

# FOR LEASE

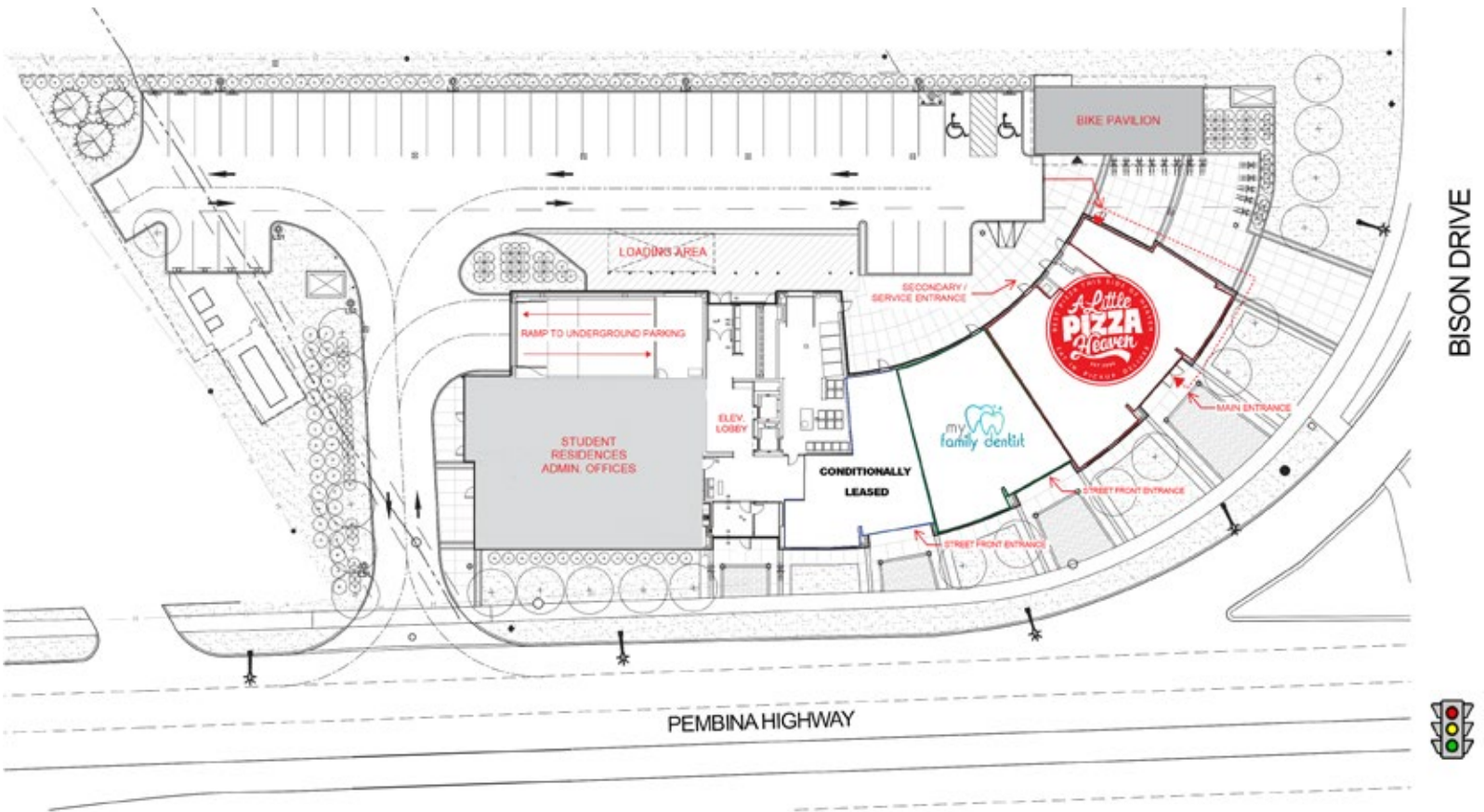
Main Floor Commercial Space in New Mixed-Use Development

The ARC - 2525 Pembina Highway, Winnipeg, Manitoba



# FOR LEASE

The ARC - 2525 Pembina Highway, Winnipeg, Manitoba



## THE PROJECT

Shindico Realty is pleased to bring to market, on behalf of The Arc Leasehold Limited Partnership, main level commercial space in a one of a kind, 16 storey mixed-use development.

The ARC is Winnipeg's first luxury student housing community, a new 570 bed complex, located directly across from the entrance to the University of Manitoba main campus, U of M SmartPark and IG Stadium, the home of Winnipeg Blue Bombers.

Conveniently located at the high traffic corner of Pembina Highway & Bison Drive, just east of Real Canadian Superstore.

Construction is substantially complete and ready for occupancy.

