

FOR LEASE

Full Fourth Floor Office Space on Pembina Highway

1619 Pembina Highway, Winnipeg, Manitoba



**BUILDING
SIGNAGE**



**PASSENGER &
FREIGHT
ELEVATORS**



**15 DESIGNATED
PARKING STALLS**



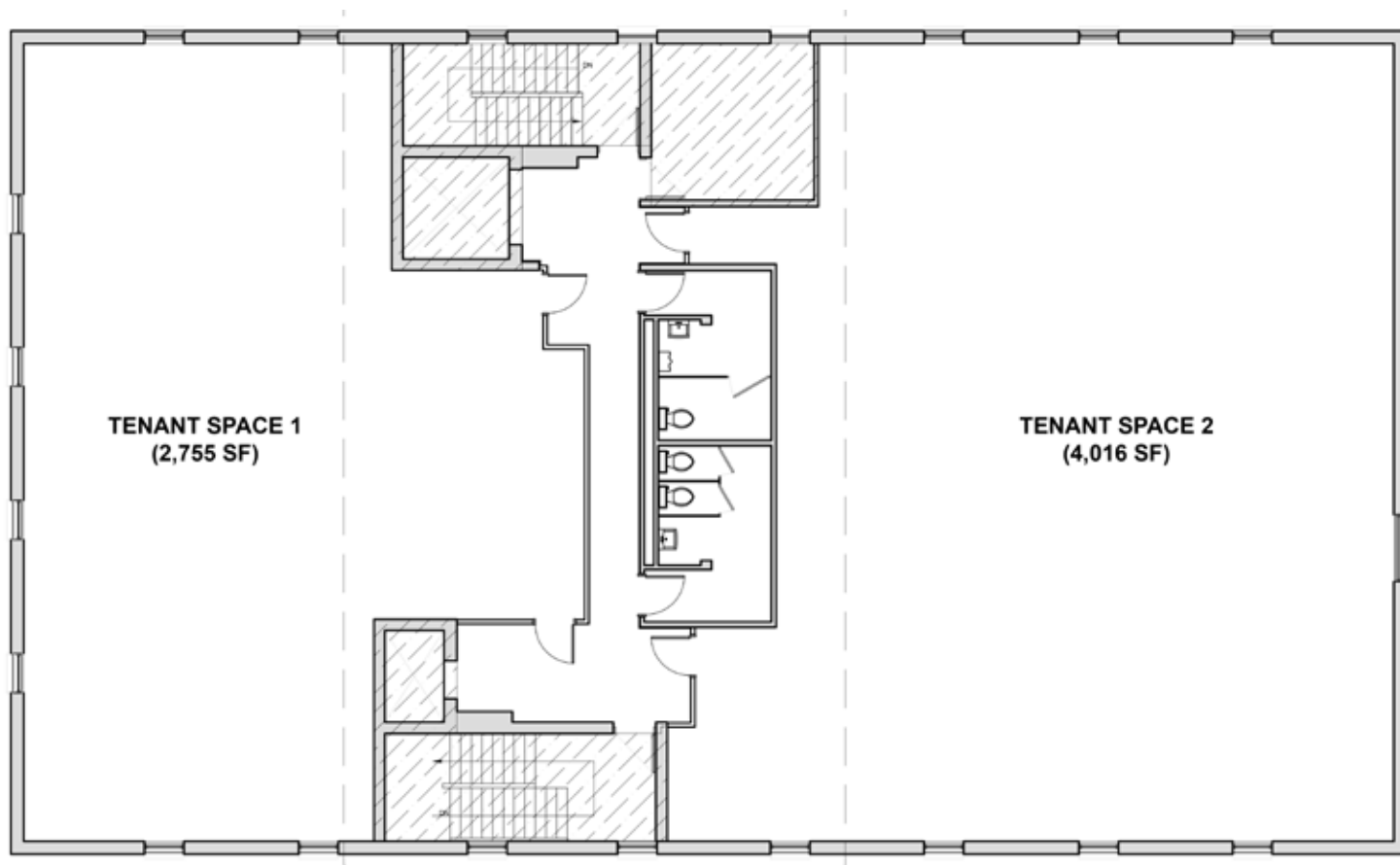
**7 TRANSIT
ROUTES NEARBY**

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FEATURES

- Full fourth floor opportunity, which can be subdivided into two units.
- New windows on four sides.
- One passenger elevator and one freight elevator.
- Prominent building signage opportunities.
- On-site electrified parking available.
- Excellent transit access on Pembina Highway with 7 routes within walking distance, including the Blue Line rapid transitway.
- Close proximity to major retail shopping nodes and numerous restaurants.
- Suitable for professional offices such as legal, accounting, and consulting.
- **Building façade redevelopment planned for 2025.**

204.474.2000

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PROPERTY SUMMARY

Available	2,755 to 6,771 SF
Net Rent	\$16.00 to \$18.00/SF
Property Taxes (2025 est.)	\$4.66/SF
CAM (2025 est.) plus management fee of 5% of gross rent	\$7.44/SF
Zoning	C2 - Commercial Community
Parking	Up to 15 designated stalls \$30/month per stall

LOCATION

- Located on one of Winnipeg's busiest north/south thoroughfares, Pembina Highway.
- Convenient access to all areas of south Winnipeg via Abinoji Mikanah - Winnipeg's inner ring road.
- Minutes away from Victoria Hospital, the University of Manitoba campus, and Princess Auto Stadium, home of the Winnipeg Blue Bombers.

