



**CUSHMAN &
WAKEFIELD**
Winnipeg

FOR LEASE

755 Henderson Highway
Winnipeg, MB

OFFICE / RETAIL SPACE



Brand New First Class Building Available Immediately

- Henderson Business Centre located in Northeast Winnipeg in East Kildonan
- High Traffic Counts: (+/-) 35,900 passing per 24 hour period (City of Winnipeg 2015 Traffic Flow Map)
- In close proximity to Downtown Winnipeg and Chief Peguis Trail
- Building features floor to ceiling windows allowing for maximum natural light exposure to all tenants
- Main entrance features glass atrium with three storey glazing and elevator access
- Tenant improvement allowance available for qualified tenants

Floor	Minimum	Maximum
Main	(+/-) 1,113 sq ft	(+/-) 5,632 sq ft
Second	(+/-) 1,802 sq ft	(+/-) 3,719 sq ft
Third	(+/-) 5,750 sq ft	(+/-) 5,750 sq ft
Total		(+/-) 15,101 sq ft

*Measurements in "rentable" square footage

Lease Rate:

\$25.00 net psf for main floor

\$20.00 net psf for second & third floor

Additional Rent: \$8.22 psf

(2015 est. plus mgmt fee of 5% of gross rent)

Stephen Sherlock

Associate Vice President

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Cushman & Wakefield Winnipeg

200 - 260 St. Mary Avenue

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www.cushmanwakefieldwinnipeg.ca

