

MAIN FLOOR CLINIC AND PROFESSIONAL OFFICE SPACE FOR LEASE



2536 MAIN STREET

WINNIPEG, MB



PROPERTY OVERVIEW

BUILDING DETAILS

LOCATION	North Main Street at the Main Street and Red River Boulevard West light-controlled intersection
SURROUNDING TENANTS	Access Credit Union, Shoppers Drug Mart, Circle K/Esso
NO. OF STOREYS	2 storey office building

PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 1: 1,490 sq. ft.
	Unit 2: 783 sq. ft.
	Total: 2,273 sq. ft.
NET RENTAL RATE	\$30.00 per sq. ft.
ADDITIONAL RENT	\$12.08 per sq. ft. (est. 2025) plus utilities (water included)
SIGNAGE	Exterior building signage and pylon signage available
HVAC	4-ton per unit
ELECTRICAL	225 Amp per unit
PARKING	Reserved parking available

HIGHLIGHTS

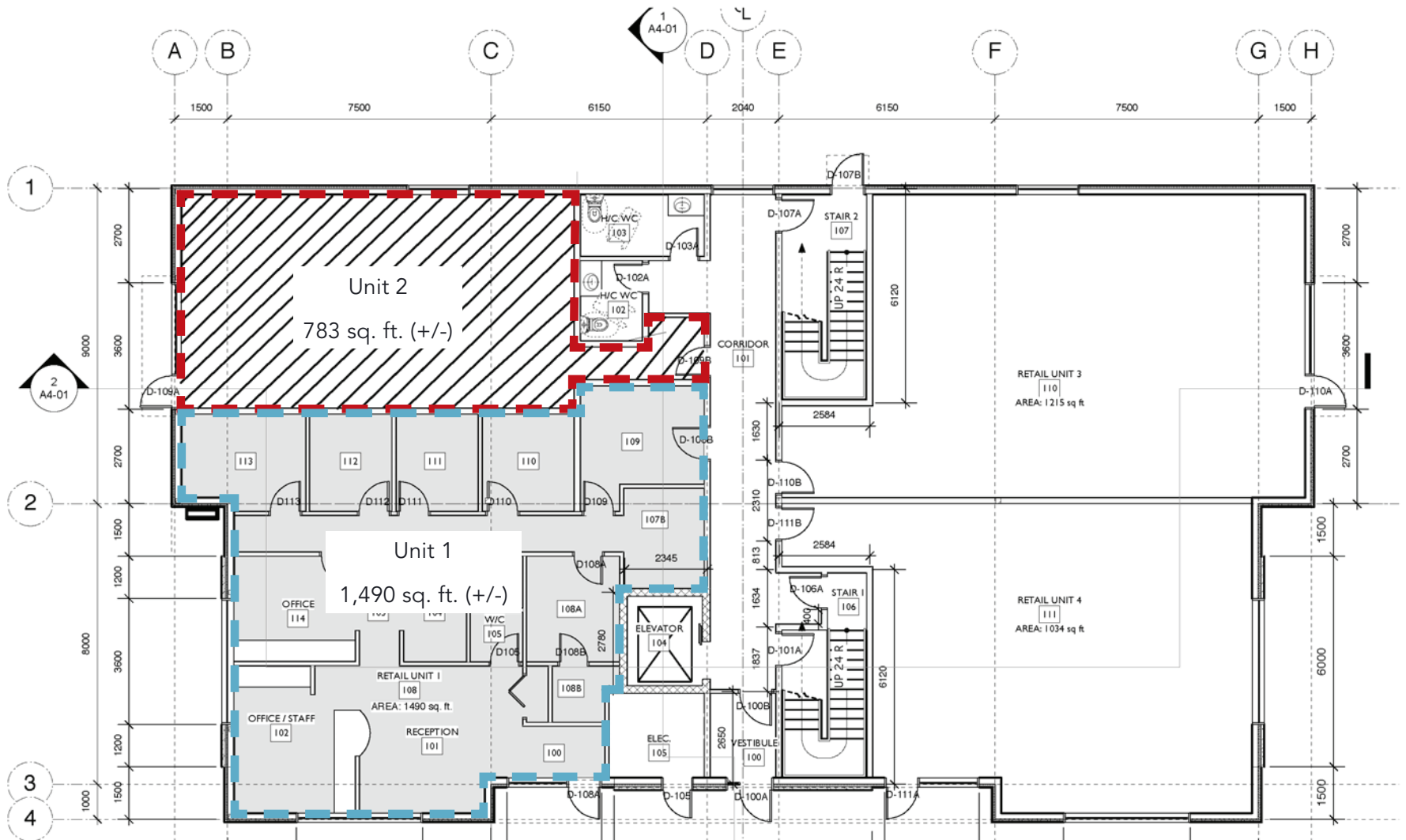
- Move-in ready, main floor office space
- Unit 1 is currently occupied by medical clinic; Unit 2 is currently occupied by law office
- Unit 1 & 2 are contiguous; up to 2,273 sq. ft. available
- Situated next to Access Credit Union and Shoppers Drug Mark, and across from Sobeys, Liquor Mart, Pet Valu, A&W, Subway, and more
- Surrounded by the neighbourhoods of West Kildonan, Seven Oaks, Garden City, East St. Paul and West St. Paul



