

# FOR LEASE

Professional Office Space in East Winnipeg

212 Regent Avenue West, Winnipeg, Manitoba



**SIGNAGE**  
OPPORTUNITIES



**ON-SITE**  
PARKING



**ACCESS TO**  
TRANSIT

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## PROPERTY SUMMARY

Space Available (February 1, 2022)	3,669 +/- SF
Net Rent	\$24.00/SF
Additional Rent (est. 2021)	\$6.12/SF* *plus management fee
Zoning	C2 - Commercial
Parking	10 designated stalls included

## FEATURES

- **Fully developed office space.**
- On-site staff parking and street parking available on both sides of Regent Avenue.
- Prominent building signage opportunities.
- **Ideal for professional or medical offices.**

## LOCATION

- Located on the south side of Regent Avenue West between Winona Street & Bond Street.
- Situated in the heart of Transcona, one of Winnipeg's fastest growing communities.
- Directly north of a major employment base including Palliser, New Flyer and CN rail yards/campus.
- Strong rural draw from the east including the communities of Oak Bank, Dugald and Ile des Chenes.

## DEMOGRAPHICS

	<b>3 km. Radius</b>	<b>5 km. Radius</b>
Total Population	38,683	62,702
Households	36,152	21,731
Median Age	37.3	36.8
Avg. Household Income	\$98,677	\$100,581

Environics Analytics ©2020



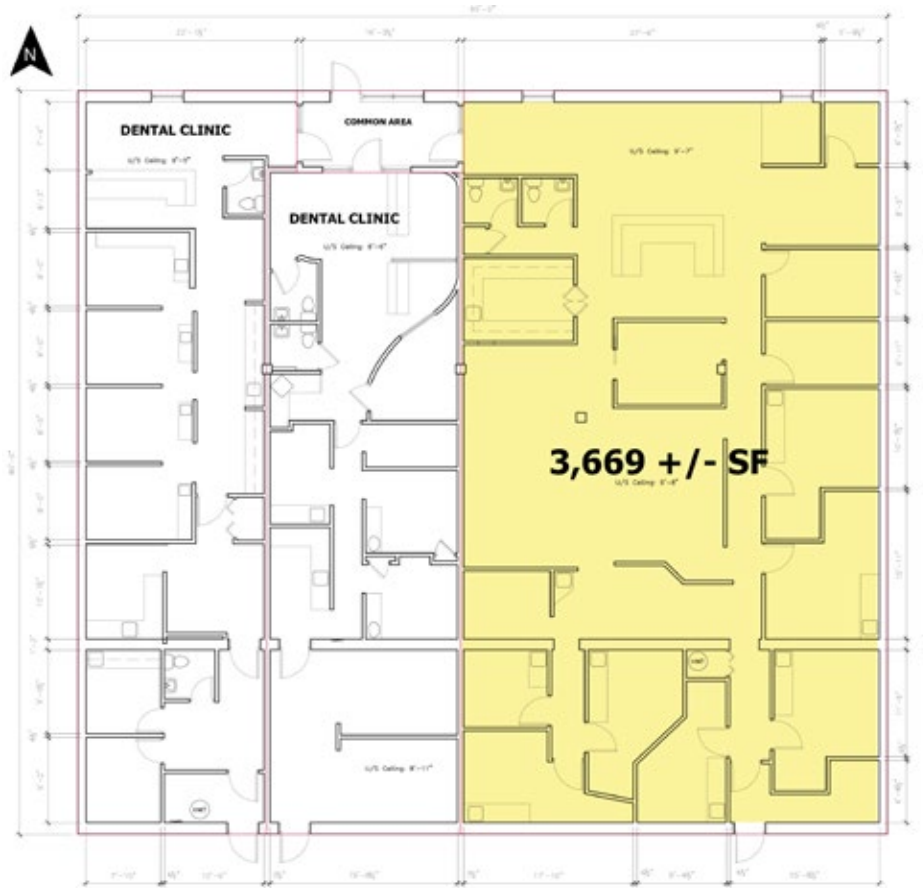
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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



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