

**AVISON  
YOUNG**



2265

**PEMBINA HIGHWAY**

WINNIPEG, MANITOBA

**OFFICE / RETAIL FOR LEASE**

Partnership. Performance.

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# 2265 Pembina Highway

Situated within walking distance of both the University of Manitoba and the Victoria General Hospital, Markham is ideally located along one of Winnipeg's most highly visible thoroughfares. A host of medical professionals, a pharmacy and numerous retail services make up the tenants of this prized location.



## Details and Highlights

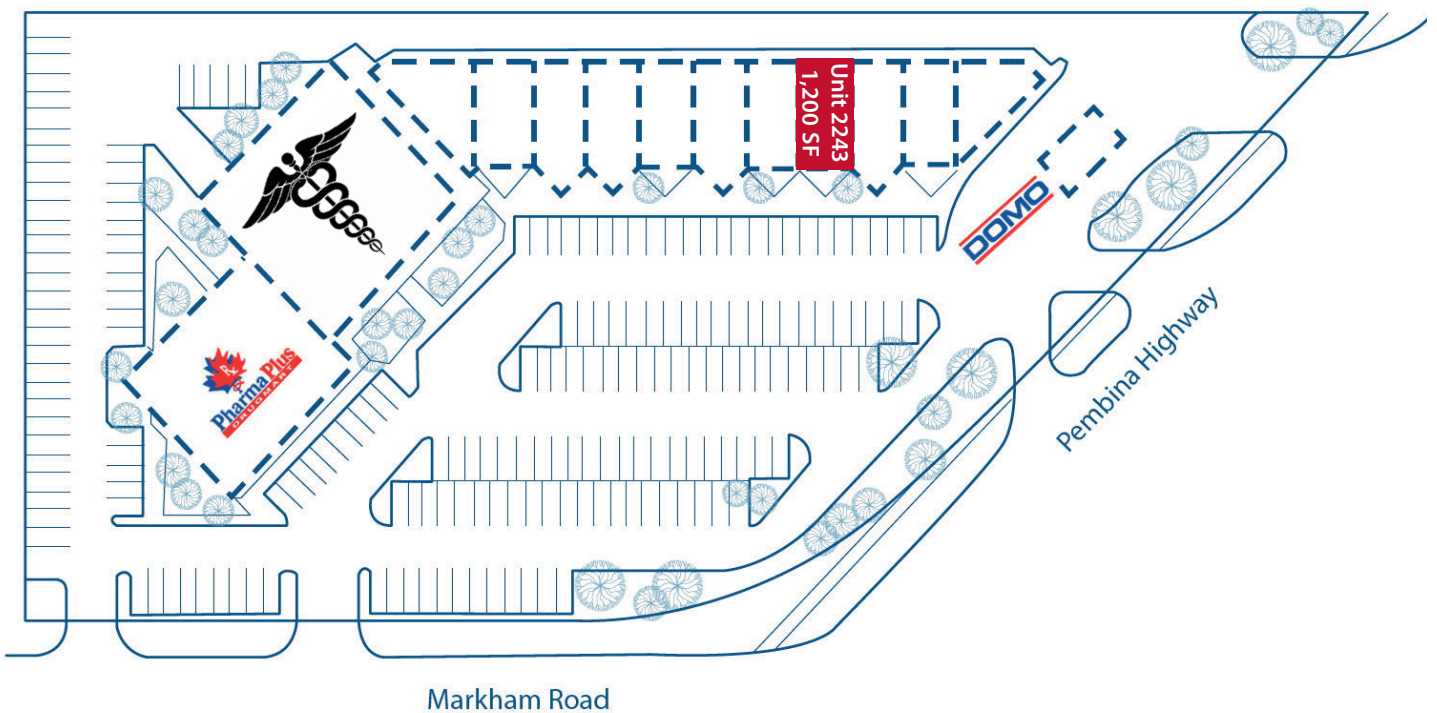
- Professional or medical office space within the Markham Professional Centre
- Ample parking
- 35,300 vehicles pass by on an average week day (2015 City of Winnipeg Public Works Dept.)
- Retail unit:  
: 2243 – 1,200 sf
- Office units:  
: 204 – 775 sf  
: 108 – 918 sf  
: 104 – 1,340 sf
- Site area: 3 acres
- Gross building area: 39,526 sf
- Zoned: C3
- **Net rent:**  
– Office: \$15.00 psf / annum  
– Retail: \$18.00 psf / annum
- **CAM / Tax:**  
– Office: \$13.21 psf / annum  
– Retail: \$7.46 psf / annum  
(Plus management fees)

