

# FOR LEASE

Excellent Office Space on Major Thoroughfare

1970 Main Street, Winnipeg, Manitoba



**SIGNAGE**  
OPPORTUNITIES



**TRANSIT**  
ORIENTED



**PARKING**  
AVAILABLE

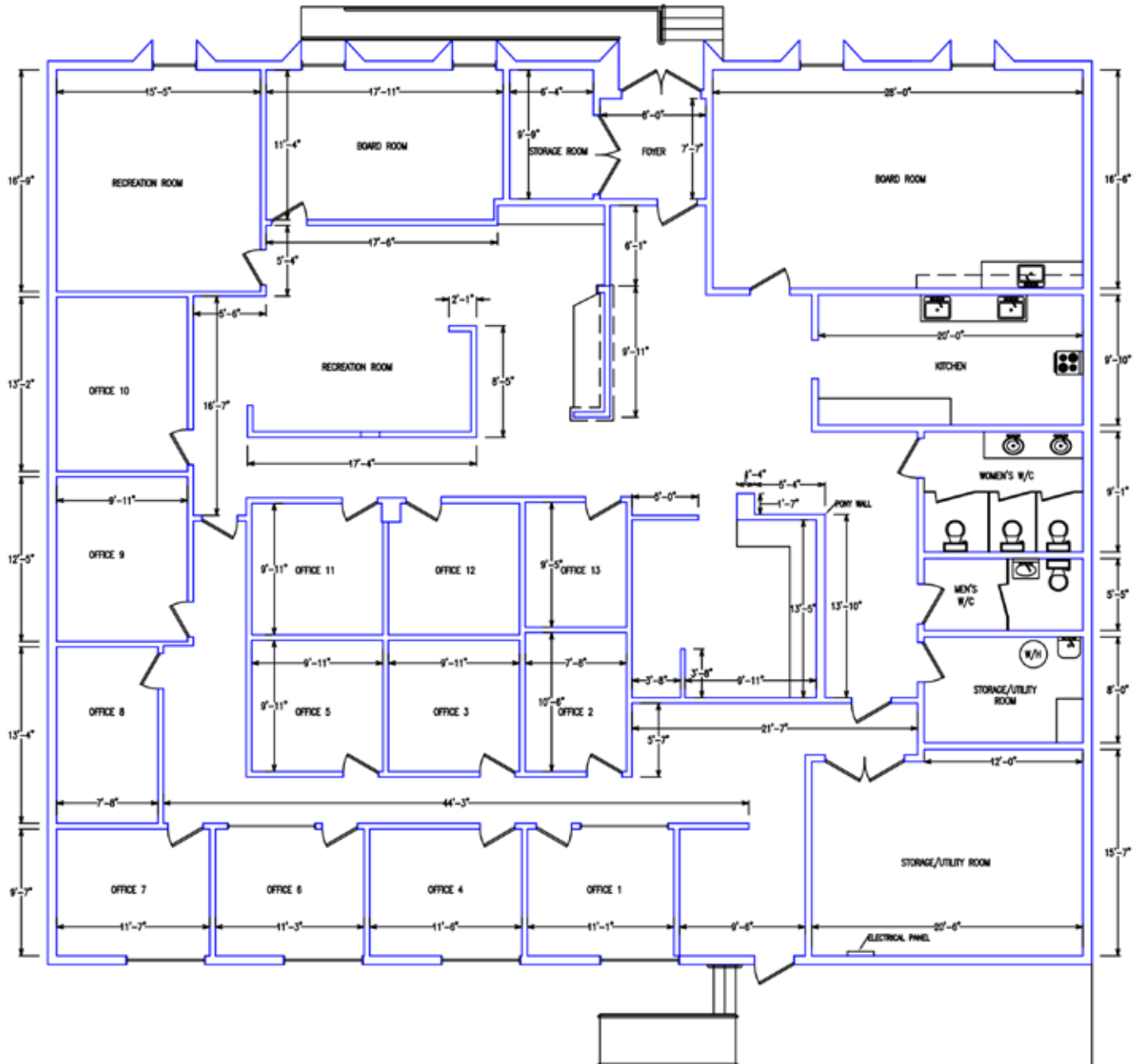


**GREAT**  
EXPOSURE

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## FLOOR PLAN



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

|                            |                   |
|----------------------------|-------------------|
| Available                  | Fully Leased      |
| Lease Rate                 | \$10.95/SF        |
| Property Taxes (est. 2021) | \$2.53/SF         |
| CAM (est. 2021)            | \$6.06/SF         |
| Parking                    | 10 Stalls at Rear |
| Zoning                     | C2 - Commercial   |

## FEATURES

- Great exposure and access to Main Street.
- In close proximity to a broad range of services, retail amenities and a strong residential district.
- Located just south of the Chief Peguis Trail Bridge, connecting Main Street to Henderson Highway and Lagimodiere Boulevard.
- Situated across from Kildonan Park with Rainbow Stage & Kildonan Golf Course.
- Ideally suited for professional office and service-based retailers including medical.

## TRAFFIC

- 39,700 vehicles per day at Henderson Highway & Chief Peguis Trail.

Reference: City of Winnipeg Public Works Department, 2018

## DEMOGRAPHICS

|                       | 3 km.<br>Radius | 5 km.<br>Radius |
|-----------------------|-----------------|-----------------|
| Total Population      | 80,502          | 190,680         |
| Households            | 32,993          | 72,111          |
| Median Age            | 39.4            | 38.0            |
| Avg. Household Income | \$88,642        | \$87,402        |

Environics Analytics ©2021



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FOR MORE INFORMATION, PLEASE CONTACT:

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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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