

# PHARMACY OPPORTUNITY AT GRACE HOSPITAL

300 BOOTH DRIVE, WINNIPEG, MB



---

# GRACE HOSPITAL

*A Leading Centre for Acute Care in Winnipeg*

Grace Hospital is a **270-bed acute care facility** operated by the Winnipeg Regional Health Authority. Serving Winnipeg since 1904 and located in the city's west end since 1967, Grace is one of three designated acute care hospitals in the region, **offering 24/7 Emergency Services, Critical Care (ICU), and Emergency Surgery.**

## KEY PROGRAMS & SERVICES

**Medicine** – Inpatient/outpatient services, including the Adult Medical Clinic, Vascular Lab and Clinic, and University-affiliated clinical teaching unit.

**Surgery** – Over 12,000 annual procedures, including joint replacements, general, urology, neuro/spinal, and emergency surgeries.

**Emergency Department** – 24/7 care with over 35,000 visits annually.

**Intensive Care Unit** – 10-bed Critical Care Unit with continuous monitoring.

**Grace Hospice** – 12-bed, state-of-the-art palliative care facility.

**Cancer Care** – Outpatient assessment, treatment, and follow-up.

**Comprehensive Support Services** - Including diagnostic imaging, lab services, pharmacy, therapy services, spiritual care, Indigenous health programs, and more.

**Access Winnipeg West** - An on-site community health centre with a Walk-In and Primary Care Clinic open daily with extended hours.

# AVAILABILITY DETAILS

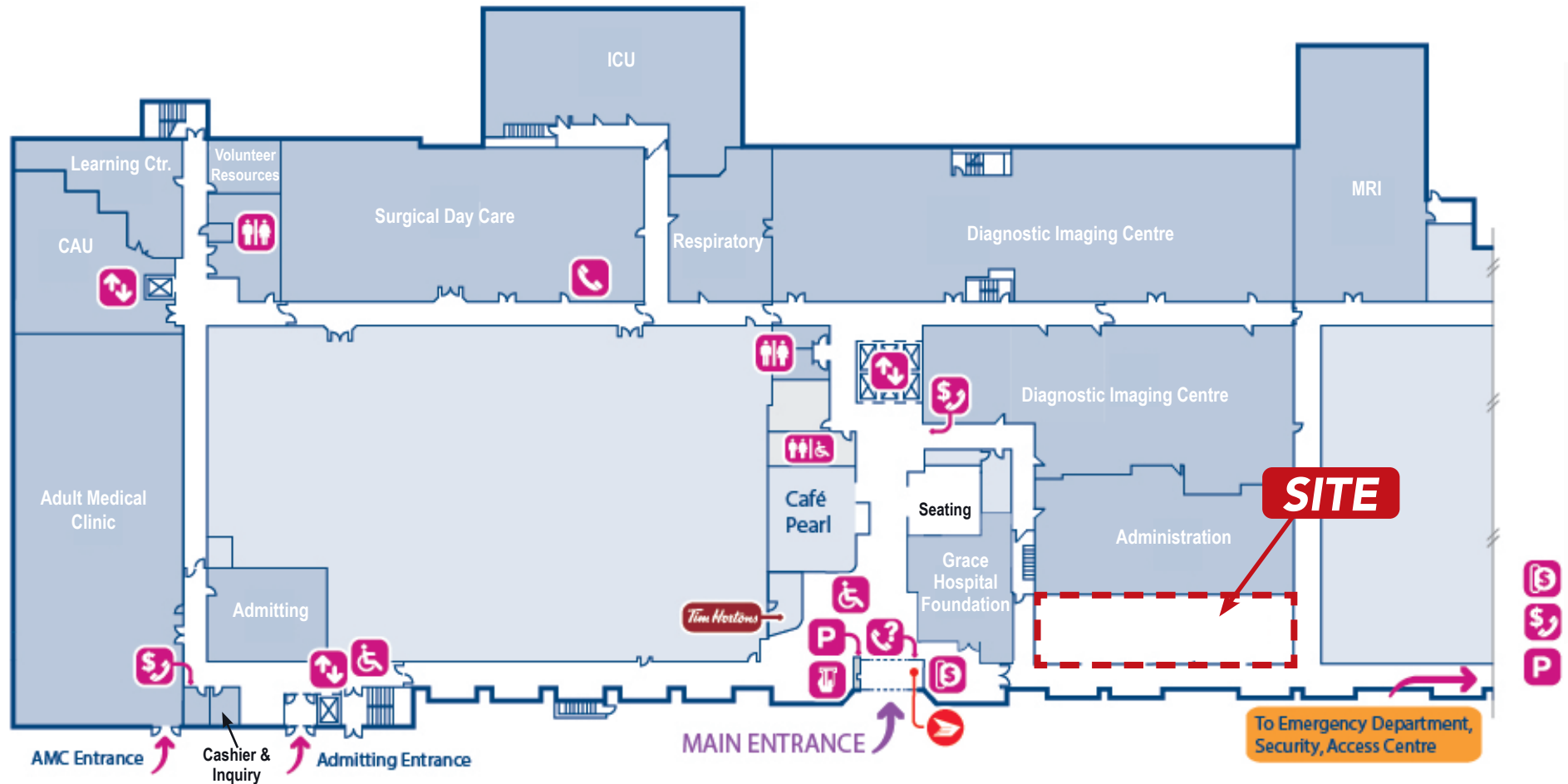
AREA AVAILABLE	1,916 sq. ft. (+/-) (rentable area)
GROSS RENT	\$50.00 per sq. ft. (inclusive of utilities)
AVAILABILITY	Immediate (ready for tenant fixturing)

