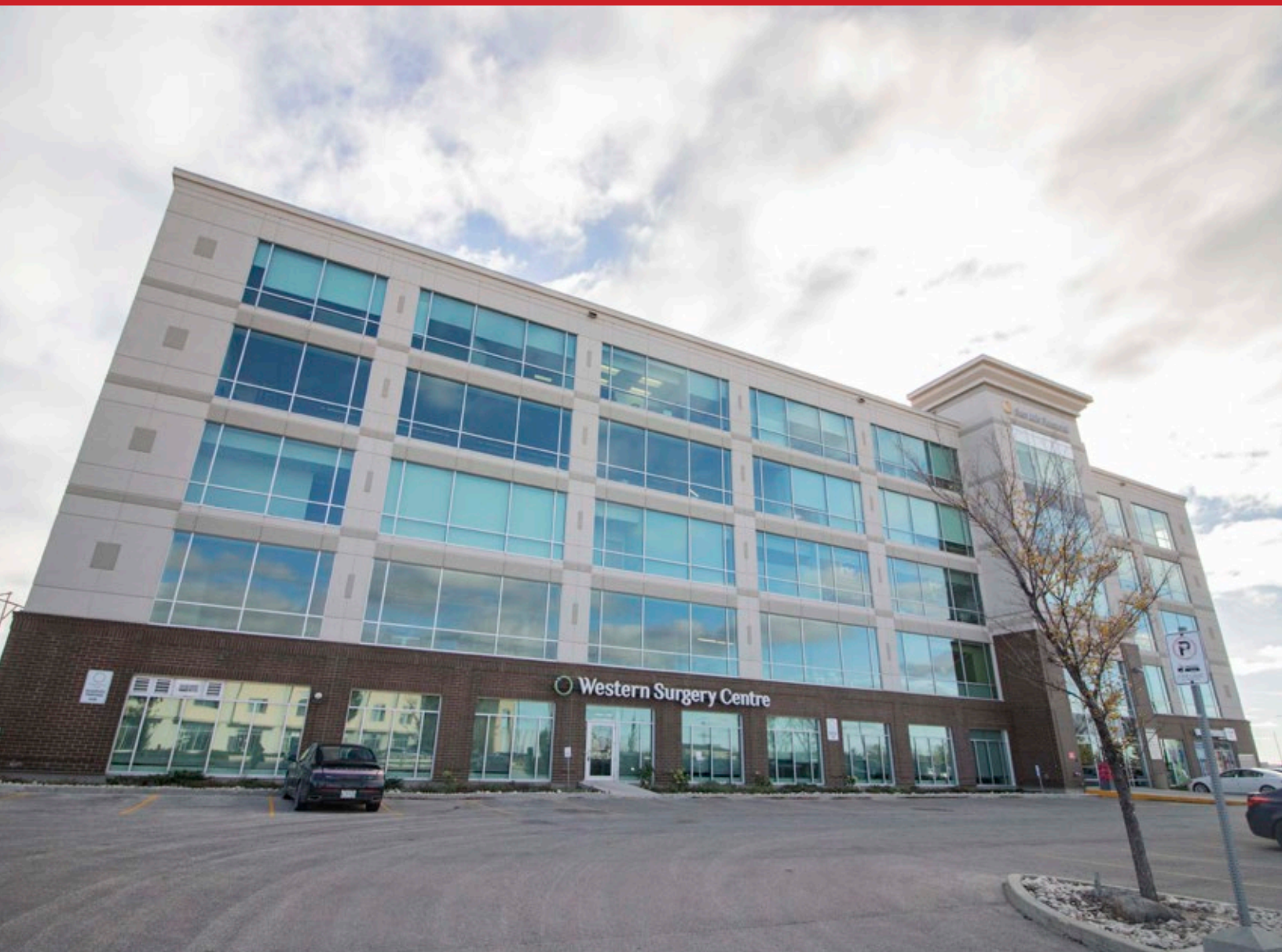


FOR SUBLEASE

Fully Developed Medical Clinic in South Winnipeg

304-1020 Lorimer Boulevard, Winnipeg, Manitoba



**GREAT
ACCESS**



**ON SITE
PARKING**



**NEARBY
TRANSIT**



**159,000+
POPULATION**



**DENSE
RESIDENTIAL**

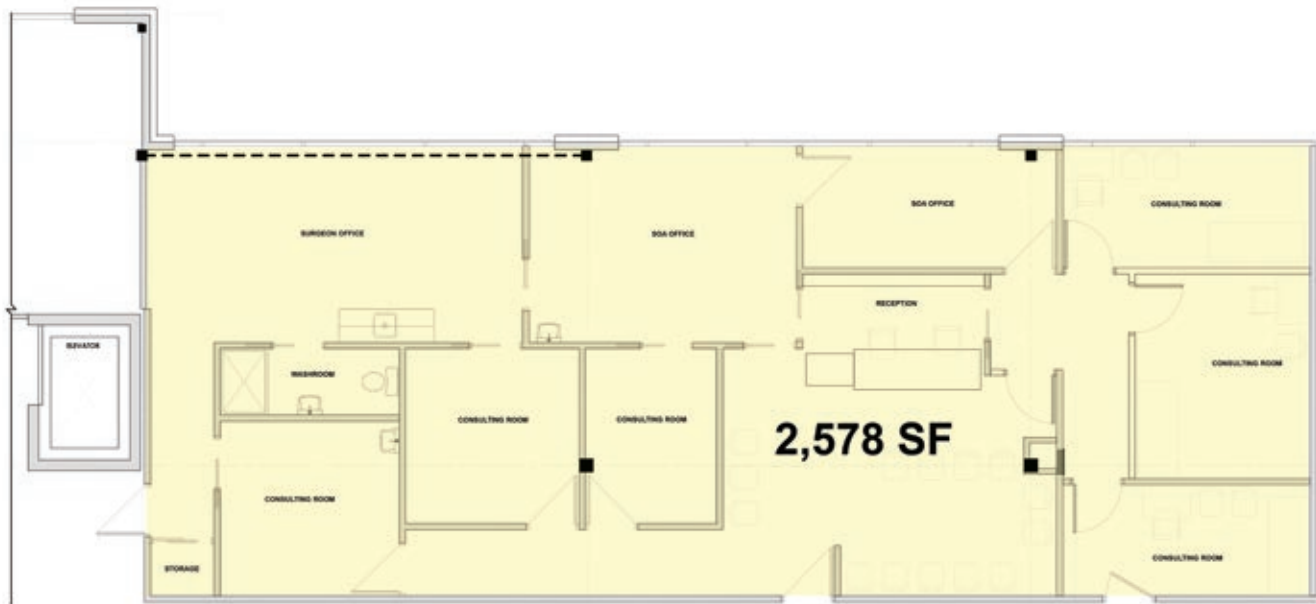
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304-1020 Lorimer Boulevard, Winnipeg, Manitoba

LAYOUT PLAN



LOCATION

- Located west just off of Sterling Lyon Parkway featuring specialty retail in the area.
- Close proximity to Downtown and all major traffic routes, including Kenaston Boulevard, Pembina Highway and Waverley Street.
- Benefits from great transit service. The Blue Line (Southwest Rapid Transitway) connects Downtown Winnipeg to the University of Manitoba.
- Located near the new Waverley Underpass, which has more than 50,000 vehicles per day.
Reference: City of Winnipeg Public Works Department, 2018

DEMOGRAPHICS

	5 Min. Radius	10 Min. Radius
Total Population	29,633	159,811
Daytime Population	30,137	154,271
Households	11,897	63,646
Median Age	44.2	38.5
Avg. Household Income	\$144,167	\$129,980

Source: Environics Analytics ©2021

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PROPERTY SUMMARY

Available (Aug. 1, 2022)	2,578 +/- SF
Net Rent	\$19.90/SF
Additional Rent (2021)	\$14.20/SF*
Parking	On Site
