

# FOR LEASE

Main Floor Office on High Traffic Thoroughfare

1004 Pembina Highway, Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**HIGH  
TRAFFIC**



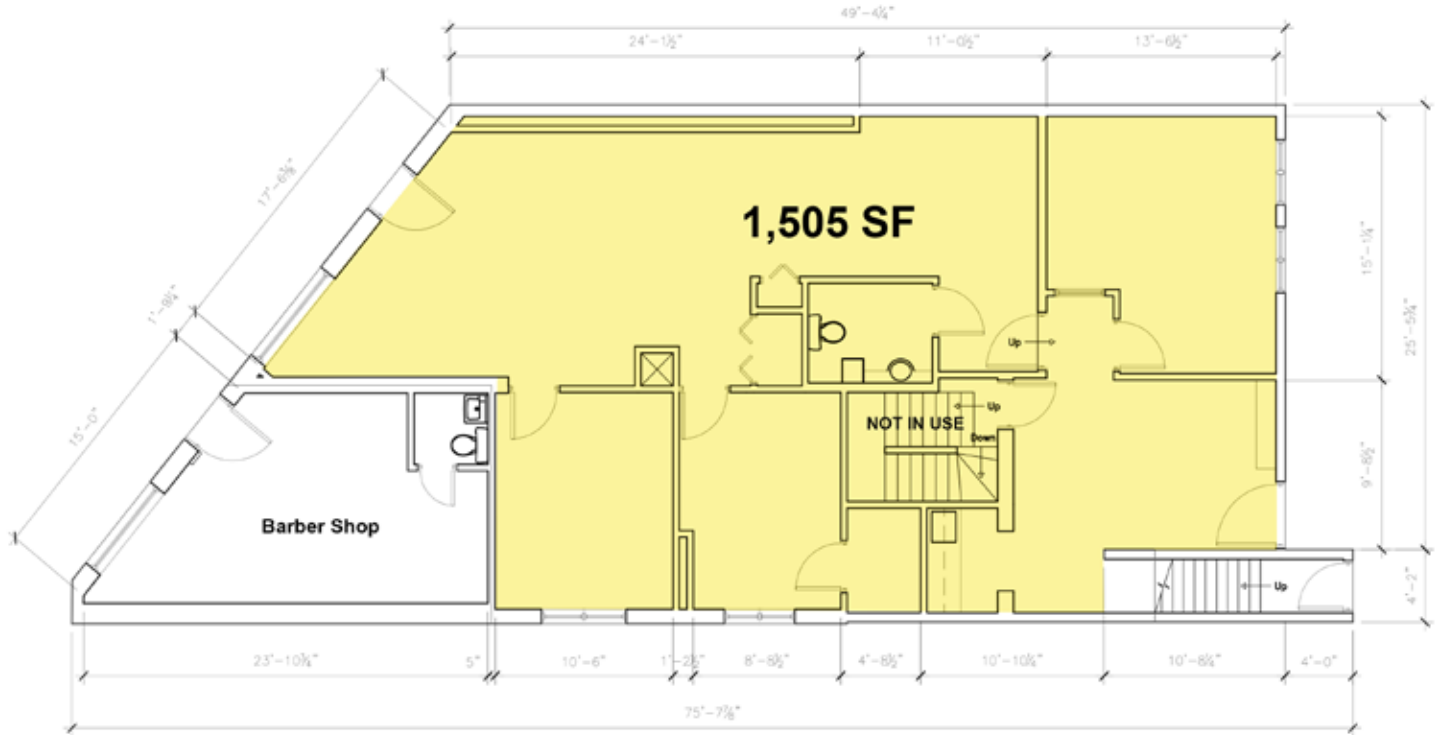
**ON-SITE  
PARKING**



**ACCESS TO  
TRANSIT**

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204.474.2000

**Shindico**

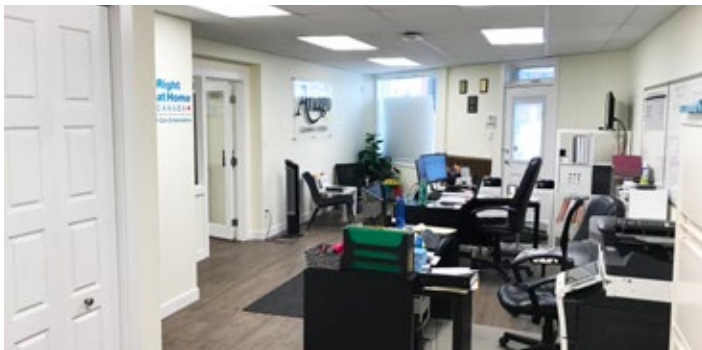


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## PROPERTY SUMMARY

Available (Nov. 1, 2022)	1,505 SF
Net Lease Rate	\$16/SF
Property Taxes (est.)	\$4.83/SF
CAM (est.)	\$3.13/SF
Zoning	C2 - Commercial
Parking	At Rear of Property plus ample side street parking



REAR PARKING



## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	67,103	217,908
Daytime Population	65,245	257,569
Households	28,774	97,332
Median Age	39.4	38.4
Avg. Household Income	\$114,297	\$98,599

Source: Environics Analytics ©2021

## FEATURES

- Main floor office space substantially renovated in 2016.
- Excellent access to public transit.
- Northbound approach off Pembina Highway.
- High profile signage opportunities on the west and north sides.

## TRAFFIC

71,400 vehicles per day at Pembina Highway and Jubilee Avenue.

City of Winnipeg Public Works Department 2018

## NEW MULTI-FAMILY NEXT DOOR

- Next door, the Cambridge Hotel is proposed to be redeveloped into a six-story multi-family residential apartment building with **87 apartments**.
- Across the street, the Pembina Hotel will be redeveloped into a new 12 story mixed-use building featuring **226 apartments** and commercial space on the main floor.



Conceptual Rendering - 1022 Pembina Highway



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# Shindico

Succeeding by Helping Others Succeed



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