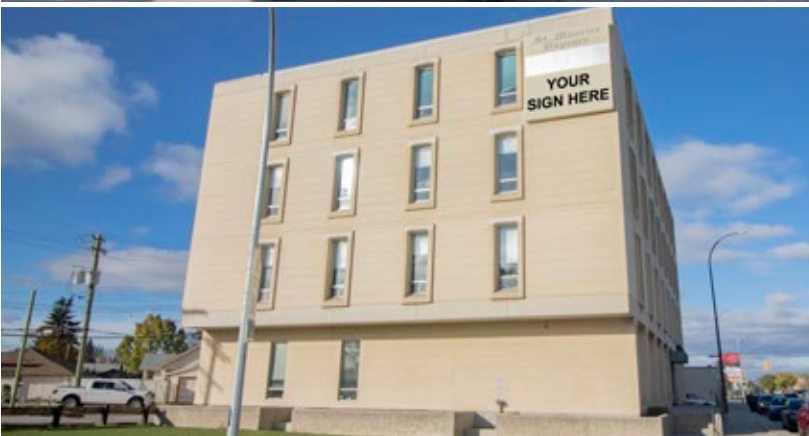
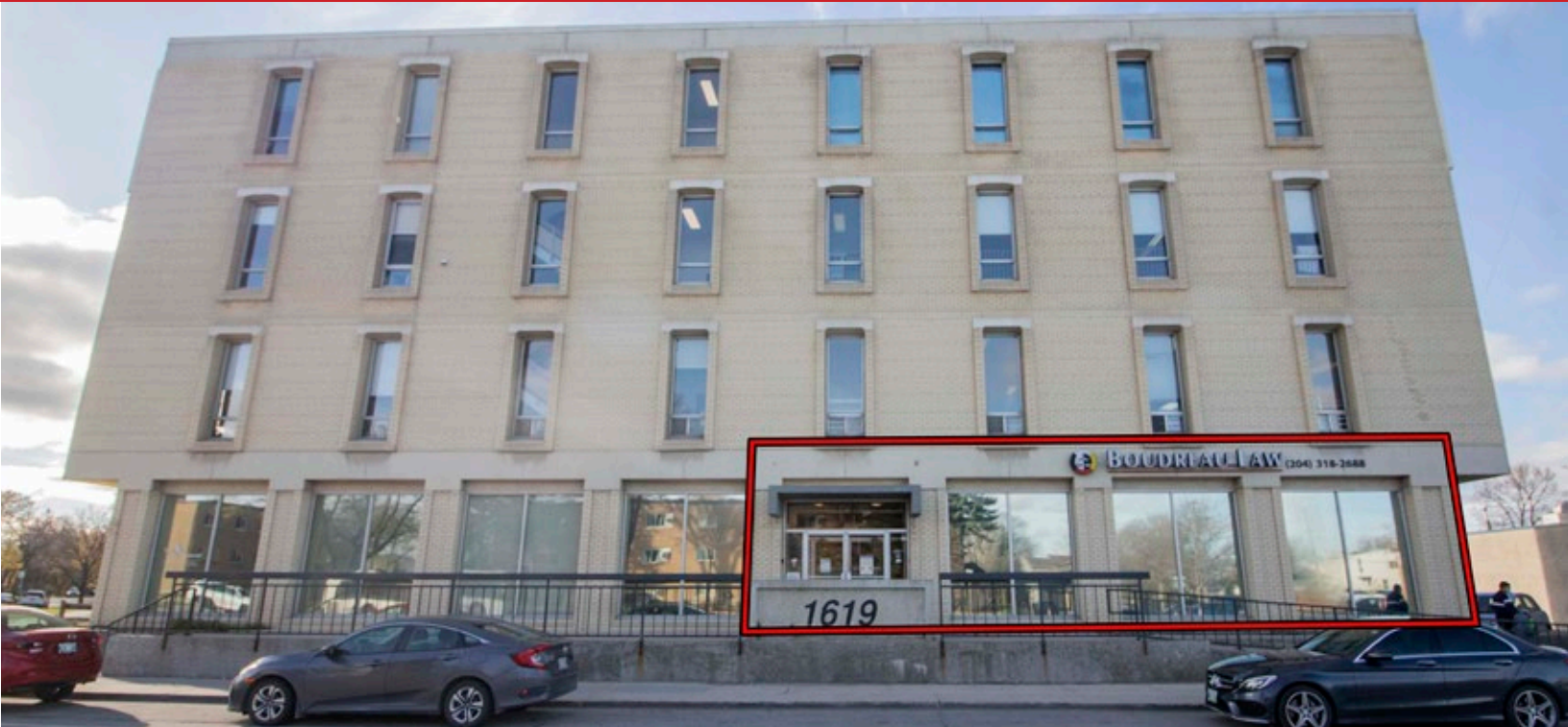