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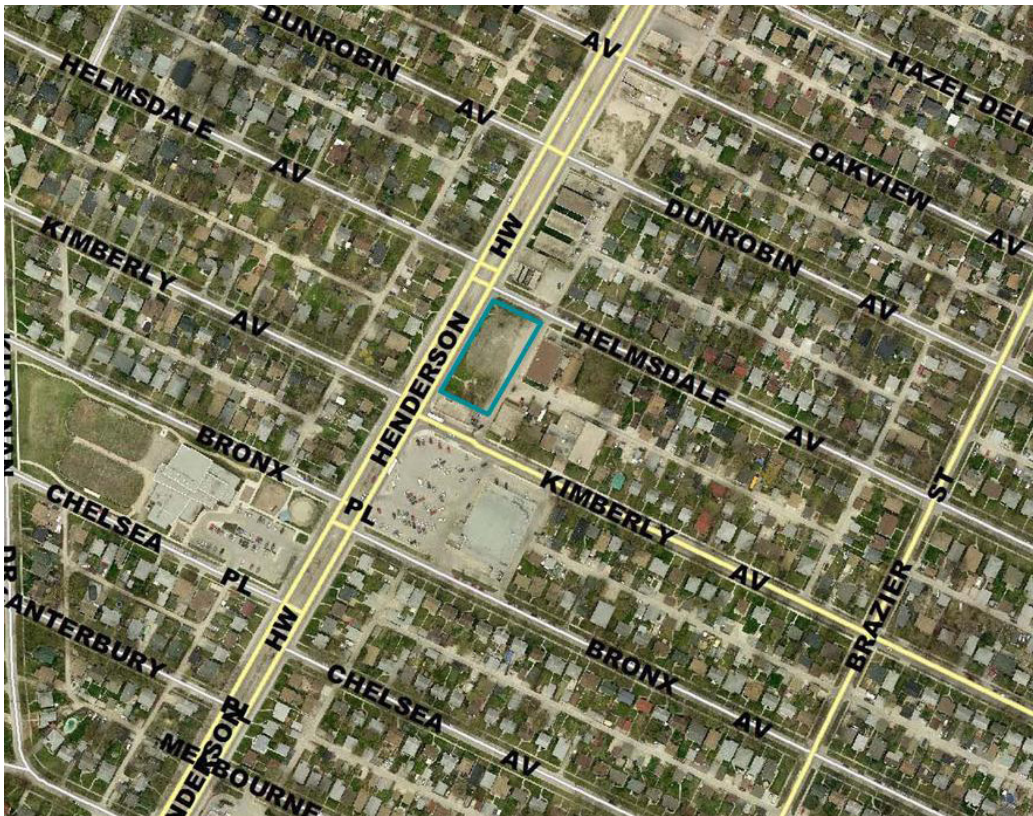
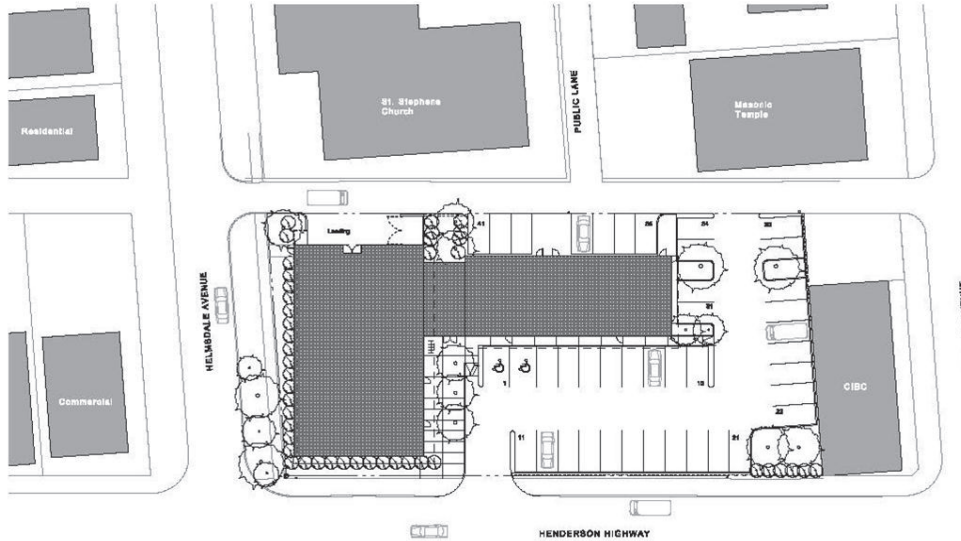
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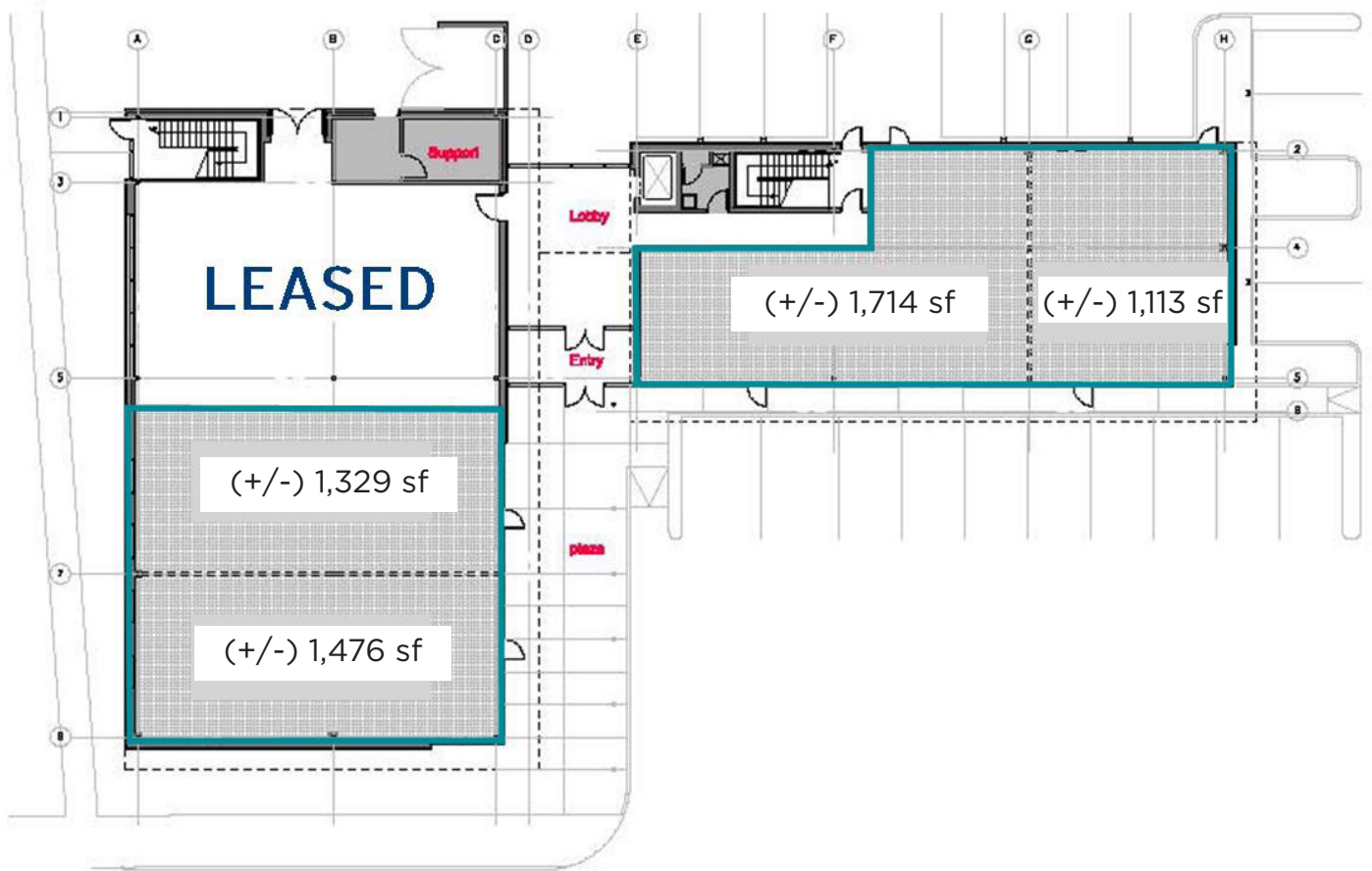
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Level 01 Floor Plan
Scale 1:500

