

# FOR LEASE

Developed Office Building with Great Exposure

395 Notre Dame Avenue, Winnipeg, Manitoba



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



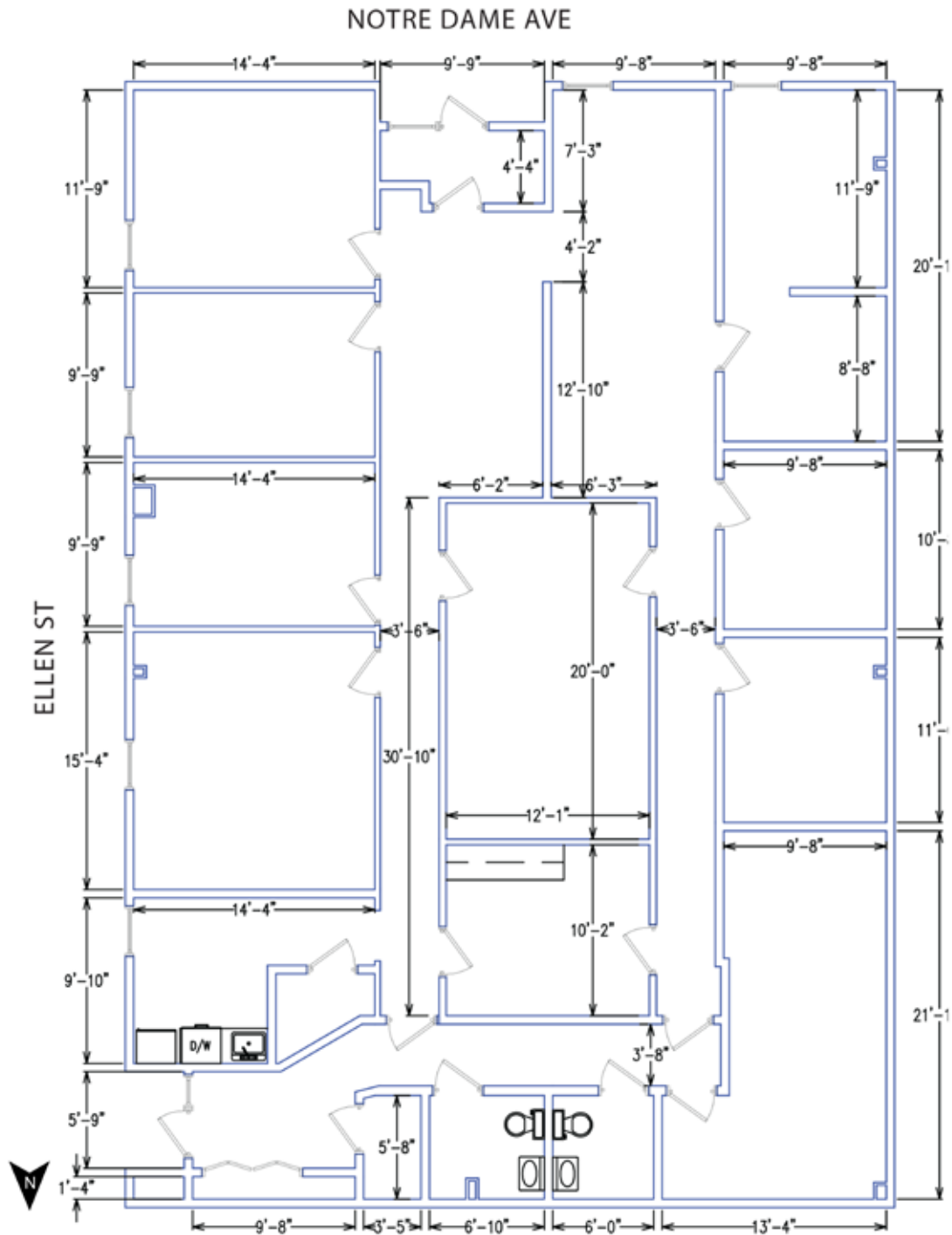
**ON-SITE  
PARKING**



**EXCELLENT  
TRANSIT**

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204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	3,117 SF
Net Rent	\$12/SF
Property Taxes (est.)	\$2.31/SF
CAM* (est.)	\$3.03/SF
Zoning	M1 - Manufacturing - Light
Parking	8 stalls

\*plus management fee

## FEATURES

- Unique Single Tenant Building.
- Excellent exposure to the signalized corner Notre Dame Avenue and Ellen Street.
- Windows and signage on 2 sides.
- Suitable for professional office and medical uses.
- **Turn-key office space.**

