

FOR LEASE

Prime Office Space at Busy Pembina Highway Intersection

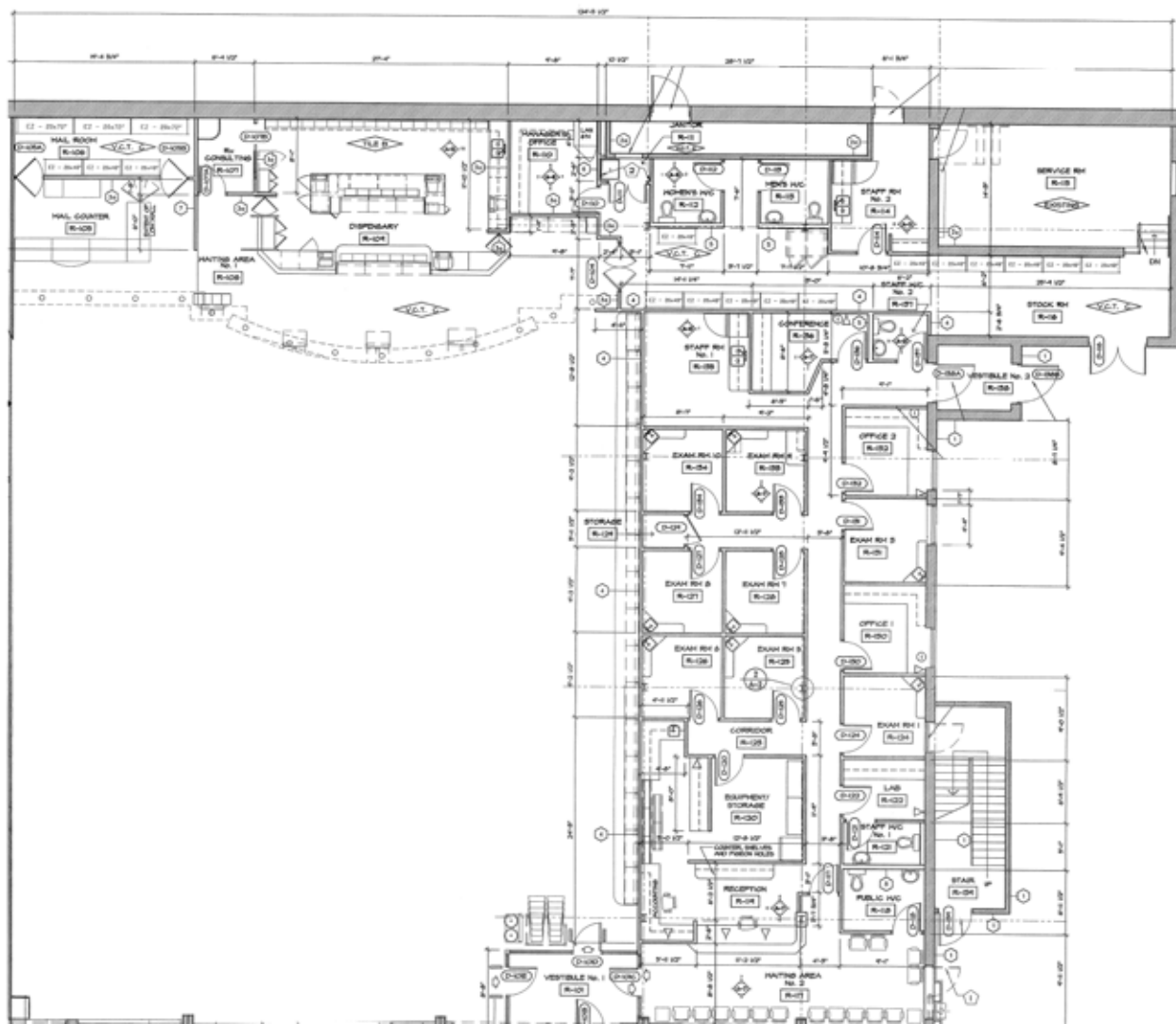
1295 Pembina Highway, Winnipeg, Manitoba



