

FOR LEASE

Developed Medical/Professional Office Opportunity

Grant Park Festival, 1176 Taylor Avenue, Winnipeg, Manitoba



BUSY
RETAIL NODE



DOMINANT
SIGNAGE



GREAT
ACCESS



SUBSTANTIAL
PARKING

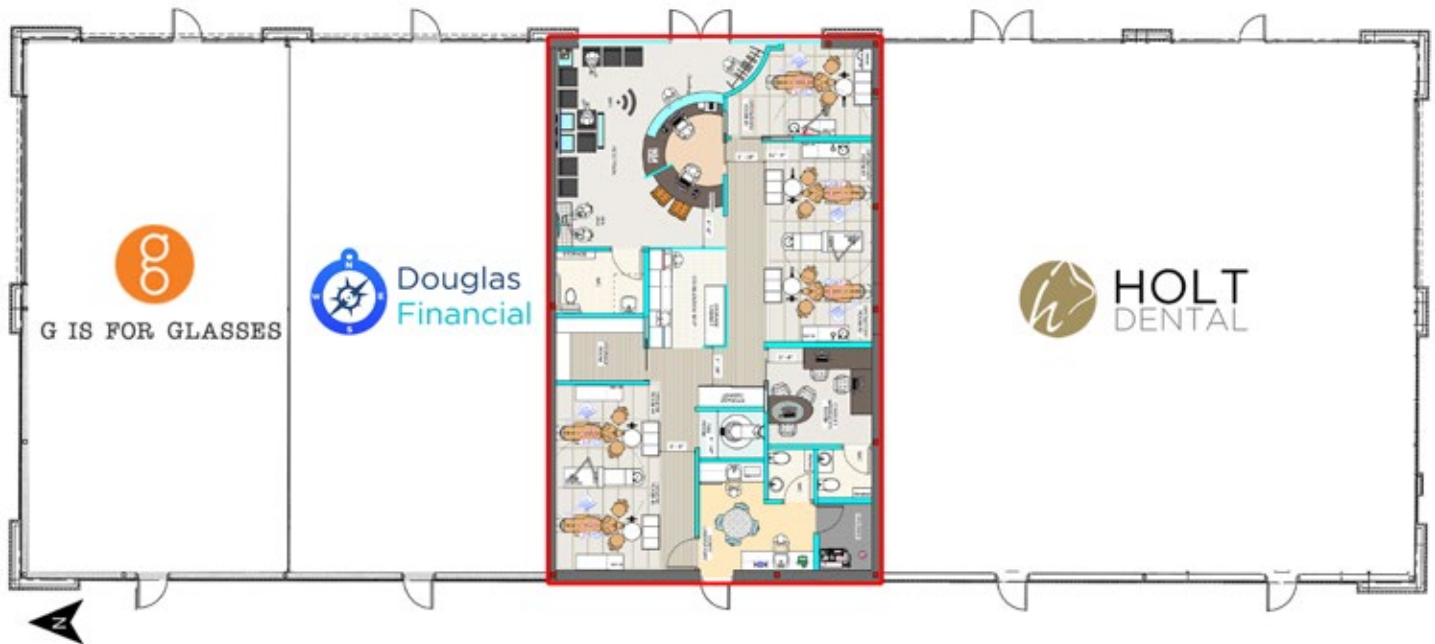


ON-SITE
CUSTOMERS

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FLOOR PLAN



CLICK TO TAKE A VIRTUAL TOUR



Developed Office Opportunity
1,850 sq. ft. available for lease.
Current tenant has doubled in size
and expanded into space next door



Major retail node
Adjacent to Grant Park Pavilions,
anchored by Walmart Supercentre,
Pavilion Medical and Scotiabank



Surrounded by amenities
Movie Theatres, Pan Am Pool, the
state-of-the-art Pan Am Clinic and
several recreational facilities



Built-In Customers
New on-site multi-family residential
under construction with a total of
800+ luxury suites proposed



Transit-Oriented
Adjacent to the Blue Line
(Southwest Rapid Transitway). 8
transit routes are in close proximity



Strong Residential Community
In the heart of vibrant residential
communities, featuring high quality
multi-family and single family

204.474.2000

Shindico

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WINNIPEG'S PREMIER LIFESTYLE CENTRE

Grant Park Festival is anchored by **Sobeys** and features unique businesses such as SkinWise Dermatology, G is for Glasses and Holt Dental. Other tenants include: Boston Pizza, Dollarama, Subway, Pet Valu, Starbucks, Burger King, Dalat, Peace Hills Trust, Coughlin Insurance, Orangetheory, Douglas Financial, Chosabi, Freshii, Oh Doughnuts, Ultracuts, Farmer Jane Cannabis, Grant Park Animal Hospital and Bagelsmith.

