

# FOR LEASE

Second Floor Developed Office Space

399 Pembina Highway, Winnipeg, Manitoba



**DEVELOPED  
SPACE**



**ON-SITE  
PARKING**



**EXCELLENT  
TRANSIT ACCESS**

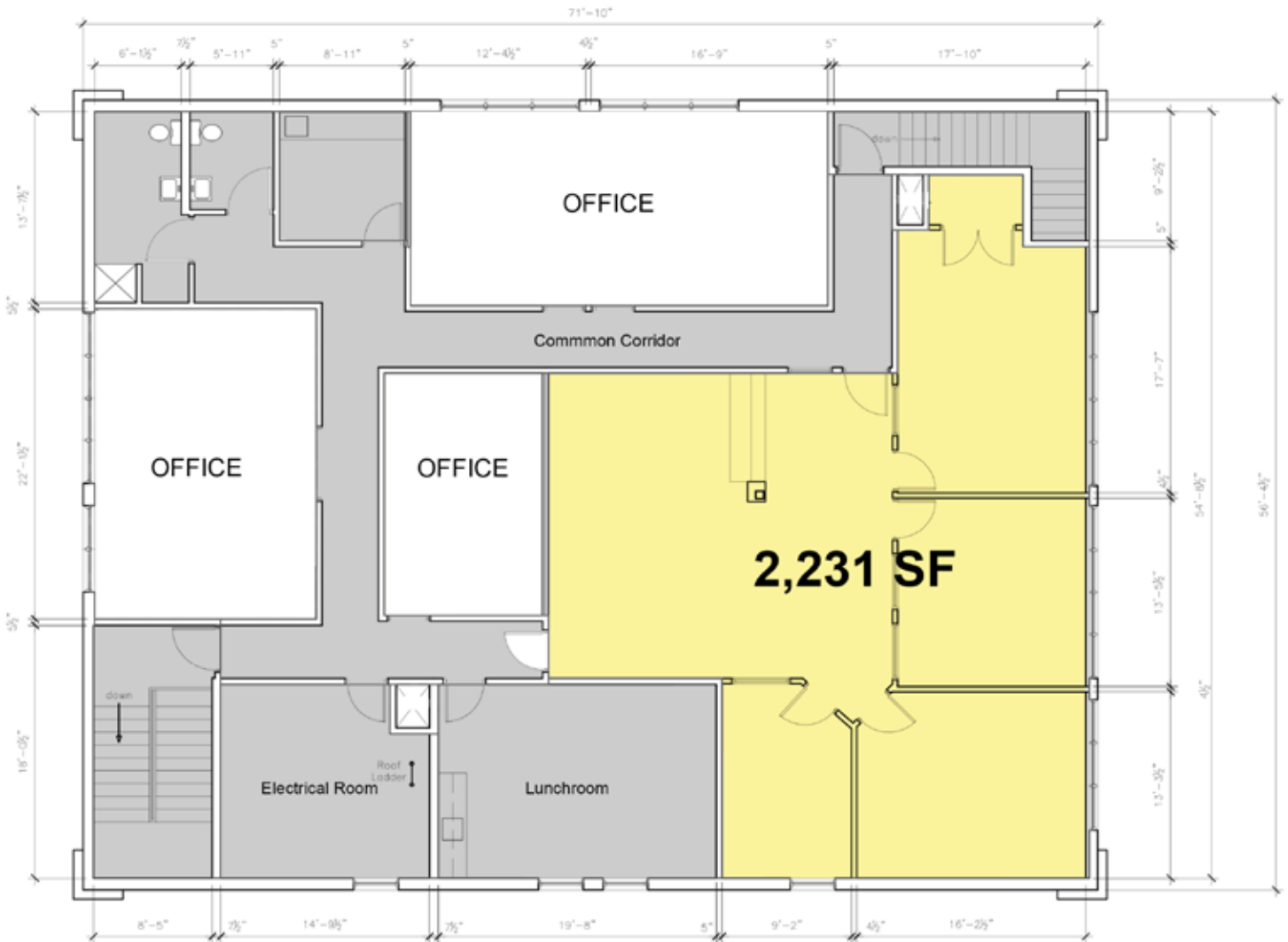
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## 2ND FLOOR PLAN



[CLICK HERE TO TAKE A VIRTUAL TOUR](#)

204.474.2000

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## PROPERTY SUMMARY

<b>Available</b>	<b>2,231 SF (2nd Floor)</b>
Property Taxes (est.)	\$5.78/SF
CAM* (est.)	\$6.81/SF
Management Fee	5% of gross rent
Zoning	C2
Parking	30 stalls

\*including utilities estimated at \$2.50/SF

## FEATURES

- Large, east-facing windows.
- Excellent traffic flow, access and visibility from all directions.
- Regular and rapid transit service nearby.
- Less than a 5 minute drive to/from Downtown Winnipeg.
- Close to retail, grocery and service amenities.





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399 Pembina Highway, Winnipeg, Manitoba

## TRAFFIC

44,500 vehicles per day on Pembina Highway between Corydon Avenue and Grant Avenue.

Reference: City of Winnipeg Public Works Department, 2022



FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos\***

\*Services provided by Dino Alevizos Personal Real Estate Corporation

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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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