

~ 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

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)

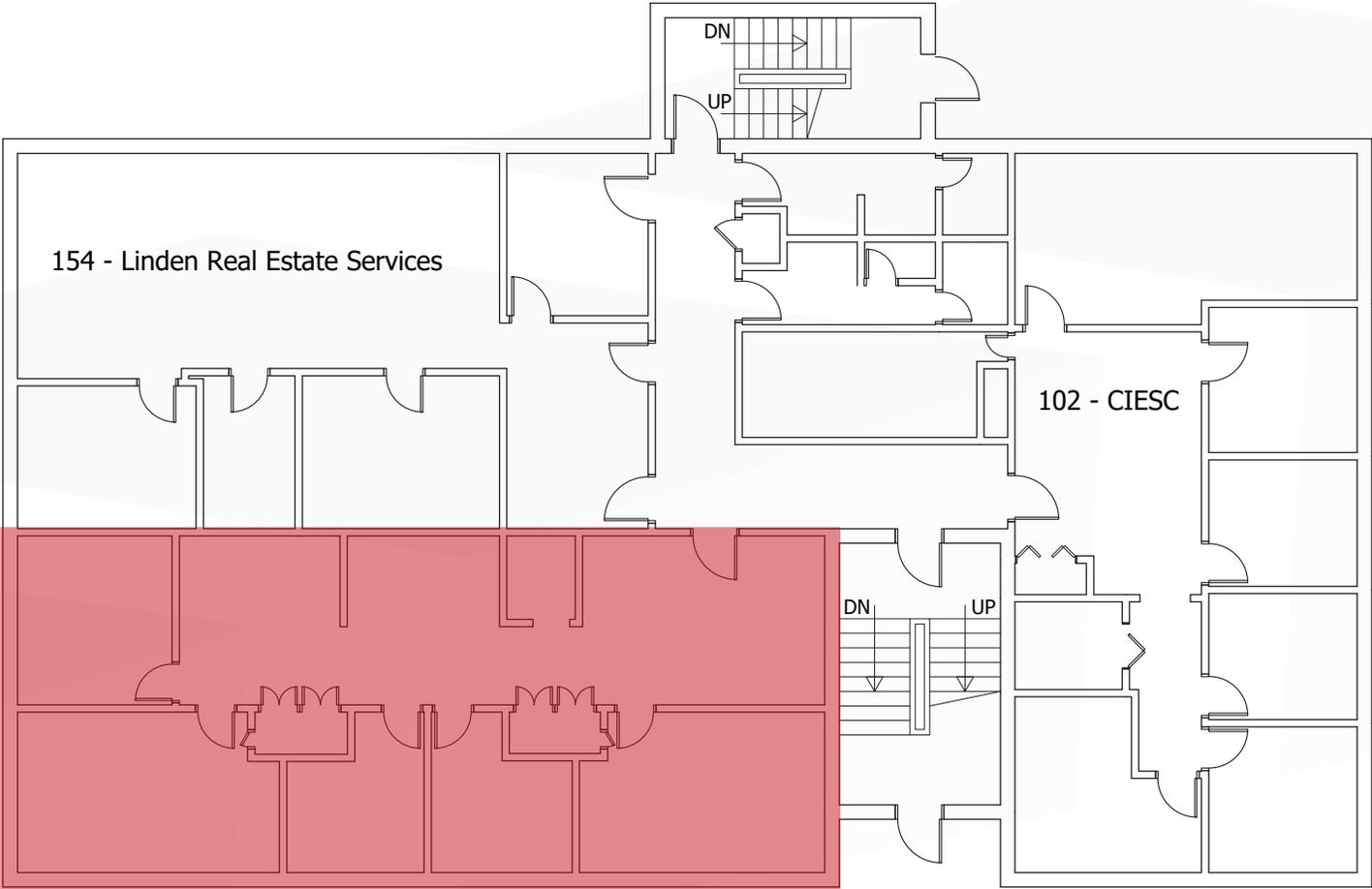
AVAILABILITY Immediately

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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