

FOR LEASE

Exciting Opportunity on Henderson Highway

1215 Henderson Highway, Winnipeg, Manitoba



**PYLON
SIGNAGE**



**GREAT
ACCESS**

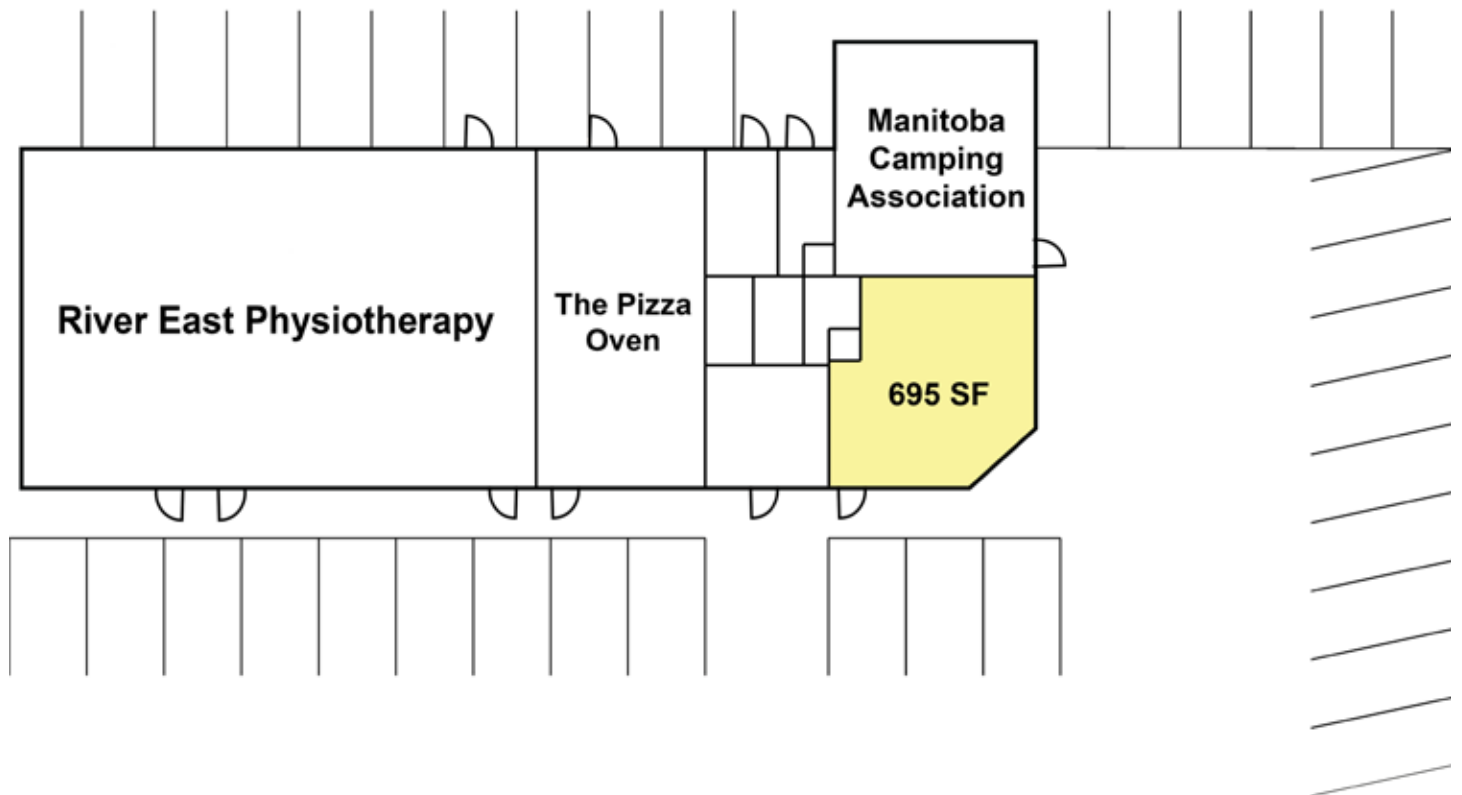


**PARKING
AVAILABLE**

FOR LEASE

1215 Henderson Highway, Winnipeg, Manitoba

SITE PLAN



FEATURES

- Building undergoing facade renovation in 2022
- Excellent access from Henderson Highway
- Diverse mix of tenants including River East Physiotherapy and Sports Fitness Clinic, Manitoba Camping Association, The Pizza Oven, and a dental clinic currently under construction
- Prominent signage opportunities on building facade and pylon
- Unit includes windows on two sides and offers significant natural lighting
- Ample onsite parking

PROPERTY SUMMARY

Available	695 SF
Net Rent	\$25.00/SF
Additional Rent	\$9.30/SF
Zoning	C2

*plus management fee

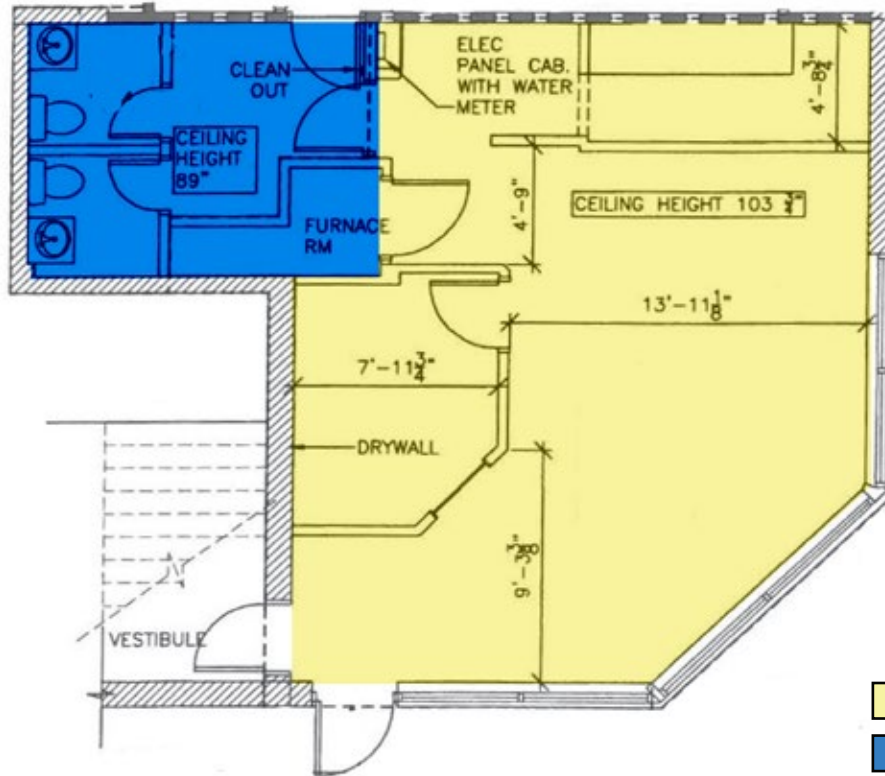
204.474.2000

Shindico

FOR LEASE

1215 Henderson Highway, Winnipeg, Manitoba

FLOOR PLAN



DEMOGRAPHICS

	5 km. Radius
Total Population	172,032
Daytime Population	137,044
Households	66,229
Median Age	38.3
Avg. Household Income	\$86,796

Envionics Analytics ©2020



FOR LEASE

1215 Henderson Highway, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Jared Kushner
P (204) 928-8238
C (204) 294-1087
jkushner@shindico.com

Brennan Pearson, ICI Properties
C (204) 291-5003
bpearson@iciproperties.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico

Succeeding by Helping Others Succeed



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 113021