01 5 10 20 ft.

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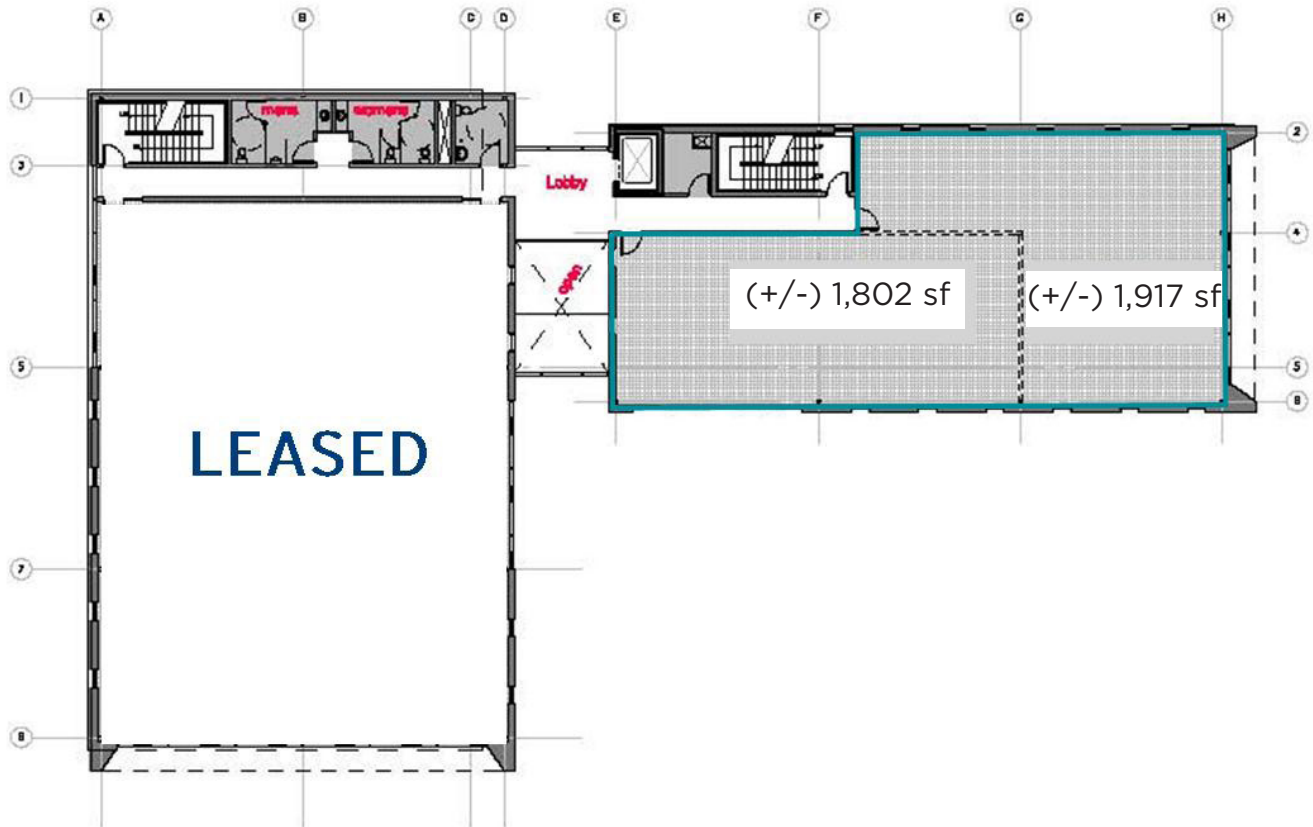
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Level 02 Typical Plan
Scale 1:800

