

FOR SUBLEASE

554 PEMBINA HIGHWAY

WINNIPEG, MANITOBA



OFFICE SPACE AVAILABLE FOR SUBLEASE

Property Summary

Available	2,240 SF
	Second Floor Space
Asking Lease Rate	\$12.00/SF
Additional Rent	\$8.13/SF
Parking	10 stalls

Features

- Long term lease in place.
- Sub-Lessor will consider long term lease.
- Private separate entrance.
- No elevator.
- 6 private offices, 2 washrooms, storage area, open concept in the centre, with windows on all sides.
- Signage available.

Location

- North of the signalized intersection of Grant Avenue and Pembina Highway (East side of Pembina Highway).
- Minutes from downtown and surrounded by high density affluent neighbourhoods.
- Excellent transit access.

Demographics

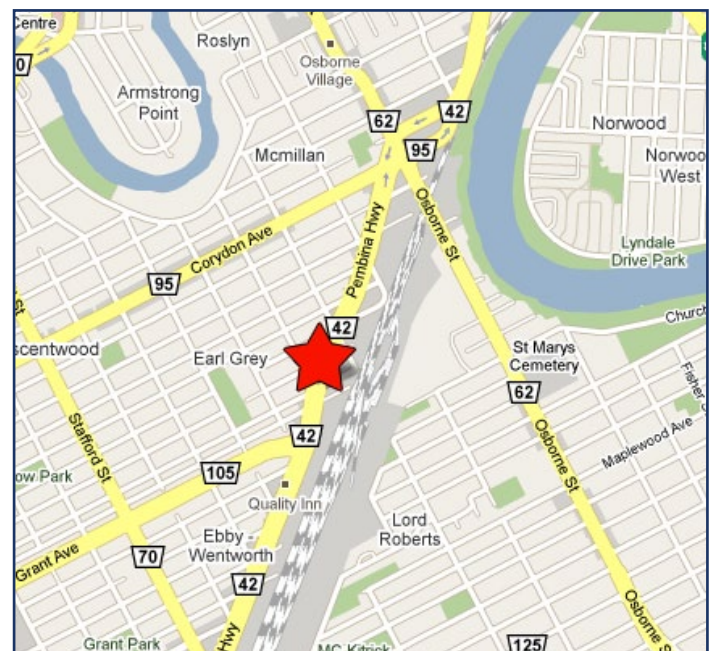
	1 Mile Radius	3 Mile Radius
Total Population	29,505	197,895
Private Households	15,623	92,185
Average Age	40.9	39.9
Avg Household Income	\$54,622	\$54,465

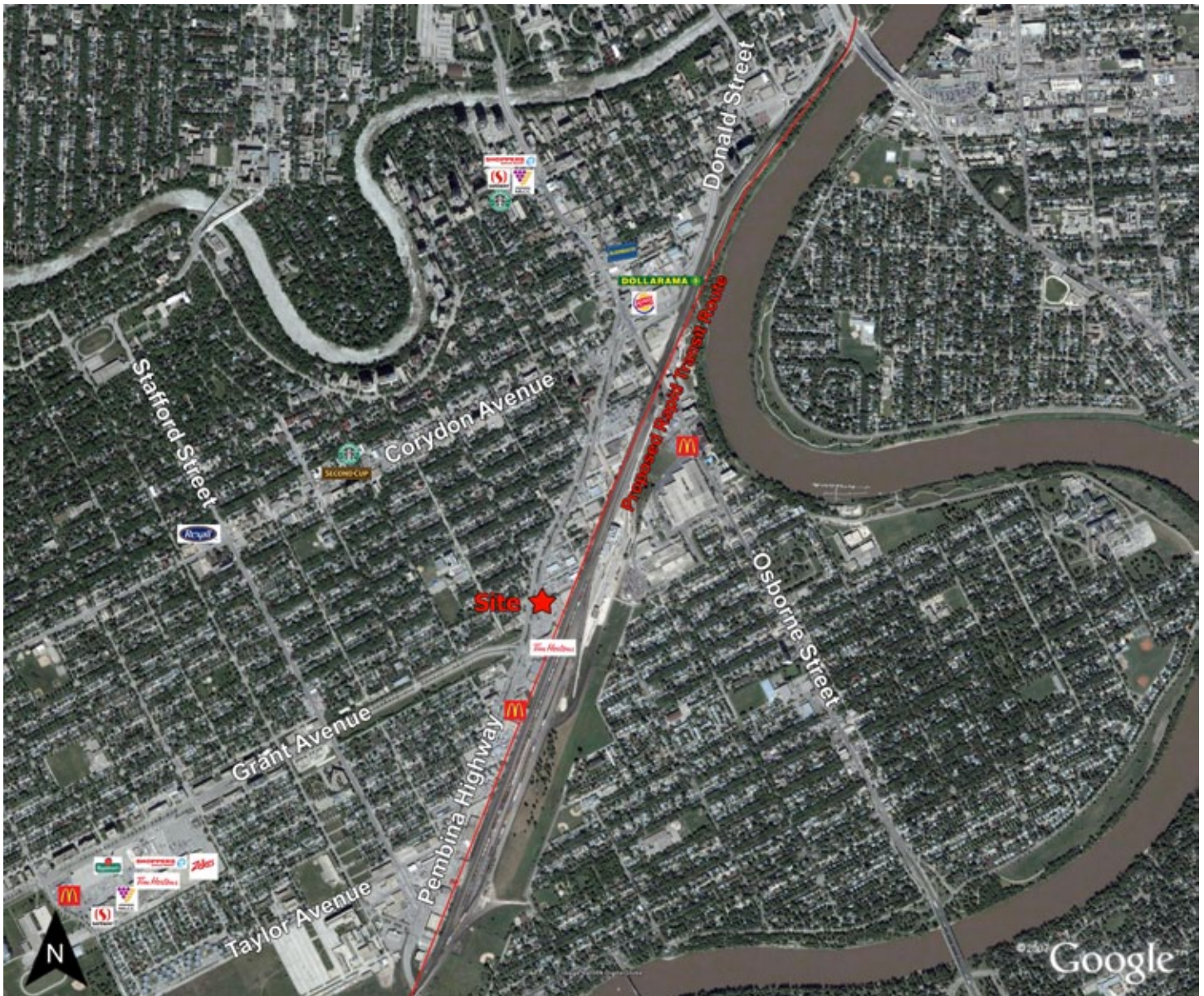
(Reference: Statistics Canada 2006 Census)

Traffic

- 54,500 vehicles per day at the intersection of Grant Avenue and Pembina Highway.

(Reference: City of Winnipeg Public Works Department, 2008)





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LEASING INQUIRIES

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Shindico

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