

FOR LEASE

Fully Developed Medical Clinic in South Winnipeg

1345 Taylor Avenue, Winnipeg, Manitoba



**GREAT
ACCESS**



**AMPLE
PARKING**



**NEARBY
TRANSIT**



**166,184
POPULATION**



**DENSE
RESIDENTIAL**

www.shindico.com

Shindico

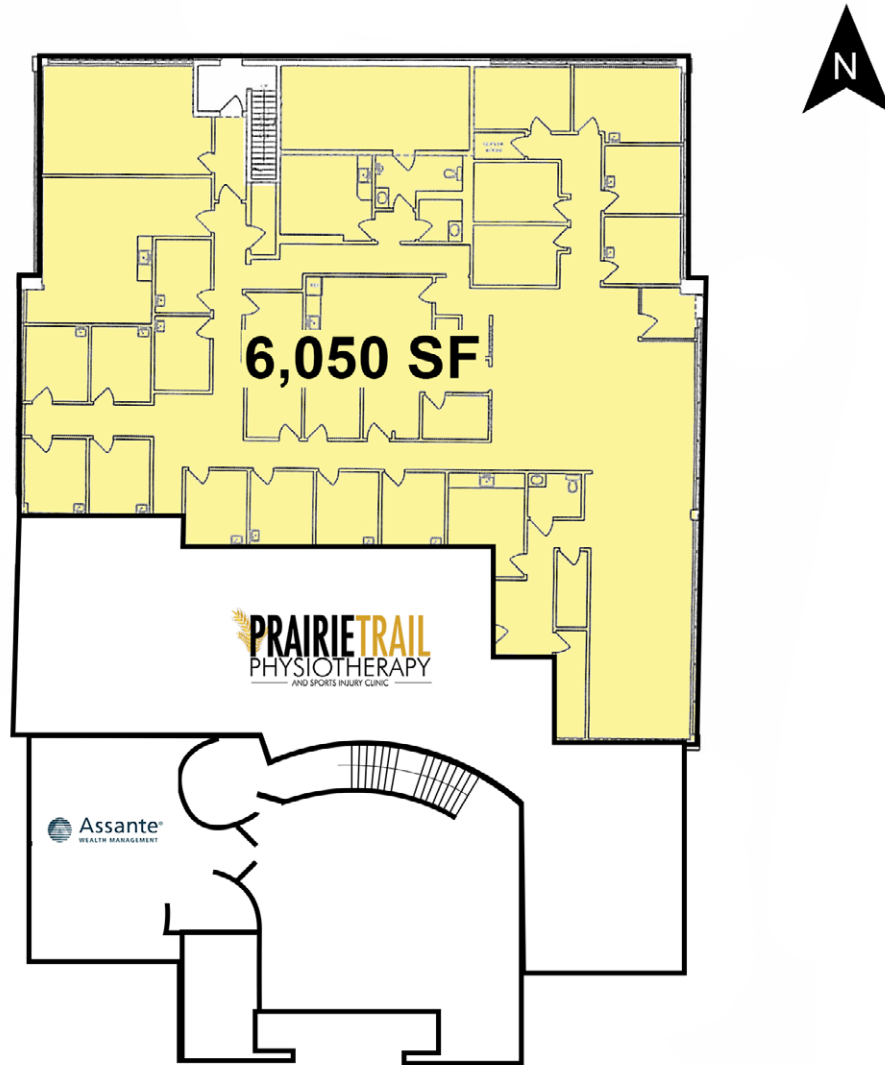
FOR LEASE

1345 Taylor Avenue, Winnipeg, Manitoba

FOR LEASE

1345 Taylor Avenue, Winnipeg, Manitoba

MAIN FLOOR PLAN



TRANSPORTATION

- Close proximity to Downtown and all major traffic routes, including Kenaston Boulevard, Pembina Highway and Waverley Street
- Convenient transit nearby with stops on Taylor Avenue, Grant Avenue and Waverley Street. The Blue Line (Southwest Rapid Transitway) is just south of the building.

DEMOGRAPHICS

	5 Min. Drive Time	10 Min. Drive Time
Total Population	39,570	166,184
Daytime Population	42,270	171,971
Households	16,049	69,945
Median Age	40.7	37.7
Avg. Household Income	\$116,377	\$113,145

Source: Environics Analytics ©2020

PROPERTY SUMMARY

Available (Aug. 1, 2021)	6,050 SF
Net Rent	\$22.00/SF/annum
Additional Rent	\$14.05/SF/annum
Parking	Ample on site

FEATURES

- The site is a well designed clinic with excellent flow
- Option to reduce square footage by
- Main floor access
- Approximately 18 exam rooms, a counselor room, a boardroom, and a physicians lounge
- Site offers option for an in-house pharmacy
- Current furniture, including Welch Allyn diagnostic pannels, exam beds, MidMark ritter exam beds with stool, exam lights, built in physician's desk, surgical tools and supplies, and more) is available for purchase (optional)
- Parking on-site
- Signage opportunities on pylon and facade



204.474.2000

Shindico

www.shindico.com

Shindico

FOR LEASE

1345 Taylor Avenue, Winnipeg, Manitoba

SURROUNDED BY NUMEROUS RETAILERS, RESTAURANTS, AND AMENITIES

All the conveniences to make life easy for both business and pleasure are located nearby including grocery, retail, dining, medical and recreational facilities.

- Located west of Grant Park Festival, which is anchored by Sobeys and featuring specialty retail including SkinWise Dermatology, Village Orthodontics, Holt Dental, G is for Glasses, Orangetheory Fitness, Boston Pizza, Starbucks, and Subway
- Also nearby is Grant Park Pavillions, anchored by Walmart Supercentre and Scotiabank
- A short walk away is Grant Park Shopping Centre (390,000 sq. ft. enclosed mall), featuring Canadian Tire, Co-op Food Store, Landmark Cinemas, Goodlife Fitness, Liquor Mart, McDonald's, and Shoppers Drug Mart
- Professional and recreational services including: Pan Am Pool (with new City of Winnipeg Library), Pan Am Clinic, Reh-Fit Centre, Winnipeg Soccer Complex, Taylor Tennis Club and Golf Dome



204.474.2000

Shindico

www.shindico.com

Shindico

FOR LEASE

1345 Taylor Avenue, Winnipeg, Manitoba

FOR LEASE

1345 Taylor Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Brennan Pearson
Vice-President, ICI Properties
C (204) 291-5003
bpearson@iciproperties.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.100421