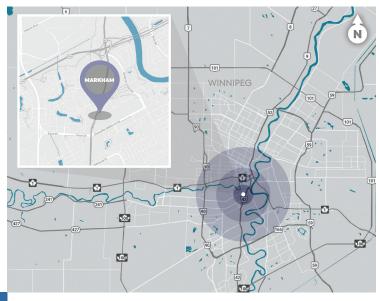
# MARKHAM PROFESSIONAL CENTRE

2265 PEMBINA HIGHWAY | WINNIPEG, MB

# OFFICE/RETAIL FOR LEASE

Markham Professional Centre is an office/retail strip centre. Retail units are fully leased with vacancies available in the three-storey professional building. Tenants on site include a host of medical professionals, a pharmacy, and various retail services.





# AREA DEMOGRAPHICS +



### **POPULATION**

| 1 KM   | 3 KM   | 5 KM    |
|--------|--------|---------|
| 10,323 | 57,727 | 152,716 |



### **HOUSEHOLDS**

| 1 KM  | 3 KM   | 5 KM   |
|-------|--------|--------|
| 4 256 | 21 944 | 56.976 |



### **AVERAGE INCOME**

| 1 KM     | 3 KM      | 5 KM      |
|----------|-----------|-----------|
| \$83,051 | \$115,248 | \$123,672 |



### **VEHICLES PER DAY**

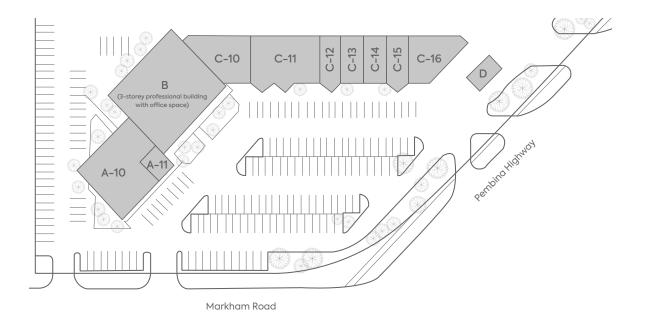
54,500 daily on Pembina Highway in 2018\*

\*Most recent data available





### MARKHAM PROFESSIONAL CENTRE



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

### **RETAIL FULLY LEASED**

| A-10 | Pharma Plus Drugmart            | 3,911 SF  |
|------|---------------------------------|-----------|
| A-11 | Aloha Nails                     | 969 SF    |
| В    | Medical & Professional Services | 22,152 SF |
| C-10 | Winnipeg Radiology Services     | 1,916 SF  |
| C-11 | Pembina Medical Clinic          | 3,175 SF  |
| C-12 | Wenkai Garden                   | 1,358 SF  |
| C-13 | Nuoasis Technology              | 1,200 SF  |
| C-14 | STO Express                     | 1,200 SF  |
| C-15 | Hong Du Kkae Korean Restaurant  | 1,358 SF  |
| C-16 | Golden Loong Restaurant         | 2,287 SF  |
| D    | Domo                            | N/A       |

## OFFICE- FULLY LEASED

### **OFFICE SPACE - BLDG B**

(2<sup>nd</sup> & 3<sup>rd</sup> floors, no floor plans currently available)

| #102 | Dr. Sue Deonarain             | 767 SF   |
|------|-------------------------------|----------|
| #200 | Leased                        | 1,514 SF |
| #201 | Dr. Cameron<br>Stewart Lowden | 1,000 SF |
| #204 | David James<br>Pankratz       | 775 SF   |
| #302 | Resident Connect              | 948 SF   |



# **PROPERTY DETAILS +**



**SITE AREA** 3 Acres



**GROSS BUILDING AREA** 39,526 SF



**AVAILABILITY**Fully Leased



**RENTAL RATE** Market



ADDITIONAL RENT
Prop Tax: \$4.19/SF
CAM: \$14.09/SF
EST. TOTAL: \$18.28/SF



PARKING RATIO 4/1,000 SF

# CONTACT



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