

# FOR LEASE

Align Winnipeg - 2537 Pembina Highway, Winnipeg, Manitoba



**UNDER  
CONSTRUCTION**



**EXCELLENT  
TRANSIT**



**GREAT  
EXPOSURE**



**SURFACE &  
UNDERGROUND  
PARKING**

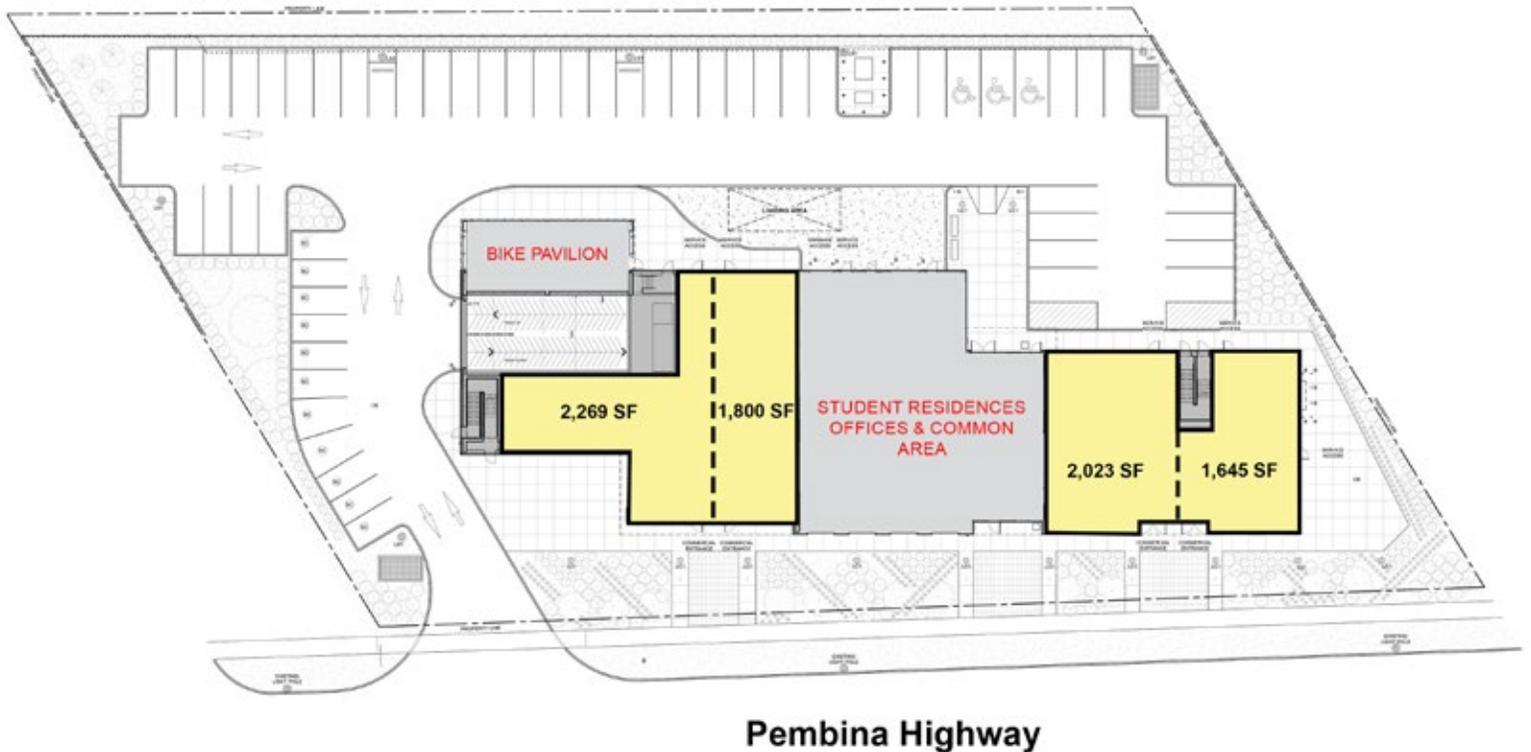
[www.shindico.com](http://www.shindico.com)

**Shindico**

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## SITE PLAN



## THE PROJECT

Shindico Realty is pleased to bring to market, on behalf of 2537 PH Limited Partnership, main level commercial space in a new 16 storey mixed-use development.

Located directly south of The ARC (Winnipeg's first luxury student housing complex with 570 beds), Align will offer an additional 554 beds of student housing directly across from the University of Manitoba's main campus, U of M SmartPark and IG Stadium (home of the Winnipeg Blue Bombers).

Conveniently located just south of the high traffic corner of Pembina Highway. & Bison Drive, and walking distance to Real Canadian Superstore to the west.

Construction is underway and scheduled to be completed in **Summer 2024**.

204.474.2000

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## PROPERTY SUMMARY

Available	1,645 to 4,069 SF
Net Lease Rate	\$35.00/SF
Additional Rent (est.)	\$14.25/SF
Zoning	RMU - Residential Mixed-Use

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	58,830	131,893
Daytime Population	41,996	107,033
Households	21,585	48,051
Median Age	33.2	36.2
Avg. Household Income	\$118,264	\$126,119

Environics Analytics ©2023

## HIGHLIGHTS

- Prominent boutique storefront opportunities with phenomenal exposure to Pembina Highway.
- Directly across from the main entrance to the University of Manitoba with over 30,000 staff and students.
- Walking distance to the Victoria General Hospital with 1200 staff, physicians and volunteers.
- Underground parking available for staff and surface parking for visitors.
- Suitable for a variety of uses including medical, professional office, restaurant, café, and specialty foods.

## TRAFFIC

- 61,500 vehicles per day at Pembina Highway & Bison Drive.

City of Winnipeg Public Works Department 2022

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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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