DEMOGRAPHICS

	5 min. Drive Time	10 min. Drive Time	15 min. Drive Time
Total Population	29,620	216,845	413,756
Daytime Population	35,296	197,727	437,947
Households	12,450	90,203	173,694
Median Age	32.5	36.9	37.7
Avg. Household Income	\$104,286	\$118,750	\$116,478

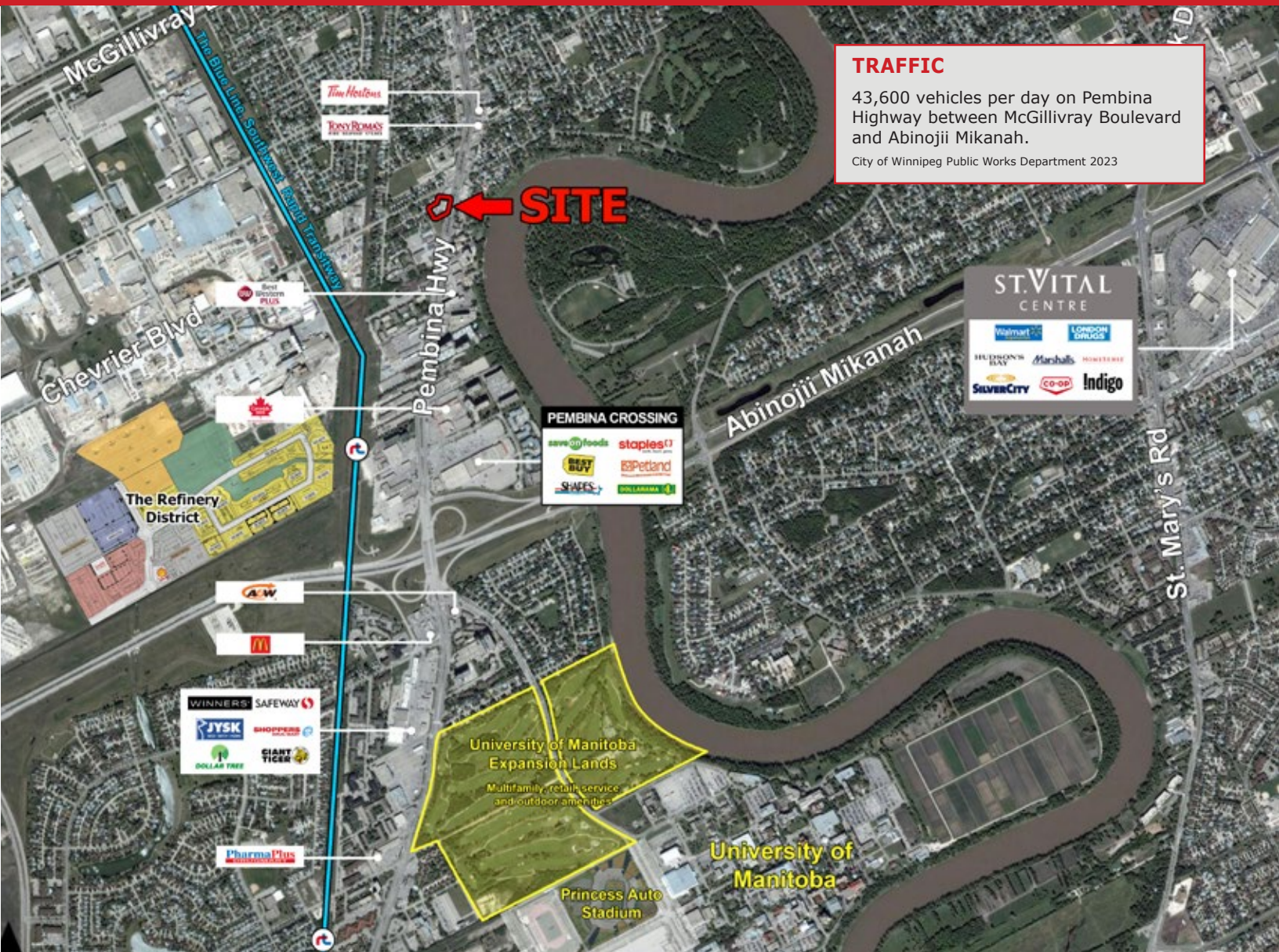
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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico
Succeeding by Helping Others Succeed



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

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