2016 Demographics Snapshot	1KM	2KM	3KM
Current Population	8,190	25,895	47,103
2020 Projection	8,450	27,945	50,503
<b>Median Age</b>	32	34	36
<b>2016 Households</b>	3,549	10,489	18,276
Average Household Income	\$63,609	\$78,591	\$89,222
Persons Per Household	2.30	2.39	2.51



# 2265 Pembina Highway

## AERIAL & SITE PLAN



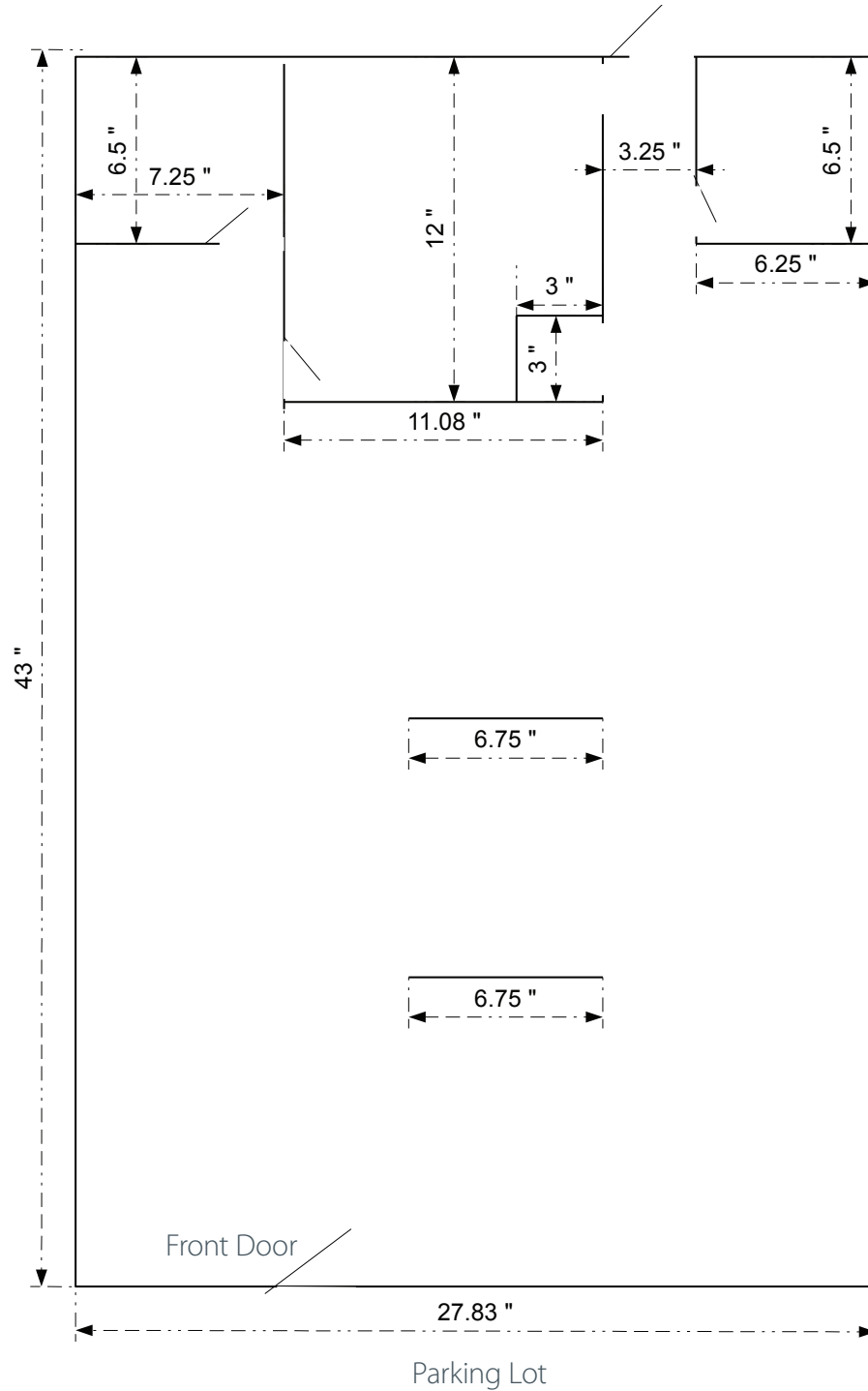
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## FLOOR PLAN

