

FOR LEASE

Turn-Key, Main Floor Office Space on Pembina Highway

1619 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**ON-SITE
PARKING**



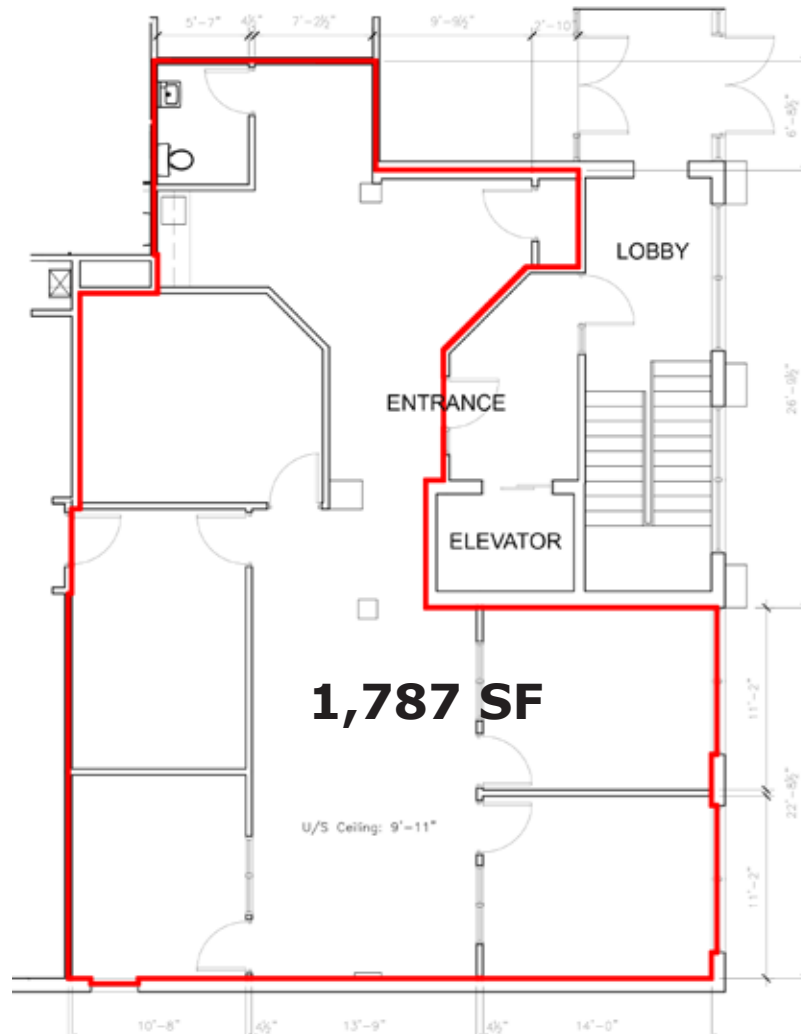
**EXCELLENT
TRANSIT ACCESS**

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FOR LEASE

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FEATURES

- Combination of private offices and open area
- Large street front windows
- Prominent building signage opportunities on three sides
- On-site electrified parking available
- Excellent transit access on Pembina Highway
- Close proximity to major retail shopping nodes and numerous restaurants
- Suitable for professional offices such as legal, accounting, and consulting

204.474.2000

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PROPERTY SUMMARY

Available	1,787 SF
Net Rent	\$18.00/SF
Property Taxes (est.)	\$4.66/SF
CAM (est.) (plus management fee -5% of gross rent)	\$7.44/SF
Zoning	C2 - Commercial Community
Parking	Up to 4 designated stalls*

*\$30/month per stall



LOCATION

- Located on one of Winnipeg's busiest north/south thoroughfares, Pembina Highway.
- Just north of Abinojii Mikanah, Winnipeg's interior ring road.
- Minutes away from Victoria Hospital, the University of Manitoba campus, and Princess Auto Stadium, home of the Winnipeg Blue Bombers.
- The University of Manitoba expansion plans include development of additional student housing along with other future University expansions.