## DRIVE TIME DEMOGRAPHICS

	5 min.	10 min.
Total Population	56,830	241,812
Daytime Population	141,261	353,693
Households	26,355	106,758
Median Age	35.2	37.4
Avg. Household Income	\$67,566	\$86,938

Environics Analytics ©2023

## TRAFFIC

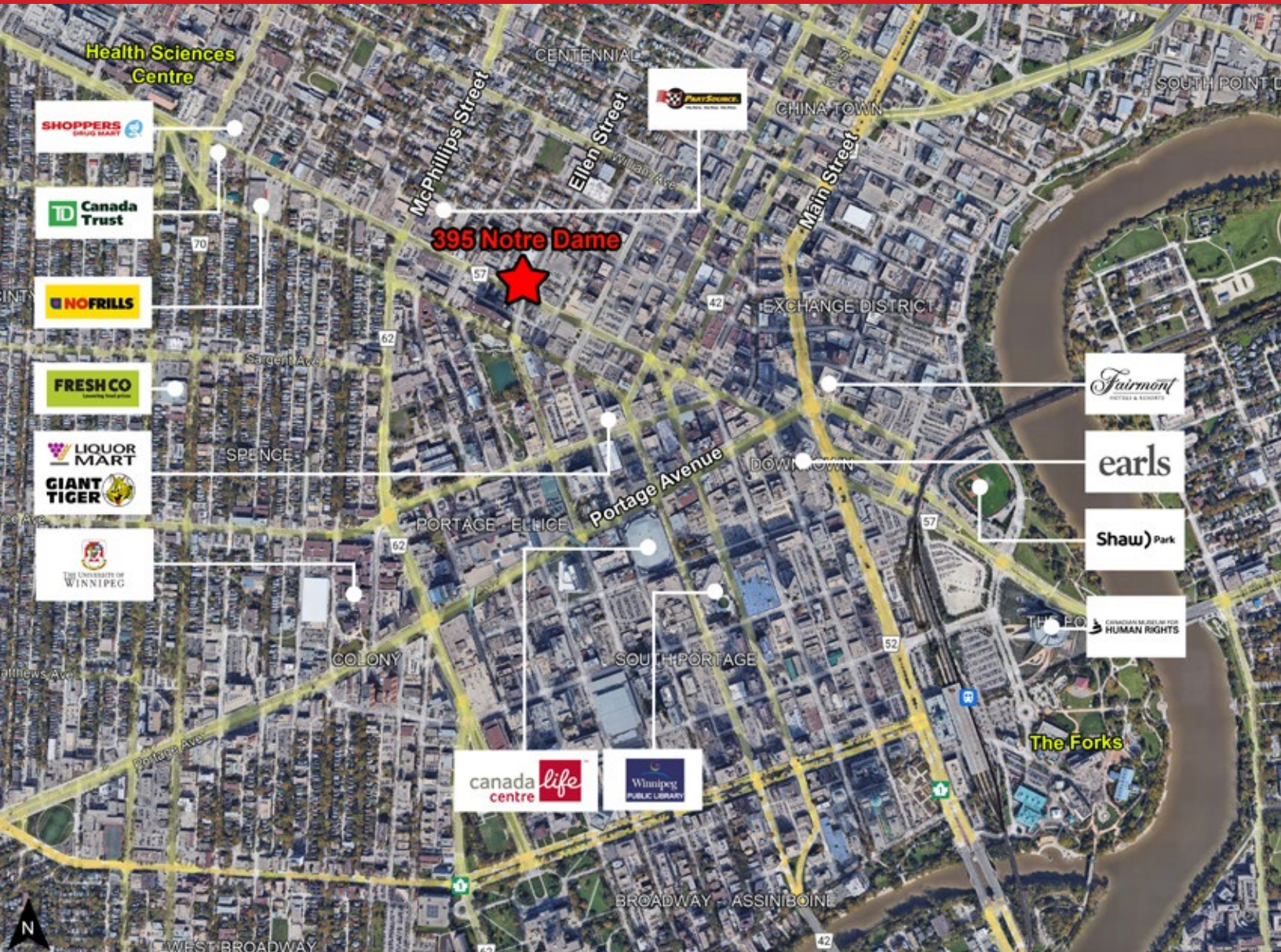
26,400 vehicles per day on Notre Dame Avenue between Princess Street and Isabel Street.

City of Winnipeg Public Works Department 2022



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FOR MORE INFORMATION, PLEASE CONTACT:

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