

*~ Fully Built Out Professional Office Space ~*



**FOR LEASE**

**Capital**

COMMERCIAL REAL ESTATE  
SERVICES INC.

**1483 Pembina Highway**

**WINNIPEG, MB**

PRESLEY BORDIAN, Vice President, Sales & Leasing  
(204) 985-1356  
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[capitalgrp.ca](http://capitalgrp.ca)

# Property Details

**BUILDING AREA (+/-)** 9,492 sq. ft.

**# OF FLOORS** 2 plus lower level

**AREA AVAILABLE (+/-)** Unit 156: 1,219 sq. ft.  
Unit 202: ~~1,392 sq. ft.~~ **Leased**

**NET RENTAL RATE** \$15.00 per sq. ft.

**ADDITIONAL RENT (EST. 2024)** \$12.17 per sq. ft. plus 5% mgmt. fee of gross rent; inclusive of electricity, gas and water

**BUILDING SECURITY** Alarmed building with mobile patrol services

**PARKING** On-site parking available (\$75.00/stall/month plus GST)

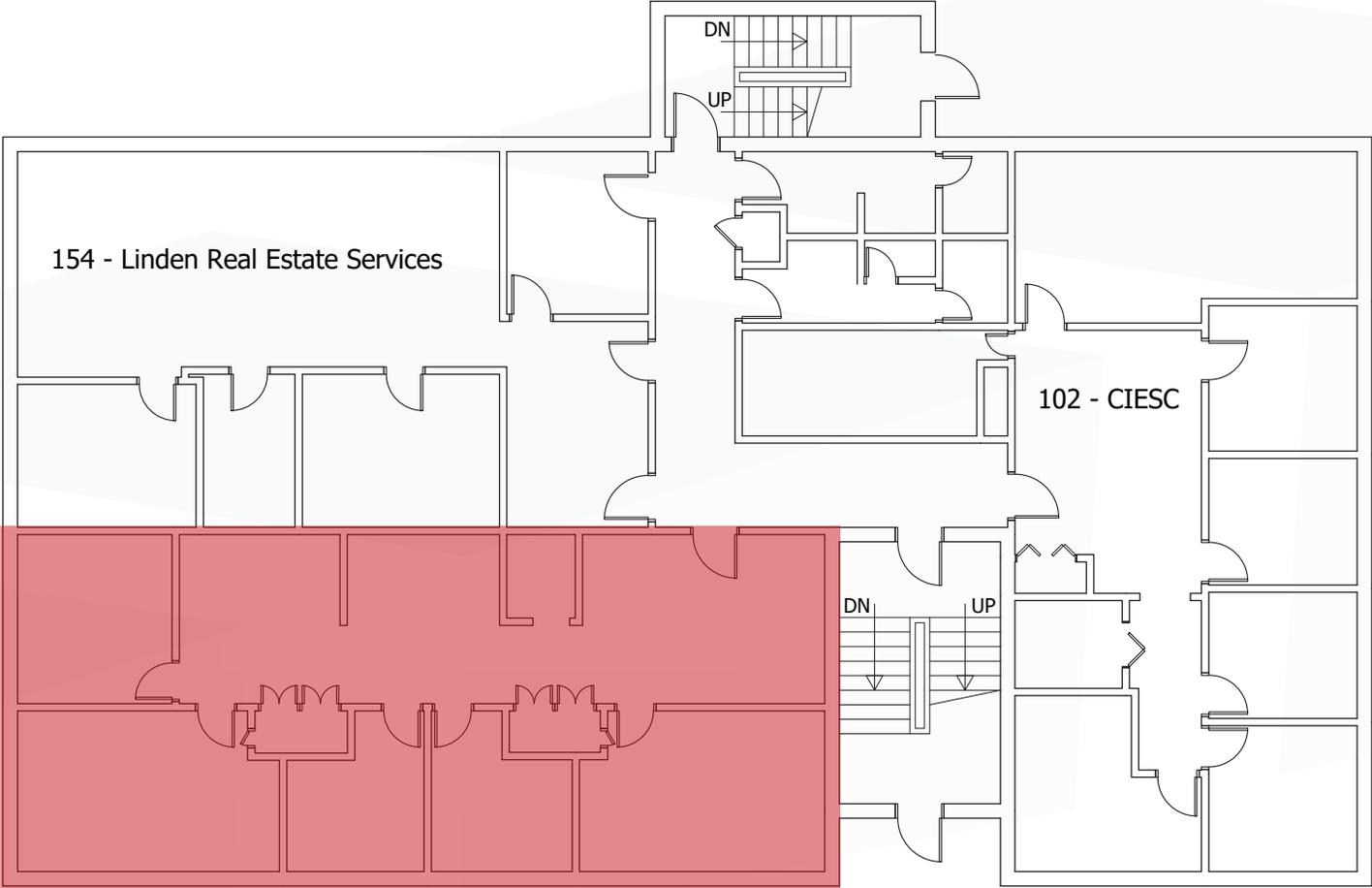
**AVAILABILITY** Immediately

## HIGHLIGHTS

- High-traffic, high-visibility location at the corner of Pembina Highway and Boston Avenue
- Ample amenities within walking distance



# Main Floor Plan



# Interior Photos

UNIT 156



## Contact

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## **CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

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