Retail 2243 – 1,200 SF



\* Dimensions are approximate

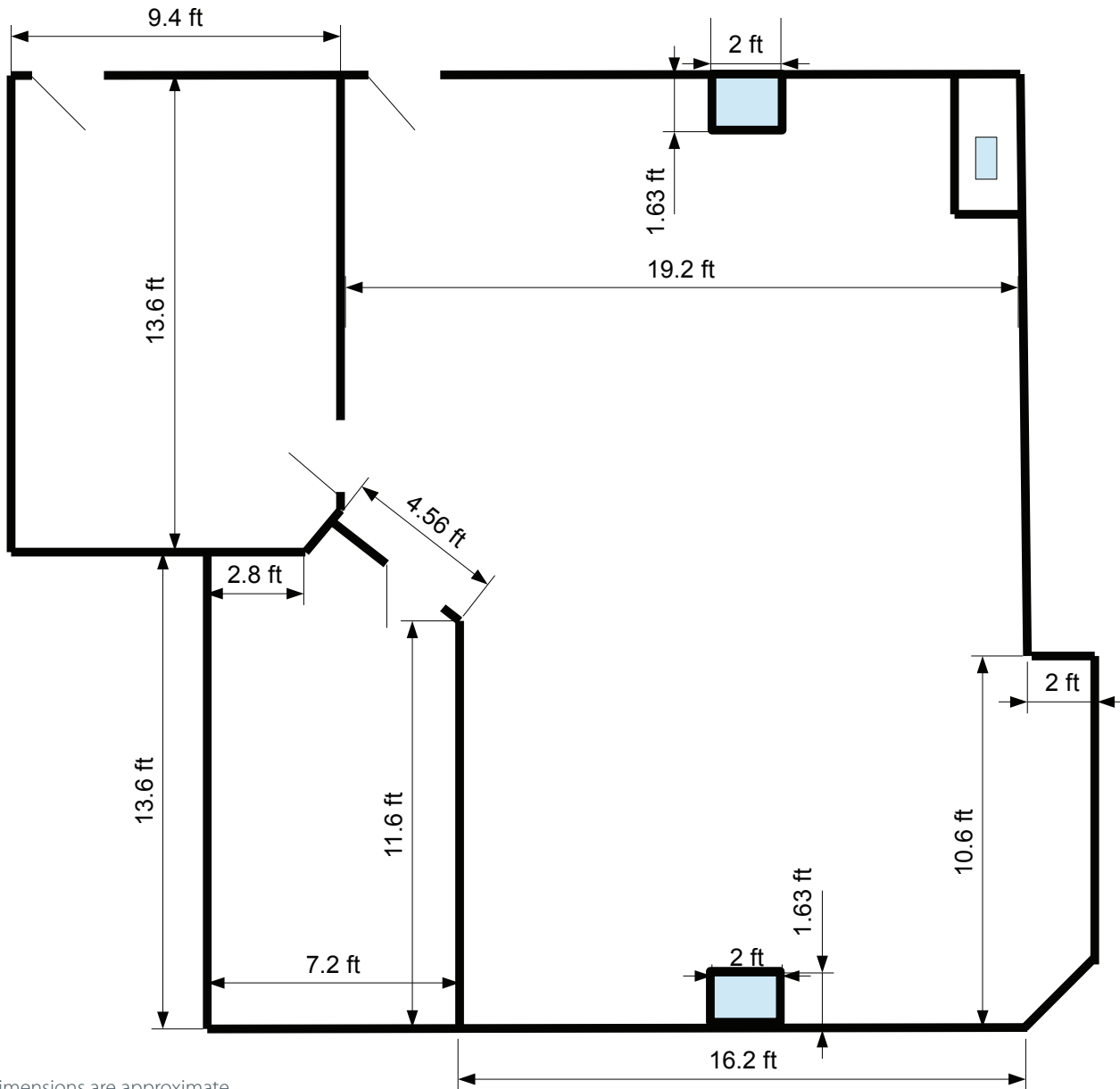
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## FLOOR PLAN