- **Fully developed clinic opportunity.**
- **Abundant parking with 9.5' oversized stalls** (20% larger than standard)
- 4 exceptional site entrance and exit points; and **3 left turn stacking lanes**

TRAFFIC LINKS

Only a 15 minute drive to Downtown. The property enjoys superior access and linkage to all areas of the City with direct linkages to major arteries including Pembina Highway, Kenaston Boulevard (Route 90) and Grant Avenue.

Taylor Avenue is the major transportation route connecting the neighbourhoods of Southwest Winnipeg with Pembina Highway and Downtown.

DEMOGRAPHICS

Trade Area

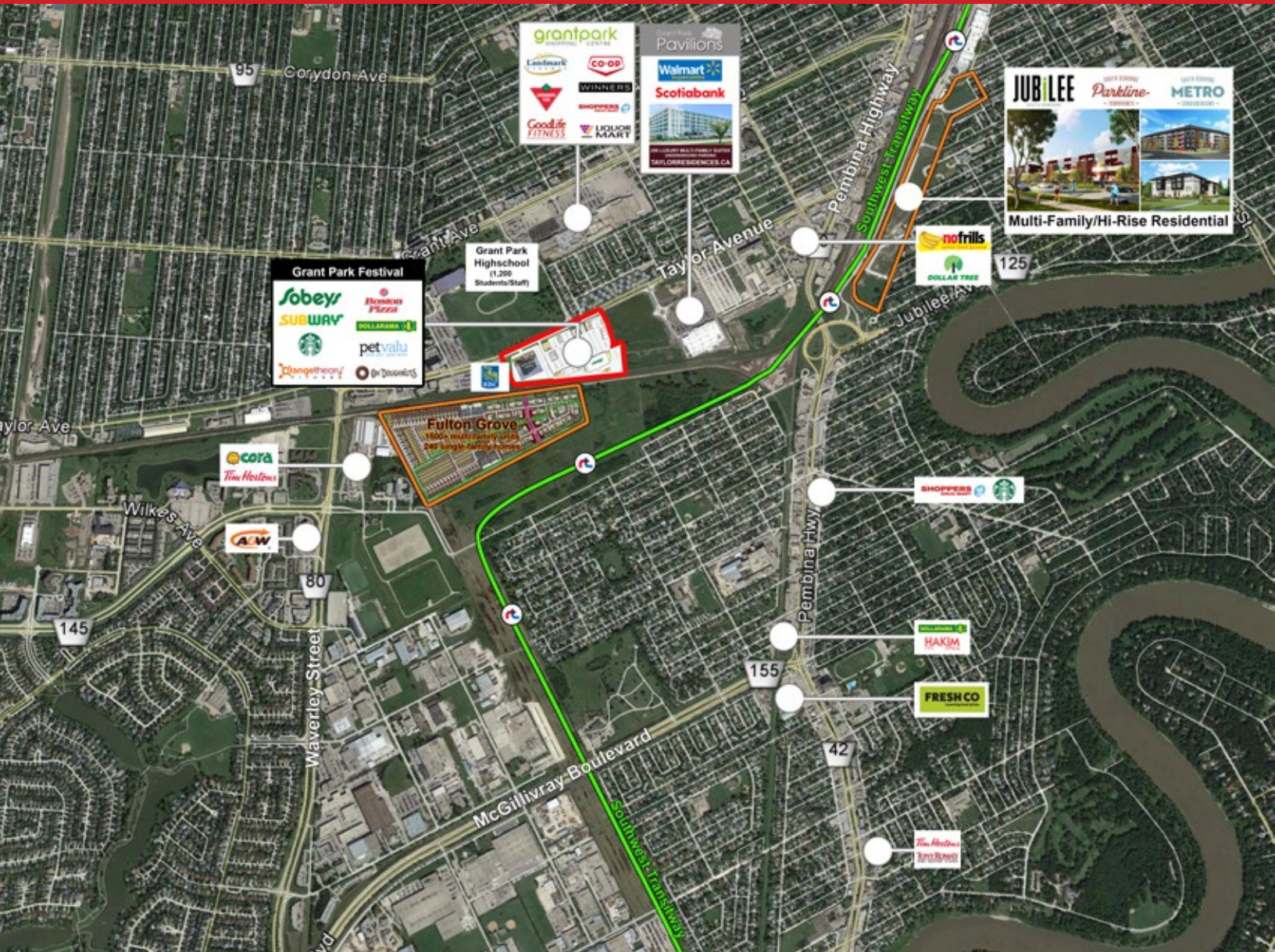
Total Population	86,073
Daytime Population	78,833
Households	39,883
Median Age	40.7
Avg. Household Income	\$120,651

EnviroNics Analytics ©2023



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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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