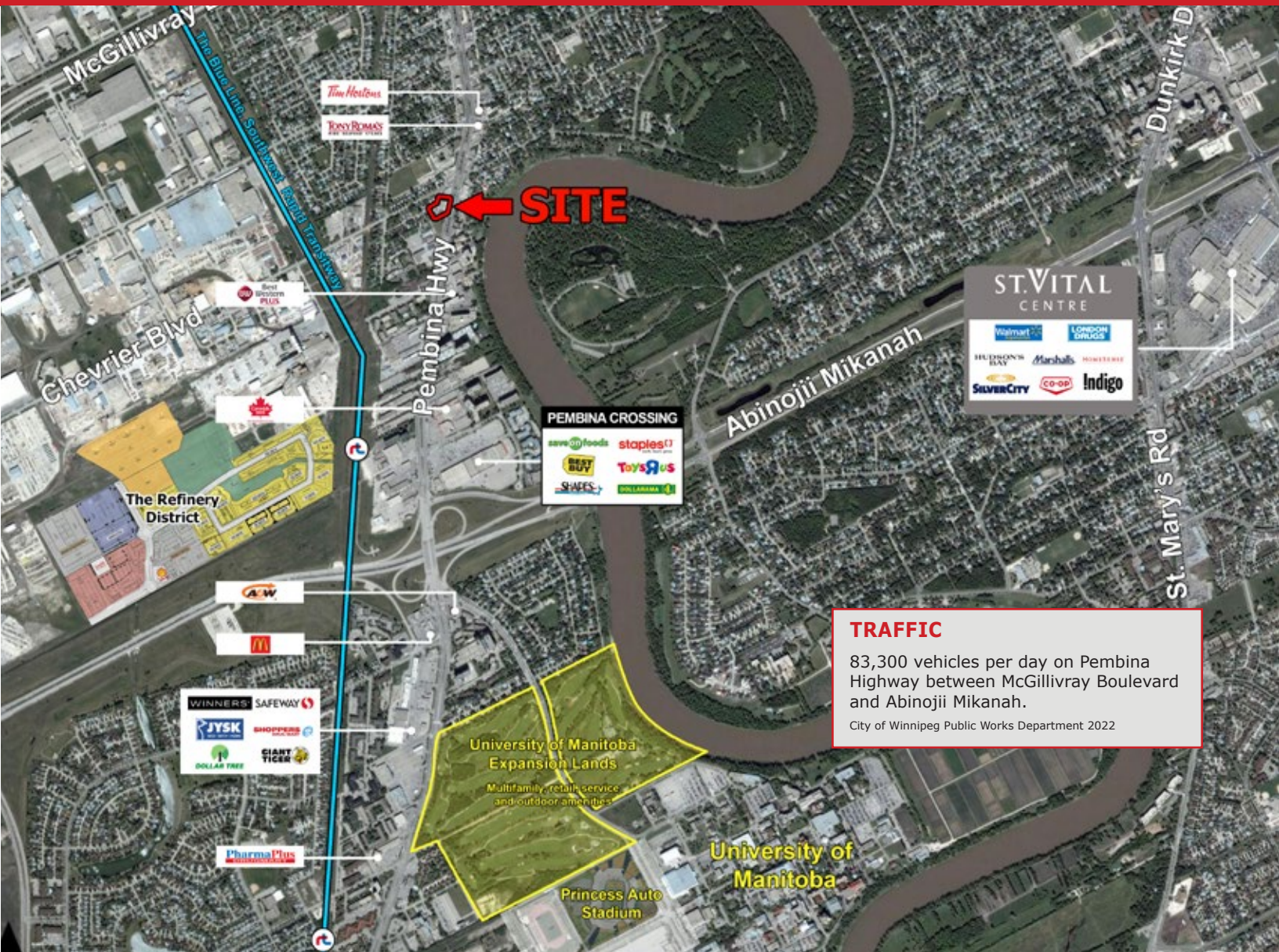
DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	28,104	211,069	403,069
Daytime Population	34,368	181,966	429,983
Households	11,839	87,953	169,503
Median Age	33.5	37.5	38.3
Avg. Household Income	\$99,647	\$112,732	\$110,952

Environics Analytics ©2023

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1619 Pembina Highway, Winnipeg, Manitoba



TRAFFIC

83,300 vehicles per day on Pembina Highway between McGillivray Boulevard and Abinojii Mikanah.

City of Winnipeg Public Works Department 2022

FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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