Office 204 – 775 SF



\* Dimensions are approximate

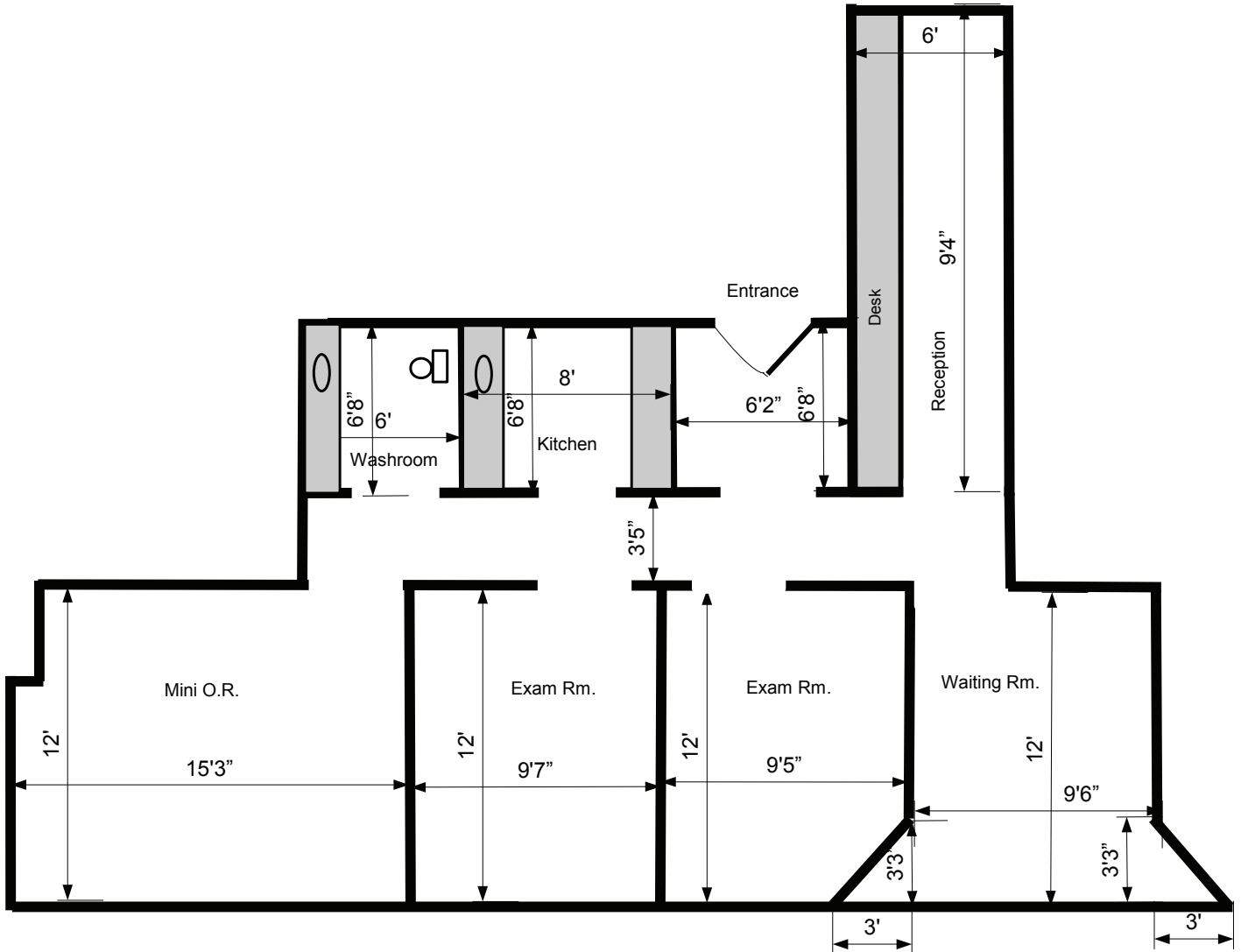
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## FLOOR PLAN