SITE PLAN



FLOOR PLAN



INTERIOR PHOTOS

UNIT 1



INTERIOR PHOTOS

UNIT 2



AREA OVERVIEW

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
24 minutes



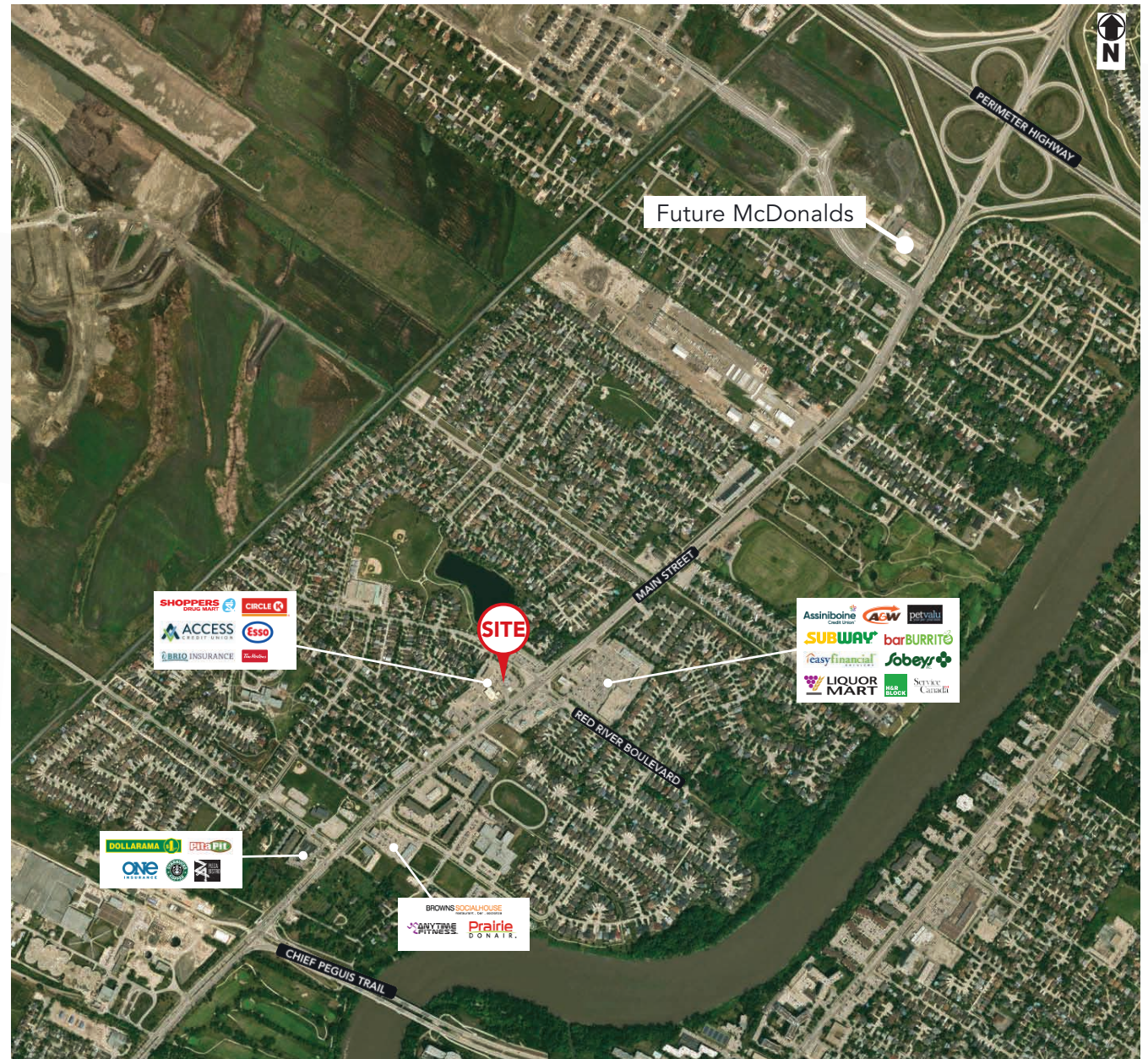
PORTAGE AND MAIN
16 minutes



GARDEN CITY SHOPPING CENTRE
7 minutes



SEVEN OAKS HOSPITAL
9 minutes



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km	3 km	5 km
8,450	52,222	129,484