01 5 10 20 ft

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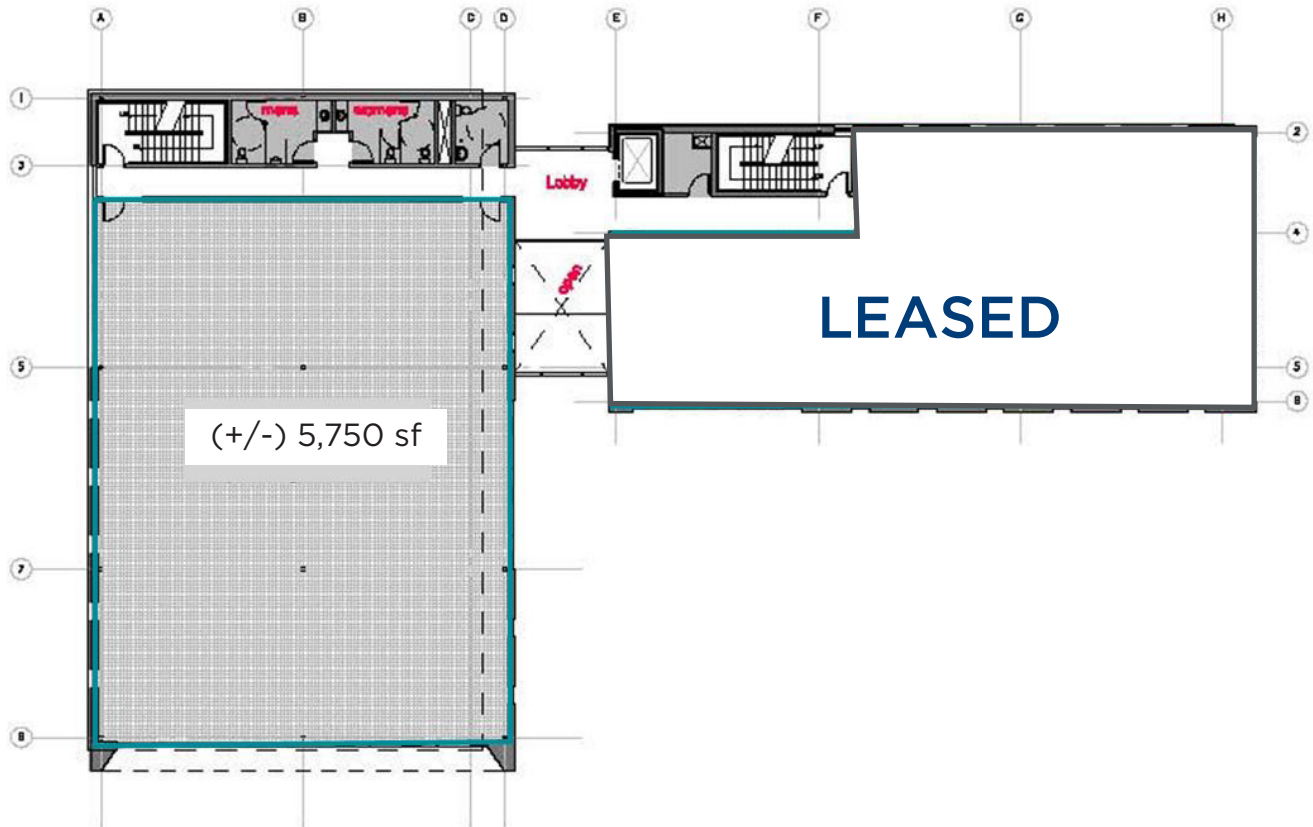
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Level 03 Typical Plan
Scale 1:800