LIMITED COMMON TOUCHPOINTS

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FEATURES

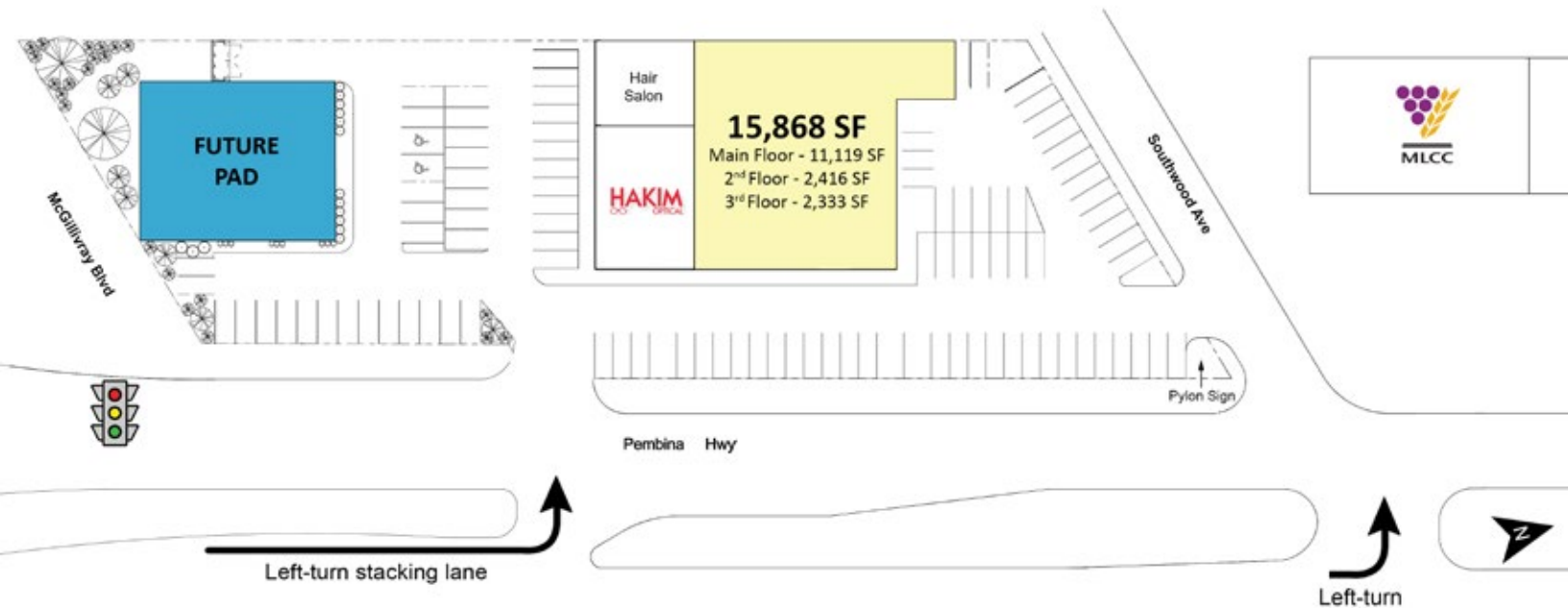
- Private and secure entrance with automatic door operators.
- Incredible on-site free parking for clients and staff.
- Prominent pylon signage available.
- Washrooms for tenant use only, no public access.
- Large windows facing Pembina Highway, allowing plenty of natural sunlight.
- Mix of developed space and open concept allows for a variety of layouts.

204.474.2000

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PROPERTY SUMMARY

| | |
|-------------------------|--------------------------------|
| Available Space: | 15,868 SF |
| | 11,119 SF Main Floor |
| | 2,416 SF 2 nd Floor |
| | 2,333 SF 3 rd Floor |
| Property Taxes (est.) | \$4.80/SF |
| CAM* (est.) | \$4.82/SF |
| Parking | 136 stalls |

*plus management fee

SURROUNDED BY AMENITIES

- Surrounded by numerous amenities including retail, dining and recreational facilities.
- Join busy Hakim Optical and Hair Salon.
- Area businesses include: FreshCo, TD Bank, Holiday Inn, Royal Bank, Manitoba Liquor Mart and Bank of Montreal.
- Surrounded by residential communities of Fort Garry, Whyte Ridge and Linden Woods.

TRAFFIC/ACCESS

Rare northbound stacking lane onto property.