PROJECTED POPULATION (2029)

9,233	56,455	137,284
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MEDIAN AGE

MEDIAN AGE

1 km	3 km	5 km
42.4	40.8	39.3



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km	3 km	5 km
\$150,086	\$107,991	\$109,298

PROJ. HOUSEHOLD INCOME (2029)

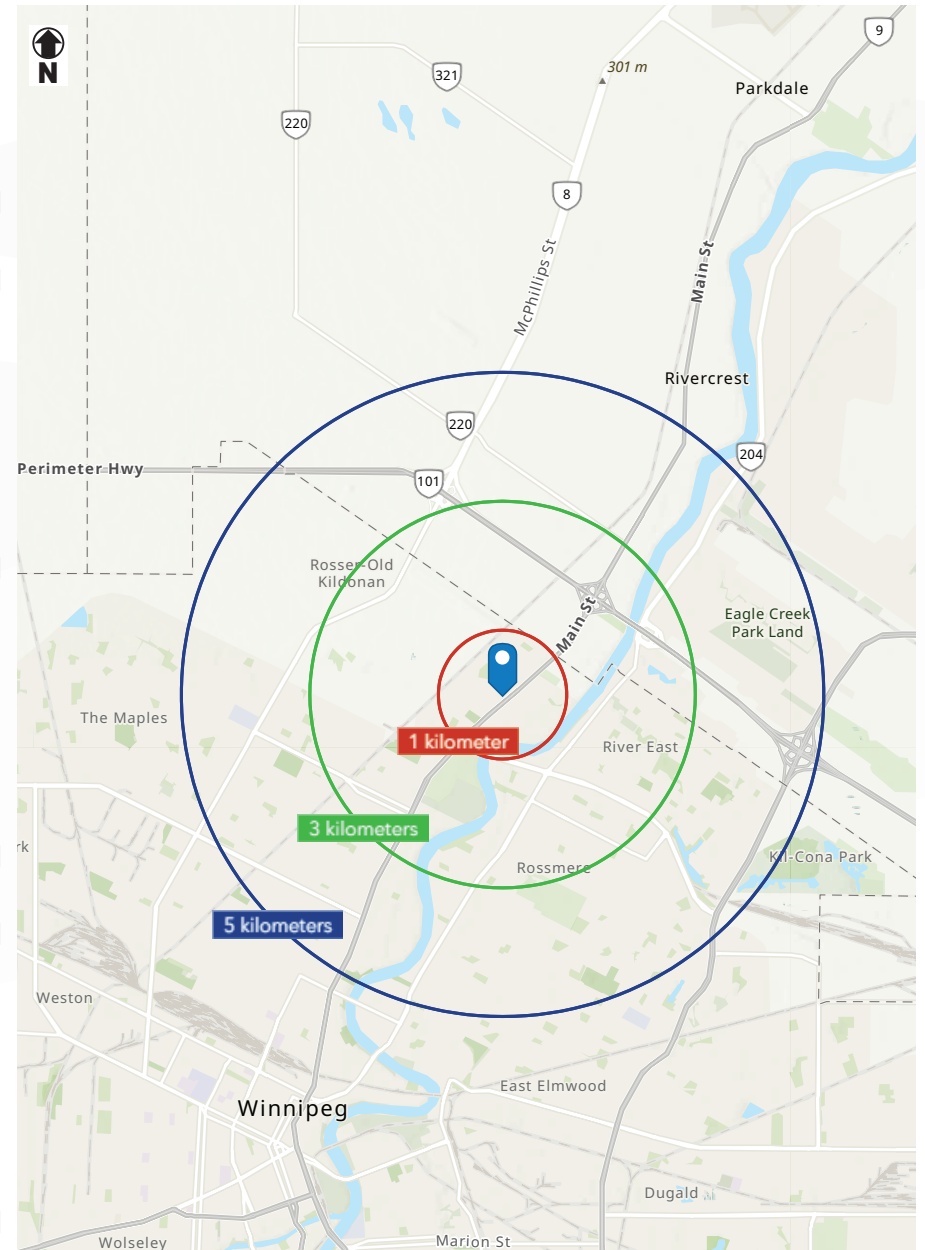
\$172,540	\$126,123	\$127,354
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HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km	3 km	5 km
2,842	21,968	51,699





COMMERCIAL REAL ESTATE
SERVICES INC.

 **ACCESS**
PROFESSIONAL CENTRE

Harmony Hair & Co

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