01 5 10 20 ft

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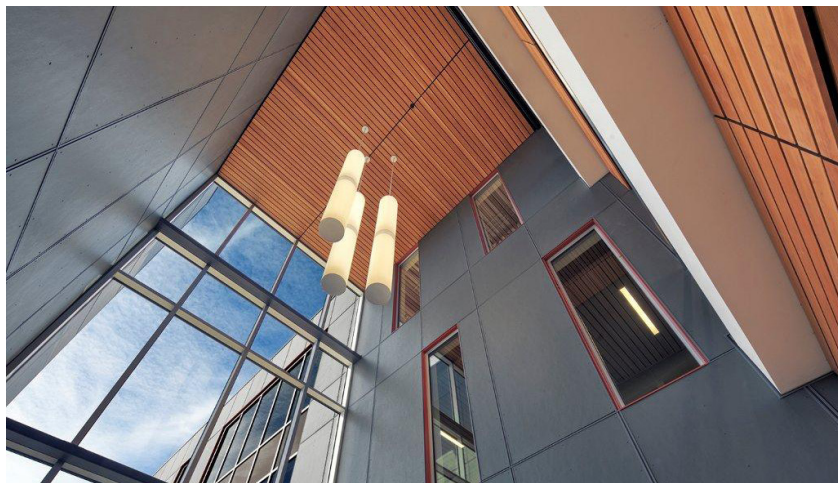
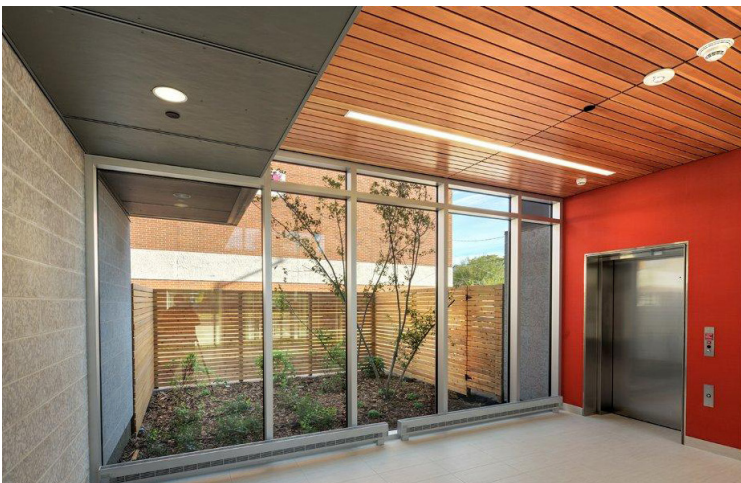
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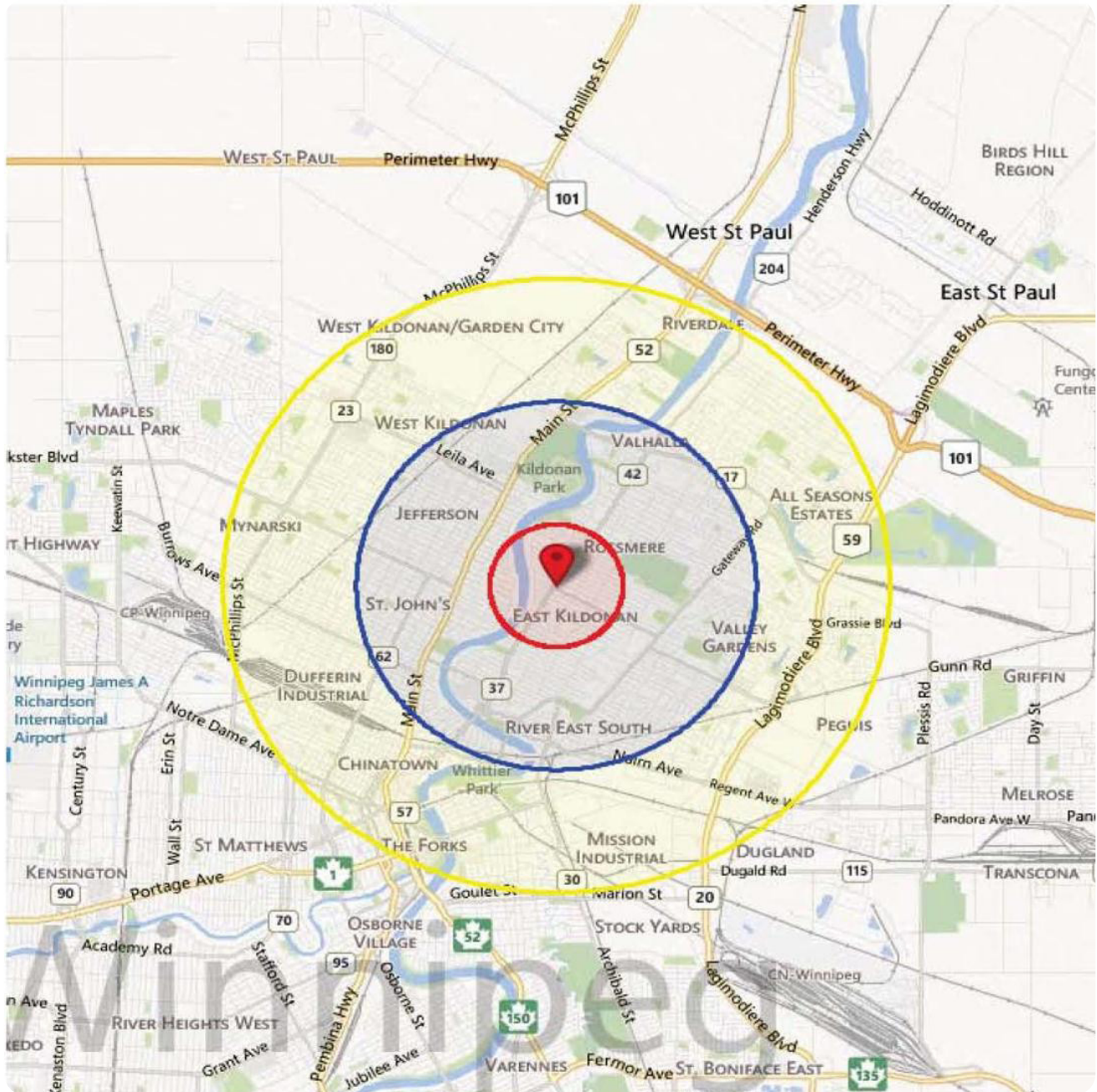
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2012 Demographic Snapshot	755 Henderson Hwy, Winnipeg, MB R2K 2K5, Canada 0 - 1 km		755 Henderson Hwy, Winnipeg, MB R2K 2K5, Canada 0 - 3 km		755 Henderson Hwy, Winnipeg, MB R2K 2K5, Canada 0 - 5 km	
		%		%		%
Total Population						
2007 estimated	8,998		85,300		184,127	
2012 estimated	8,855		85,028		196,130	
2017 projected	8,745		84,401		202,984	
% Pop. Change (2007-2012)	-1.6%		-0.3%		6.5%	
% Pop. Change (2012-2017)	-1.2%		-0.7%		3.5%	
2012 Total Population by Age	8,855	%base	85,028	%base	196,130	%base
0 to 4 years	459	5.2%	5,104	6.0%	11,701	6.0%
5 to 19 years	1,423	16.1%	15,063	17.7%	34,748	17.7%
20 to 24 years	617	7.0%	6,192	7.3%	14,307	7.3%
25 to 34 years	1,338	15.1%	12,782	15.0%	28,502	14.5%
35 to 44 years	1,284	14.5%	11,416	13.4%	25,611	13.1%
45 to 54 years	1,387	15.7%	12,070	14.2%	28,197	14.4%
