

FOR LEASE

New 2-Storey Office Building on Busy Thoroughfare

762 Pembina Highway, Winnipeg, Manitoba



Conceptual Rendering



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



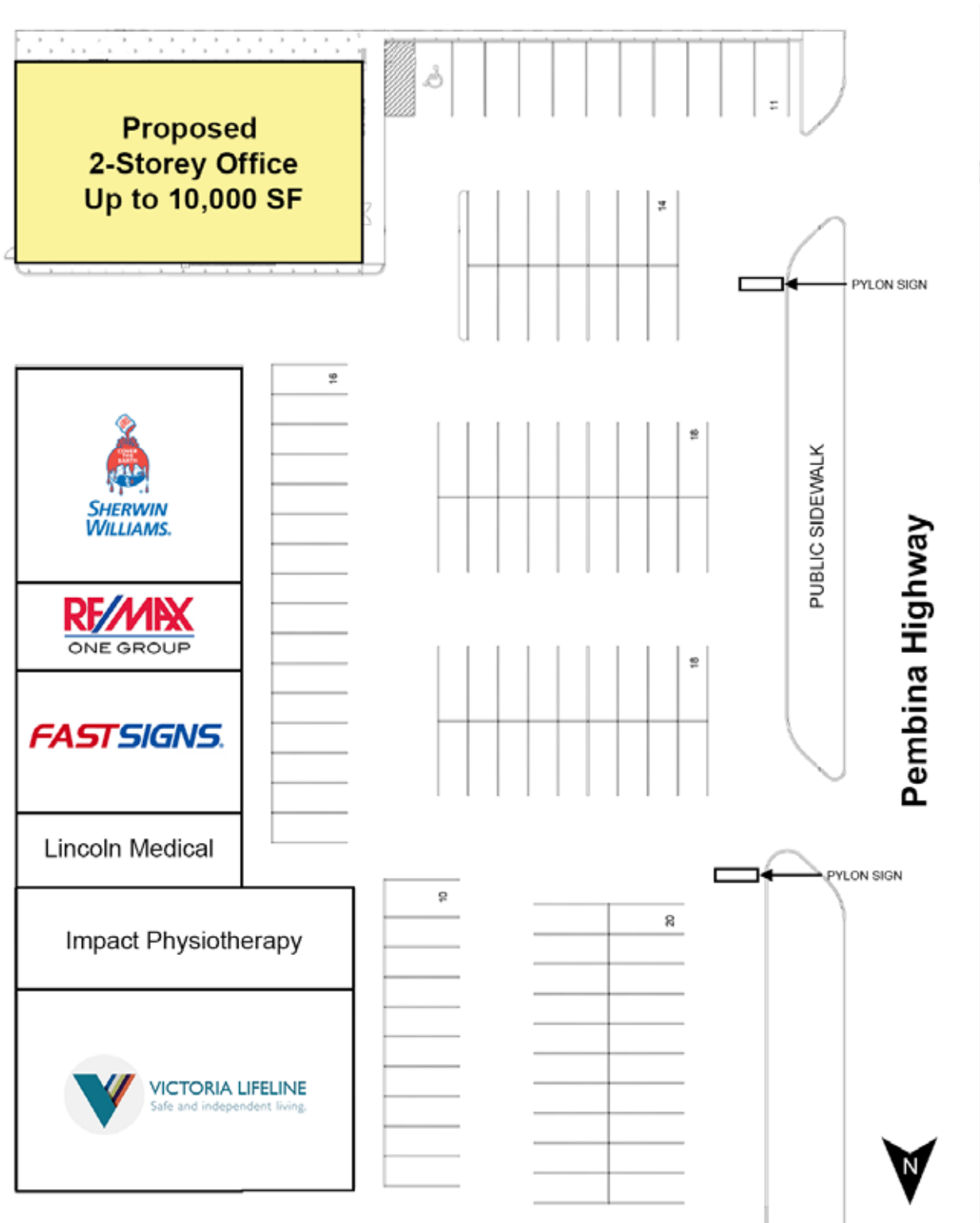
**AMPLE
PARKING**

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PROPERTY SUMMARY

Available	2,500 to 10,000 SF
Lease Rate	TBD
Parking	107 stalls
Land Area	1.6 acres
Zoning	C3 - Commercial Corridor

TRAFFIC LINKS

Great access and exposure on Pembina Highway, Winnipeg's busiest north/south thoroughfare, and a major artery to and from the Central Business District (**Less than 10 minutes to Downtown**).

Pembina Highway is the major thoroughfare to the University of Manitoba Campus and Investor's Group Field, Winnipeg's new stadium and entertainment venue with seating for over 33,000 people and home to the Winnipeg Blue Bombers.