204.474.2000

**Shindico**

# FOR LEASE

The ARC - 2525 Pembina Highway, Winnipeg, Manitoba



## PROPERTY SUMMARY

Available	1,507 SF
Net Lease Rate	\$35.00/SF
Additional Rent (est.)	\$10.00/SF (plus management fee)
Zoning	RMU - Residential Mixed-Use

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	52,525	123,401
Daytime Population	40,337	104,735
Households	18,971	43,758
Median Age	33.2	36.2
Avg. Household Income	\$106,967	\$124,821

Environics Analytics ©2021

## HIGHLIGHTS

- Prominent boutique storefront opportunity with phenomenal exposure to Pembina Highway.
- Directly across from main entrance to the University of Manitoba with over 30,000 staff and students.
- Underground parking available for staff and surface parking for visitors.
- Over 1,000 new residential units within walking distance.
- Suitable for a variety of uses including: restaurant, cafe, specialty foods, boutique retail, medical & professional office.



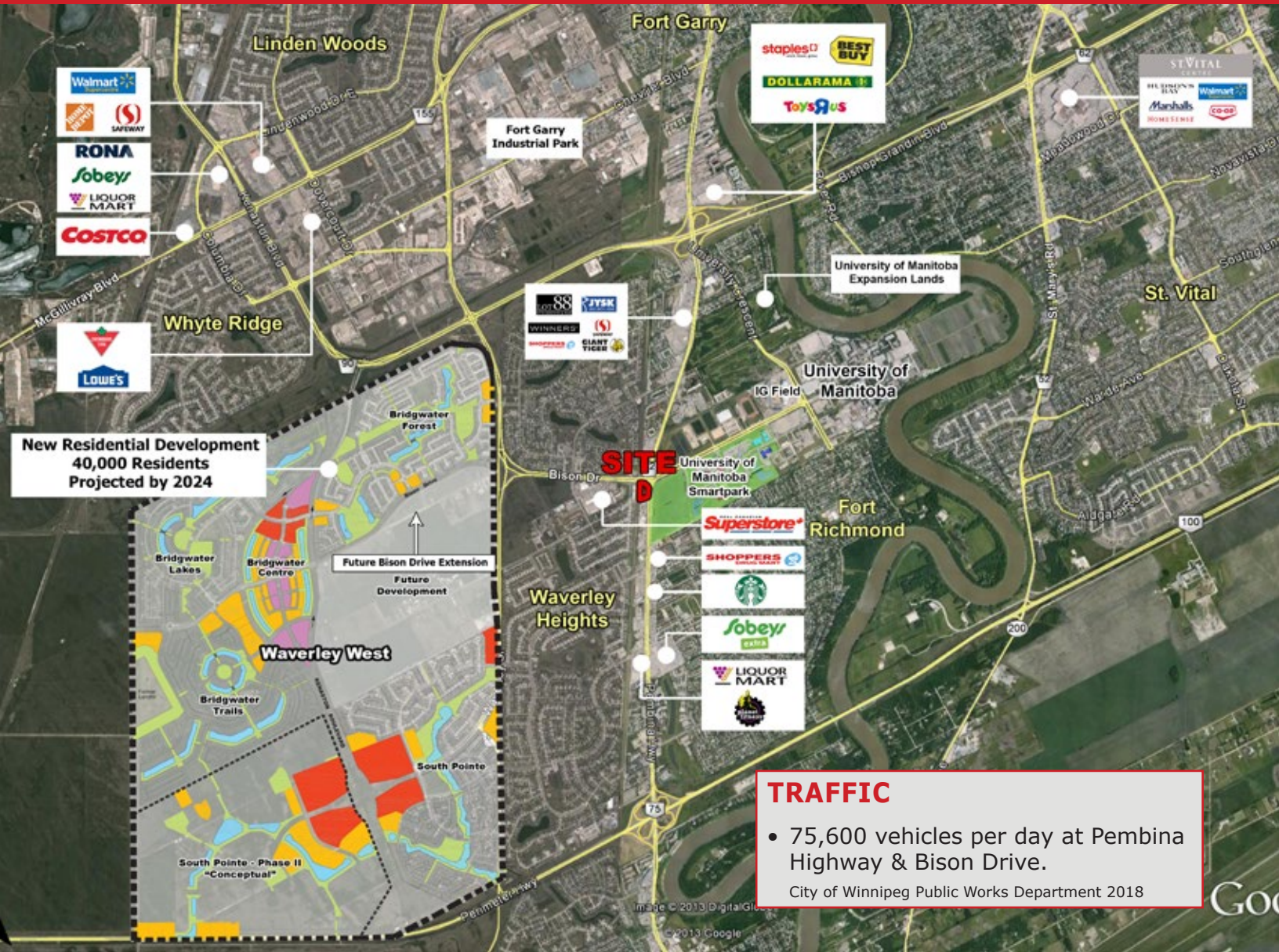
EXCELLENT  
TRANSIT



BIKER'S  
PARADISE

# FOR LEASE

The ARC - 2525 Pembina Highway, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Shindico Realty Inc.**  
 200-1355 Taylor Avenue  
 Winnipeg, Manitoba R3M 3Y9  
 P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)

**Michael Stronger**  
\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers  
 P (204) 928-8237  
 C (204) 793-3448  
[mstronger@shindico.com](mailto:mstronger@shindico.com)

**Dino Alevizos\***  
\*Services provided by Dino Alevizos Personal Real Estate Corporation  
 P (204) 928-8209  
 C (204) 781-9717  
[dalevizos@shindico.com](mailto:dalevizos@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.022522