Office 108 – 918 SF



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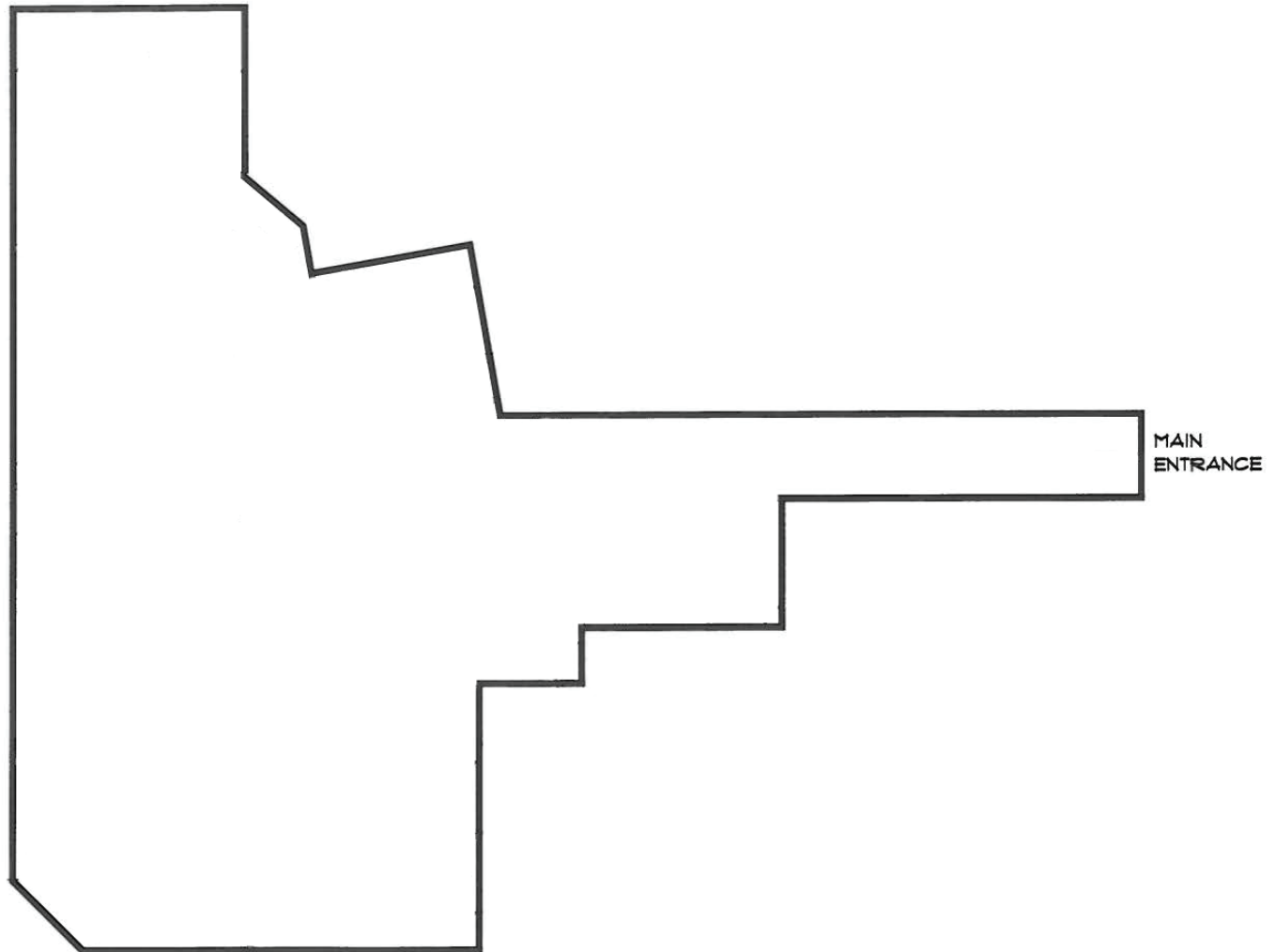
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## FLOOR PLAN

Office 104 – 1,340 SF



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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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## PICTURES

Retail 2243 – 1,200 SF



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