55 to 64 years	1,116	12.6%	9,715	11.4%	23,414	11.9%
65 to 74 years	580	6.5%	5,944	7.0%	14,021	7.1%
75 years & over	651	7%	6,742	8%	15,628	8%
Median Age	39.5		37.9		38.3	
2012 Total Census Families	2,424	%base	22,129	%base	48,889	%base
Average Persons Per Family	2.9		2.9		3.0	
Total Couples	1,972	81.3%	16,257	73.5%	36,649	75.0%
Without children at home	992	40.9%	7,608	34.4%	16,133	33.0%
With children at home	980	40.4%	8,649	39.1%	20,515	42.0%
Lone-parent families	453	18.7%	5,872	26.5%	12,240	25.0%
Children Per Census Family	1.0		1.2		1.2	
2012 Educational Attainment (15 years+)	7,379	%base	69,025	%base	153,544	%base
Less than a bachelor degree	6,127	83.0%	60,846	88.2%	130,989	85.3%
Bachelor degree & higher	1,252	17.0%	8,179	11.8%	22,556	14.7%
2012 Households	3,962	%base	37,835	%base	81,616	%base
Persons per household	2.20		2.22		2.30	
Average household income	\$ 68,401		\$ 59,825		\$ 63,477	
2012 Occupied Dwellings	3,962	%base	37,835	%base	81,616	%base
Owned dwellings	3,184	80.4%	23,572	62.3%	49,553	60.7%
Rented dwellings	778	19.6%	14,263	37.7%	32,063	39.3%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1946-1960		1946-1960		1946-1960	