

FOR LEASE

Developed Office Space With Dedicated Parking

470-472 Notre Dame Avenue, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**HIGH
TRAFFIC**



**EXCELLENT
TRANSIT**



**ON-SITE
PARKING**

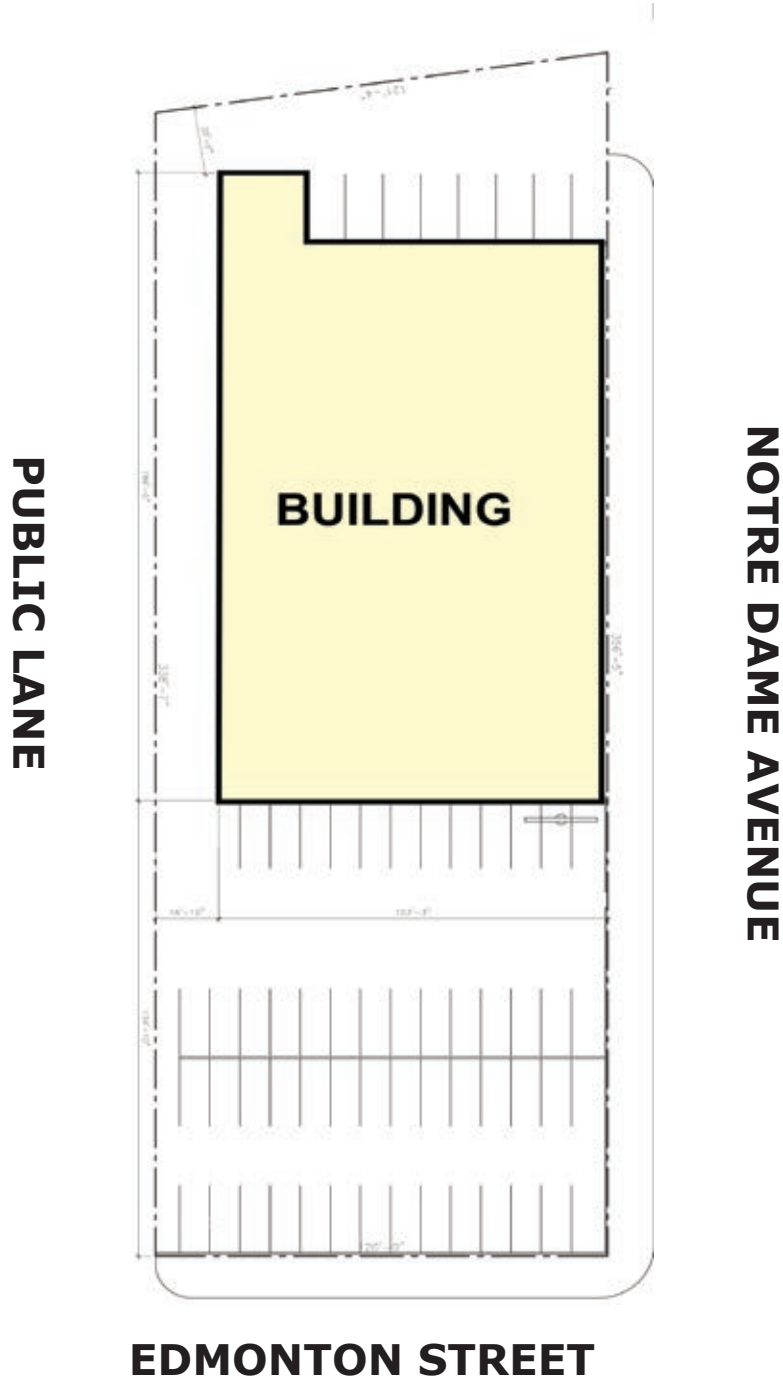
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SITE PLAN



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MAIN FLOOR SUMMARY

Available	6,268 SF
Semi-Gross Rent	\$19.00/SF
Zoning	CMU

SECOND FLOOR SUMMARY

Available	7,500 SF
Semi-Gross Rent	\$17.00/SF
Zoning	CMU

FEATURES

- In close proximity to Health Sciences Centre, between downtown Winnipeg and Polo Park
- Easy access to transit
- Significant exposure from a busy thoroughfare
- Excellent signage opportunities
- **Up to 39 designated stalls available**

DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	63,219	242,417	480,185
Daytime Population	144,149	342,471	547,490
Households	26,441	102,094	193,841
Median Age	34.3	36.2	37.5
Avg. Household Income	\$54,606	\$76,140	\$86,664

Environics Analytics ©2020



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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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