LOCATION

- Surrounded by numerous amenities from shopping to medical, the conveniences to make life easy for both business and pleasure.
- More than 20 restaurants are in close proximity, offering a wide range of dining options from quick service to fine dining.
- Several recreational and health facilities are nearby including **New Bill & Helen Norrie Library (opening 2021)**, Pan Am Pool Complex, Pan Am Clinic, Winnipeg Soccer Complex, Taylor Tennis Club and Reh-Fit Centre.
- Prominent building signage and pylon sign available.
- Ample free on-site parking for clients and staff.

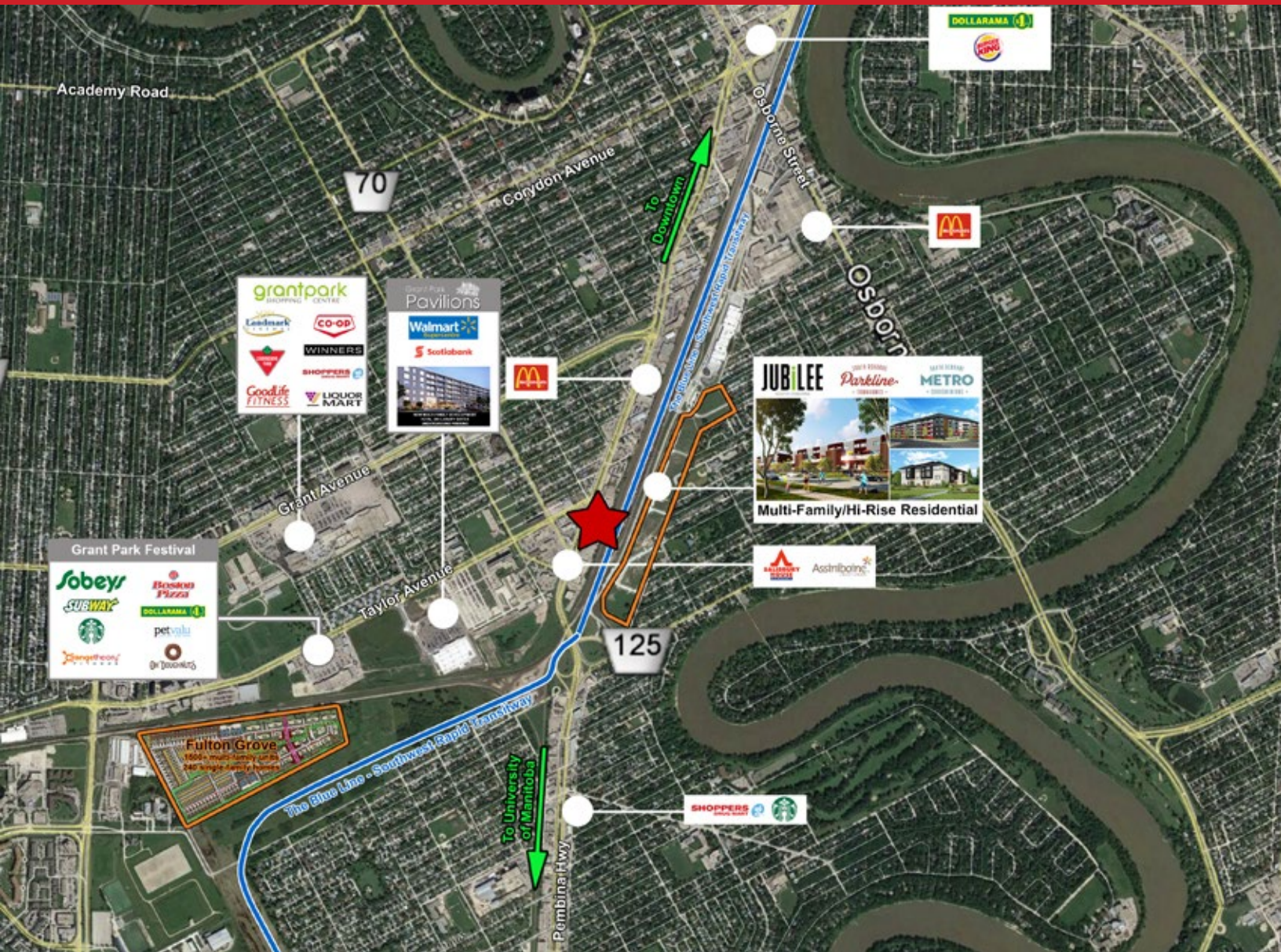
PUBLIC TRANSPORTATION

Excellent access to **14 transit routes** that lead to and from the Central Business District. The **Blue Line** (Southwest Rapid Transitway) is located a short walk south of the site. There are also several current and future **active transportation** paths nearby.



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FOR MORE INFORMATION, PLEASE CONTACT:

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