FOR LEASE

Main Floor Office Space on Pembina Highway

1619 Pembina Highway, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**ON-SITE
PARKING**



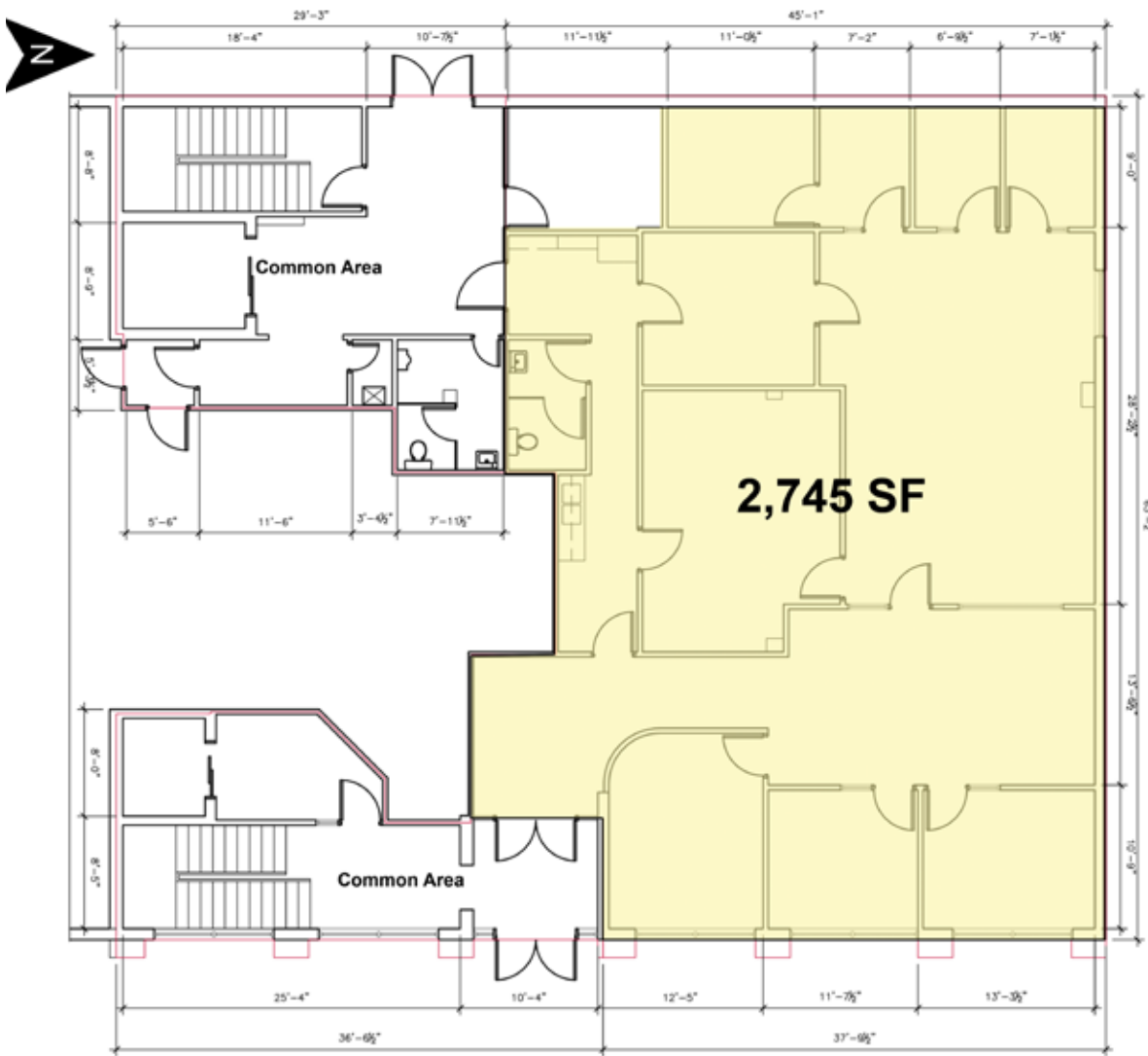
**EXCELENT
TRANSIT ACCESS**

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FOR LEASE

1619 Pembina Highway, Winnipeg, Manitoba



FEATURES

- Combination of private offices and open area
- Large street front windows
- Prominent building signage opportunities on three sides
- Excellent transit access on Pembina Highway
- Minutes away from the University of Manitoba and Victoria Hospital
- 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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FOR LEASE

1619 Pembina Highway, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	2,745 SF
Net Rent	\$16.00/SF
Additional Rent (est.)	\$11.55/SF
Zoning	C2 - Commercial Community
Parking	Up to 13 designated stalls*

*\$30/month per stall



LOCATION

- Located on one of Winnipeg's busiest north/south thoroughfares, Pembina Highway
- Just north of Bishop Grandin Boulevard, Winnipeg's interior ring road
- North of the University of Manitoba campus and IG Field, 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	28,782	205,552	383,564
Daytime Population	33,715	178,075	402,409
Households	11,651	82,306	155,587
Median Age	35.0	37.6	38.0
Avg. Household Income	\$96,698	\$112,446	\$109,986

Environics Analytics ©2021

FOR LEASE

1619 Pembina Highway, Winnipeg, Manitoba



TRAFFIC

51,900 vehicles per day on Pembina Highway between McGillivray Boulevard and Bishop Grandin Boulevard.

City of Winnipeg Public Works Department 2019

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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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