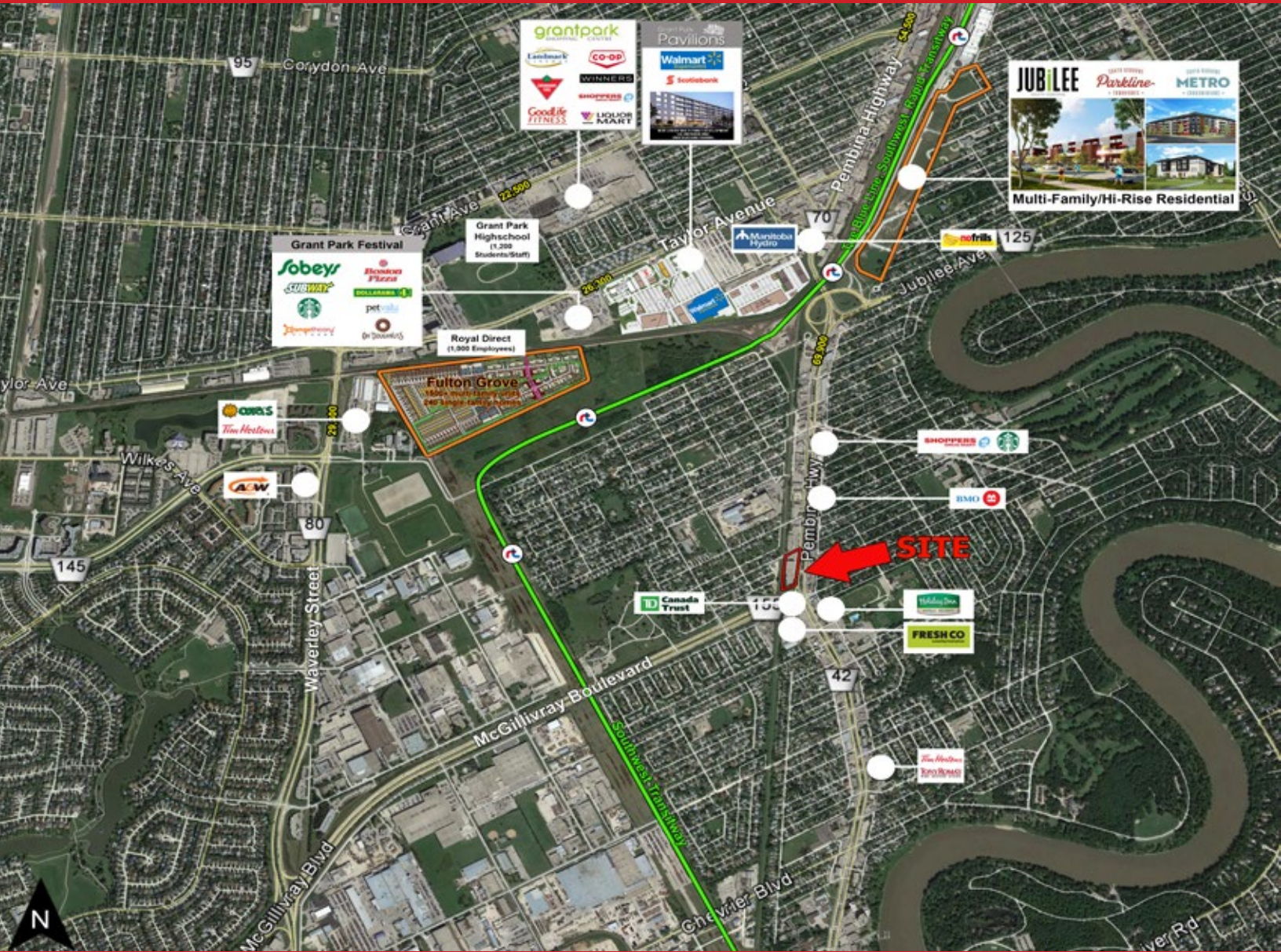
- Total traffic count at Pembina Highway and McGillivray Boulevard: **89,500 vehicles/day**
- 63,900 vehicles/day on Pembina Highway between McGillivray Boulevard & Jubilee Avenue.
- 25,600 vehicles/day on McGillivray Boulevard at Pembina Highway

City of Winnipeg Public Works Department 2019



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FOR MORE INFORMATION, PLEASE CONTACT:

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*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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Succeeding by Helping Others Succeed



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