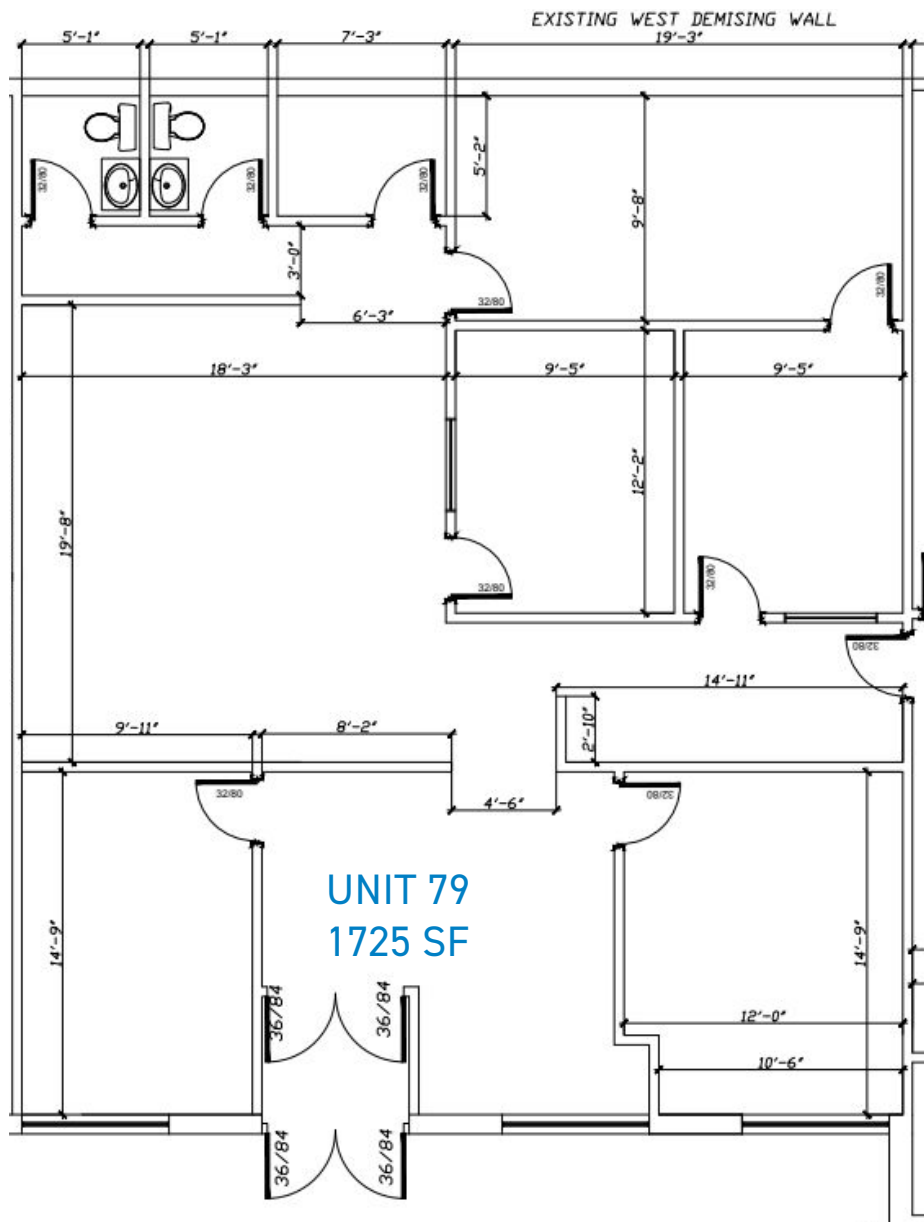
Excellent bus
service



UNIT 78
990 SF



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation. RE/MAX Professionals / Each office is independently owned and operated.



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.



CONTACT:

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca



Scan QR code
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.

1601 Buffalo Pl | Winnipeg, MB | R3T 3K7 | o. 204-957-0500 | f. 204-452-4359 | wpgproperty.ca

RE/MAX
COMMERCIAL®