

1180 Pembina Highway

Winnipeg, Manitoba

1,414

SQ FT ±

FOR LEASE

DEVELOPED MAIN FLOOR
OFFICE SPACE

7
PRIVATE OFFICES

1180
PEMBINA

ASH

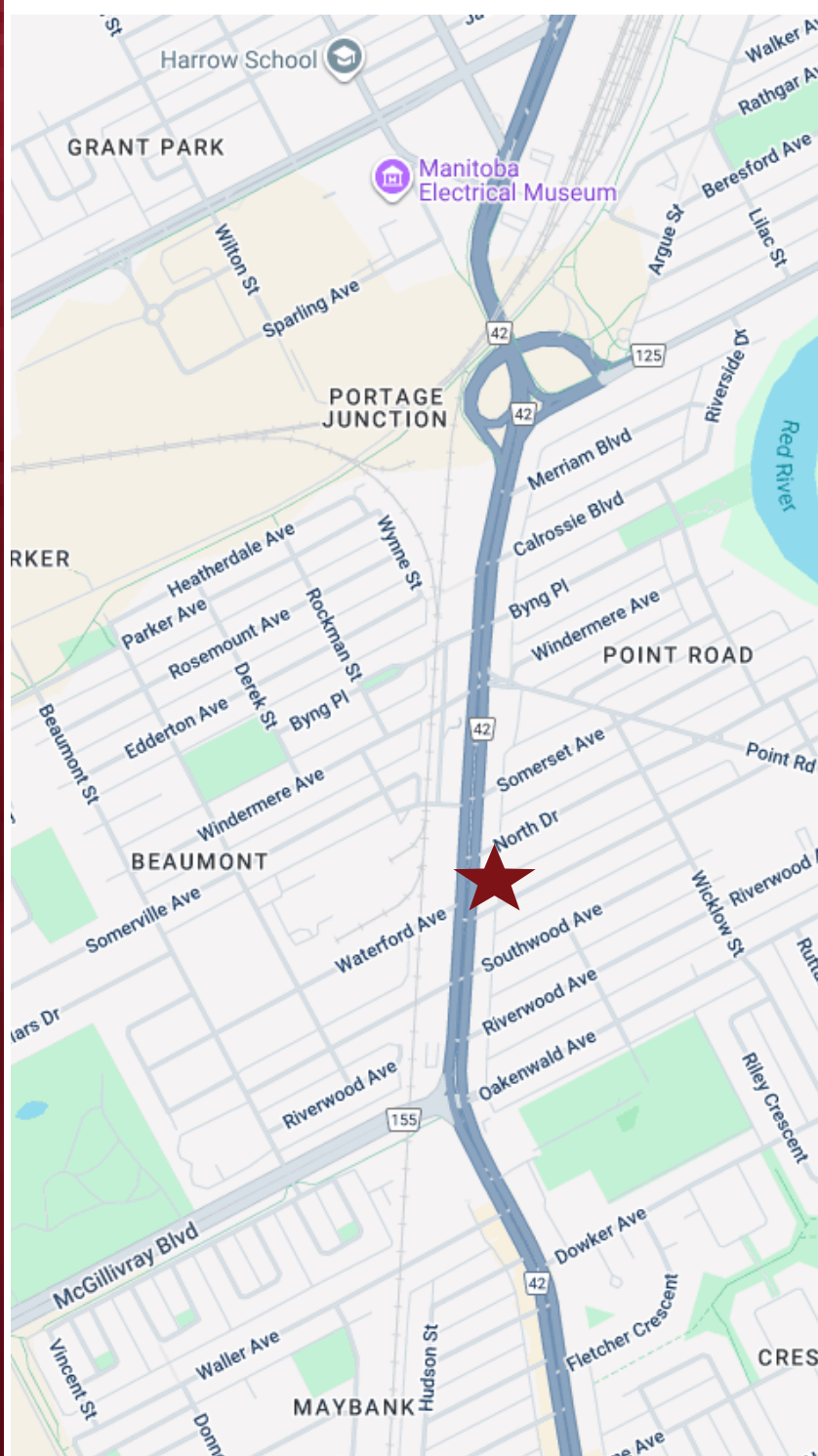
A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

September 2025

E & OE

Property Information

- Located on the east side of Pembina Highway at North Drive, 1180 Pembina Highway is easily accessible and highly visible.
- Developed office space.
- Exterior signage opportunity.
- Located on a major bus route.
- C2 zoning.



Basic Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
\$12.00	\$14.37 ^{1, 2, 3}
¹ Hydro, gas and water utilities included. ² One (1) parking stall included. ³ Plus 5% management fee on Gross Rent.	

