

FOR LEASE



1483 Pembina Highway

WINNIPEG, MB

~Fully Built Out Professional Office Spaces~



Availability



657 & 830 sq. ft. (+/-)
(contiguous, up to
1,487 sq. ft.) available
for lease

Location



High-traffic, high-visibility
location at the corner of
Pembina Highway and
Boston Avenue

Amenities



Ample amenities within
walking distance

Parking



On-site parking available

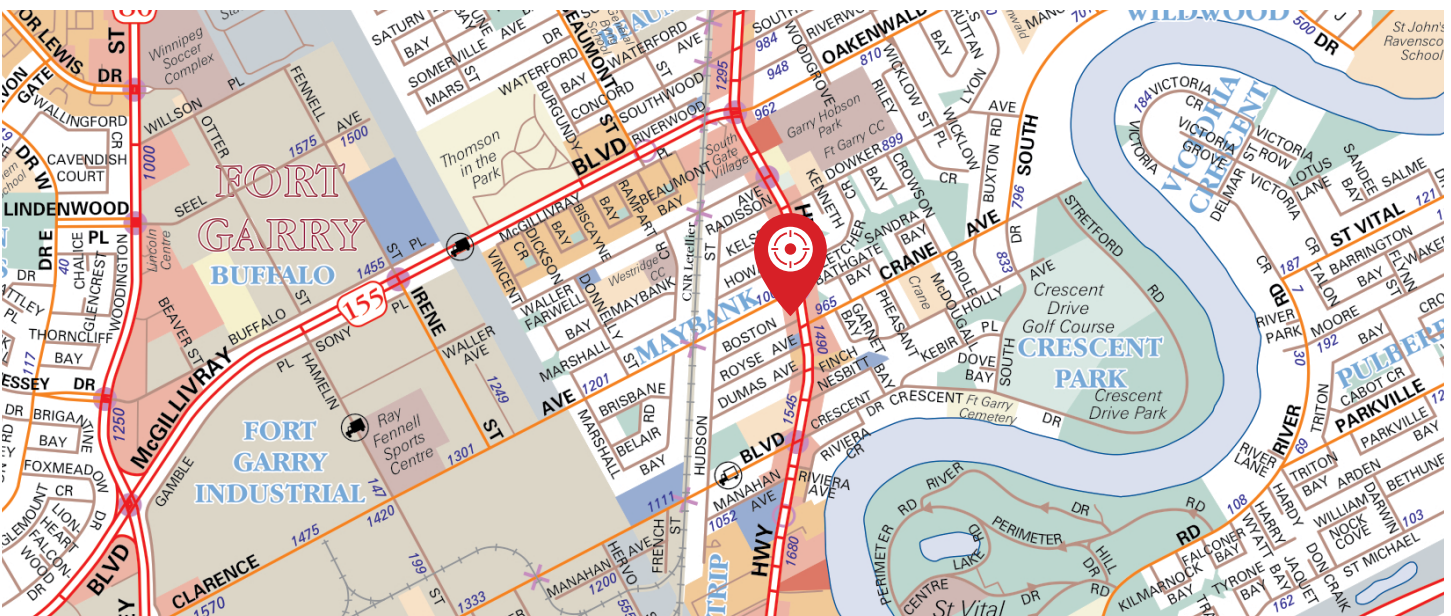
1483 Pembina Highway

Property Details

BUILDING AREA (+/-)	9,492 sq. ft.
# OF FLOORS	2 storey plus lower level
BUILDING SECURITY	Alarmed building with mobile patrol services
PARKING	On-site stalls available at fair market rates