Head Lease Expiry	Aug. 31, 2023

*inclusive of management fee

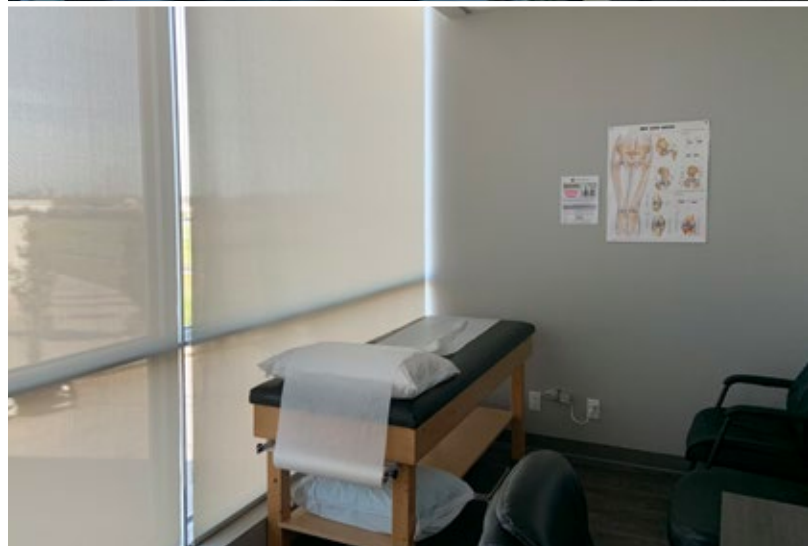
FEATURES

- The site is a well designed clinic with excellent flow
- Elevator access
- 6 exam rooms, open and private offices, reception area, and waiting room
- Parking on-site
- Signage opportunities
- Under ground parking available
- Full service pharmacy on main floor
- X-Ray + EKG on site
- Tenant Roster: Sunlife Financial, Western Surgery Centre, Sterling Lyon Pediatrics, Fort Whyte Imaging, Dr. Finkleman Dental Care, Praire Eye Centre, Lorimer Pharmacy + Walk-in Clinic, Winnipeg Ent + Allergy Specialist

SURROUNDED BY AMENITIES

All the conveniences to make life easy for both business and pleasure are located nearby including grocery, retail, dining, medical and recreational facilities.

- Minutes away from Seasons, featuring specialty retail including Ikea, Cabela's, Audi, Outlet Collection Winnipeg, and more.
- Dynacare lab just minutes away from medical clinic.
- Grant Park Pavilions is a 1,000,000 sq. ft mixed-use development in the area. Anchored by Walmart Supercentre and Scotiabank, and Pavilion Medical Clinic.



FOR SUBLEASE

304-1020 Lorimer Boulevard, Winnipeg, Manitoba



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Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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