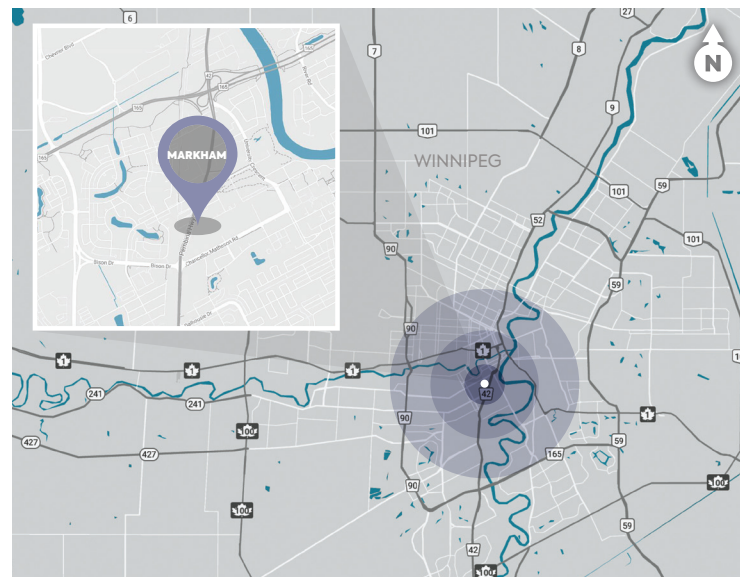


MARKHAM PROFESSIONAL CENTRE

2265 PEMBINA HIGHWAY | WINNIPEG, MB

+ OFFICE/RETAIL FOR LEASE

Markham Professional Centre is an office/retail strip centre. Retail units are fully leased with vacancies available in the the three-storey professional building. Tenants on site include a host of medical professionals, a pharmacy, and various retail services.



AREA DEMOGRAPHICS +



POPULATION

1 KM	3 KM	5 KM
10,323	57,727	152,716



HOUSEHOLDS

1 KM	3 KM	5 KM
4,256	21,944	56,976



AVERAGE INCOME

1 KM	3 KM	5 KM
\$83,051	\$115,248	\$123,672



VEHICLES PER DAY

54,500 daily on Pembina Highway in 2018*

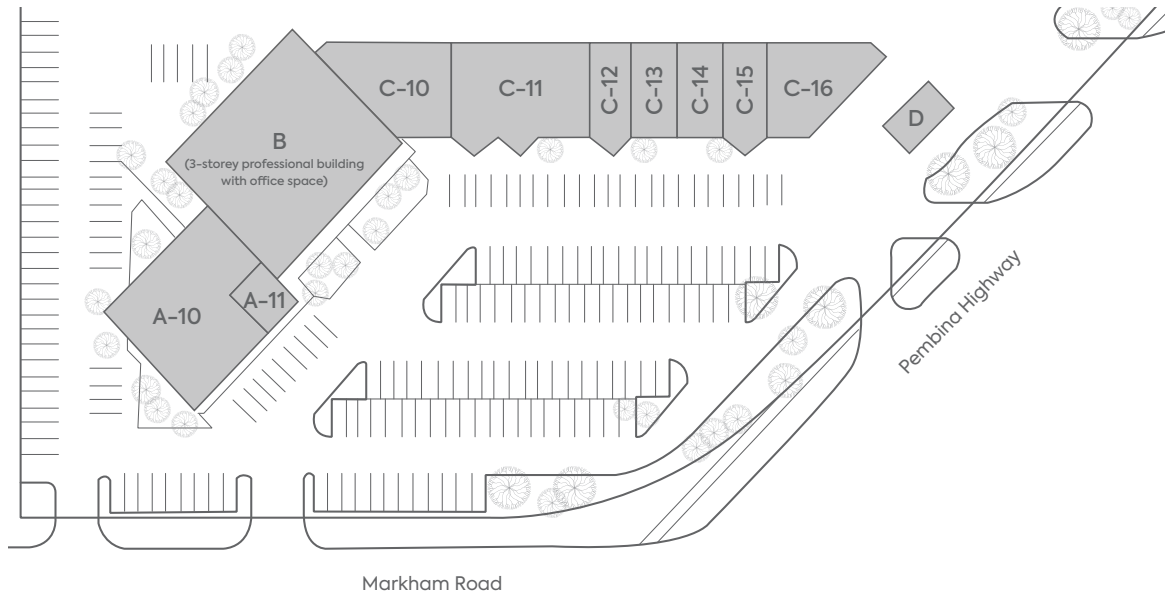
*Most recent data available

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

SITE PLAN +

MARKHAM PROFESSIONAL CENTRE



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

RETAIL FULLY LEASED

A-10	Pharma Plus Drugmart	3,911 SF
A-11	Aloha Nails	969 SF
B	Medical & Professional Services	22,152 SF
C-10	Winnipeg Radiology Services	1,916 SF
C-11	Pembina Medical Clinic	3,175 SF
C-12	Wenkai Garden	1,358 SF
C-13	Nuoasis Technology	1,200 SF
C-14	STO Express	1,200 SF
C-15	Hong Du Kkae Korean Restaurant	1,358 SF
C-16	Golden Loong Restaurant	2,287 SF
D	Domo	N/A

OFFICE- FULLY LEASED

OFFICE SPACE – BLDG B

(2nd & 3rd floors, no floor plans currently available)

#102	Dr. Sue Deonarain	767 SF
#200	Leased	1,514 SF
#201	Dr. Cameron Stewart Lowden	1,000 SF
#204	David James Pankratz	775 SF
#302	Resident Connect	948 SF



PROPERTY DETAILS +



SITE AREA
3 Acres



GROSS BUILDING AREA
39,526 SF



AVAILABILITY
Fully Leased



RENTAL RATE
Market

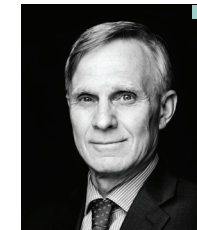


ADDITIONAL RENT
Prop Tax: \$4.19/SF
CAM: \$14.09/SF
EST. TOTAL: \$18.28/SF



PARKING RATIO
4/1,000 SF

CONTACT



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