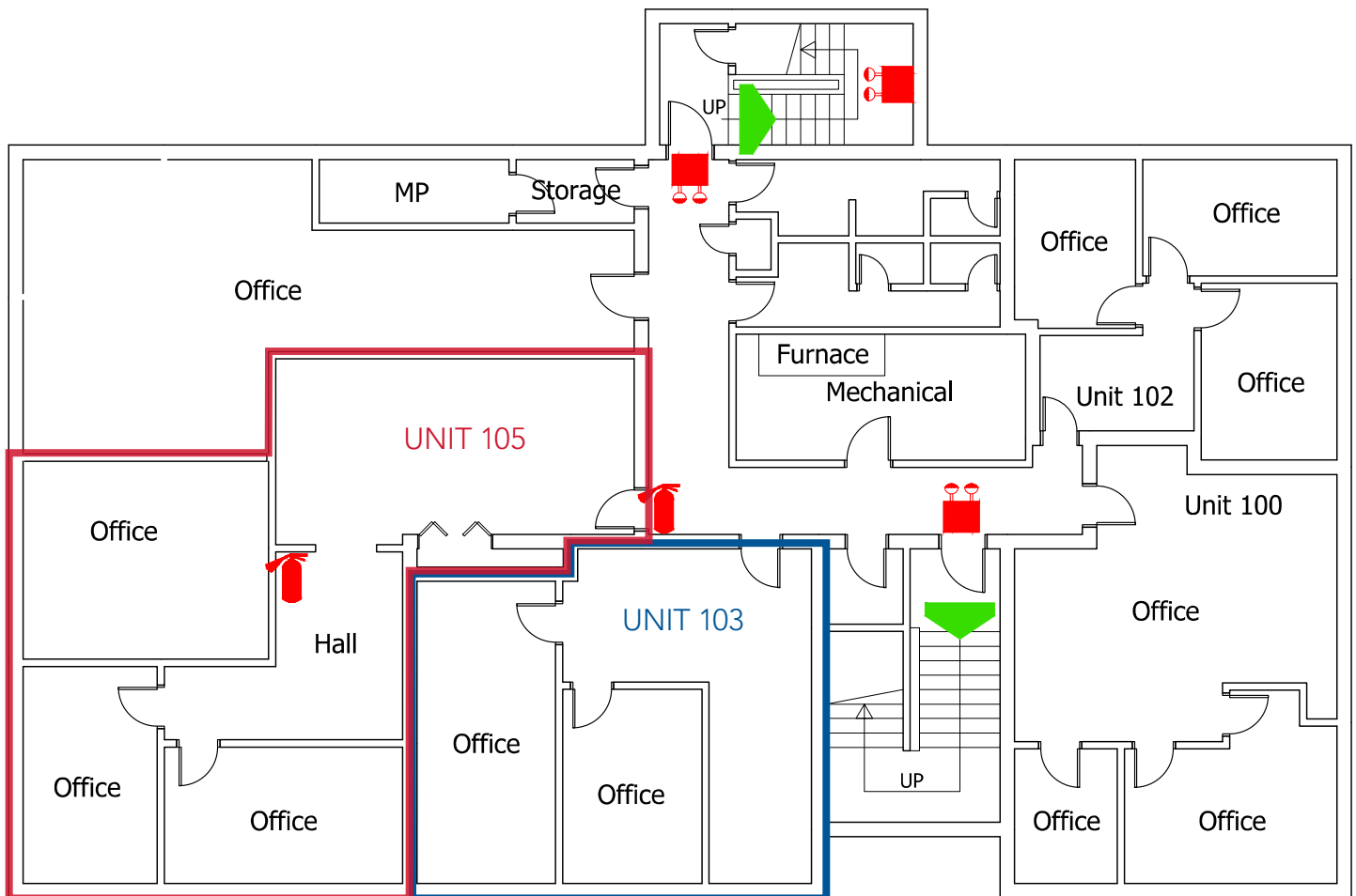
Unit Details




UNITS AVAILABLE (+/-)	Unit 103 : 657 sq. ft. Unit 105 : 830 sq. ft.
NET RENT	\$14.00 per sq. ft.
ADDITIONAL RENT (est. 2023)	\$11.07 per sq. ft. inclusive of management fee
AVAILABILITY	Unit 103 : Immediate availability Unit 105 : July 1, 2023

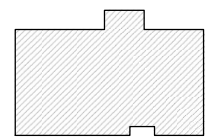


1483 Pembina Highway

Floor Plan



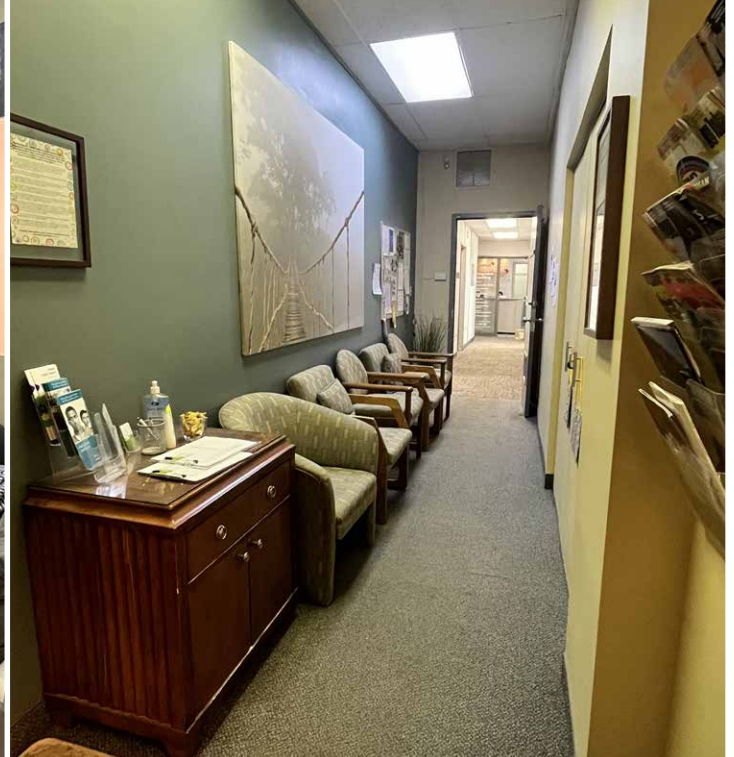
-  Exit
-  Fire Extinguisher
-  Battery Pack
Emergency Unit Lighting



Lower Level

1483 Pembina Highway

Interior Photographs





COMMERCIAL REAL ESTATE
SERVICES INC.

PEMBINA
HIGHWAY

1483

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Presley Bordian

Advisor - Sales & Leasing

(204) 985-1356

presley.bordian@capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.