## HIGHLIGHTS

- Approximately 113,000 annual patients
- Available unit situated on the main floor of the hospital, between main entrance and Emergency Department
- Opportunity to serve over 100,000 annual patients, plus neighbouring community
- On-site staff parking available
- Ample signage opportunities within the hospital

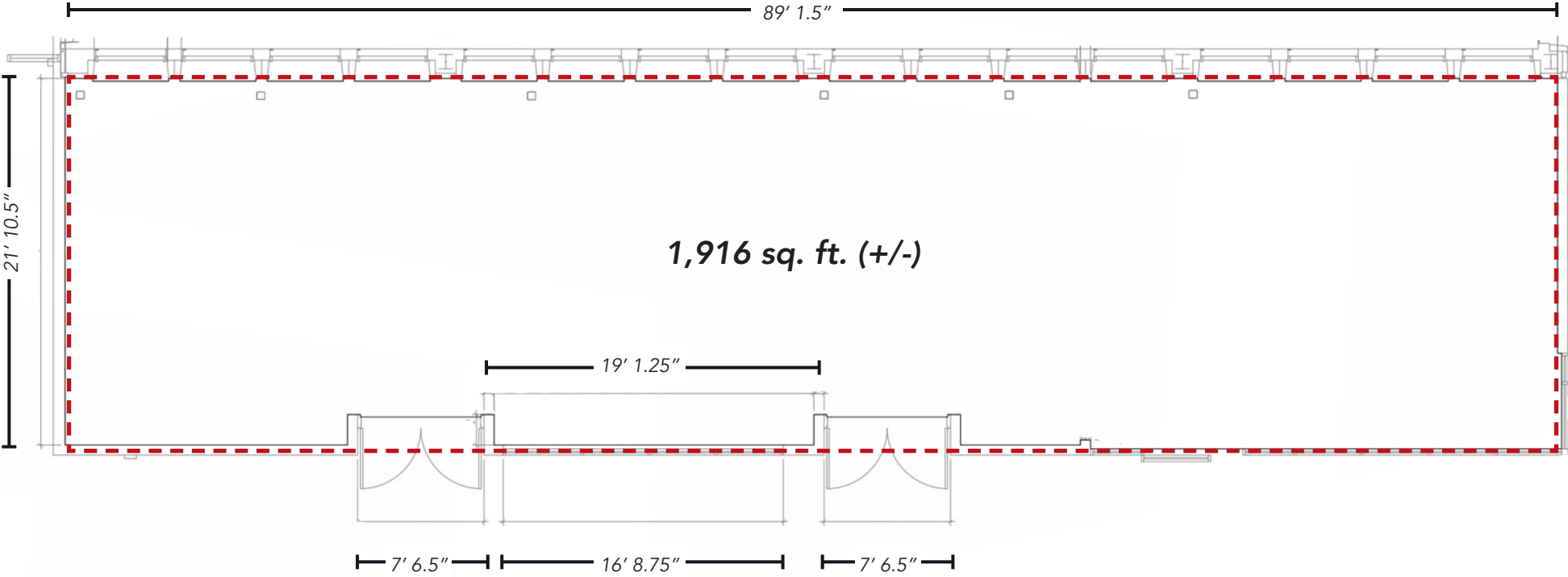


# SITE PLAN



- |  |                     |  |                       |  |                 |
|--|---------------------|--|-----------------------|--|-----------------|
|  | Entrance            |  | Patient Inquiry Phone |  | Vending Machine |
|  | Parking Pay Station |  | Public Phone          |  | ATM             |
|  | Washrooms           |  | Pay Phone             |  | No Access       |
|  | Wheelchairs         |  | Elevators             |  | Mailbox         |

# FLOOR PLAN



# LOCATION MAP

## DRIVE TIME ANALYSIS



RICHARDSON INTERNATIONAL AIRPORT  
**17 minutes**



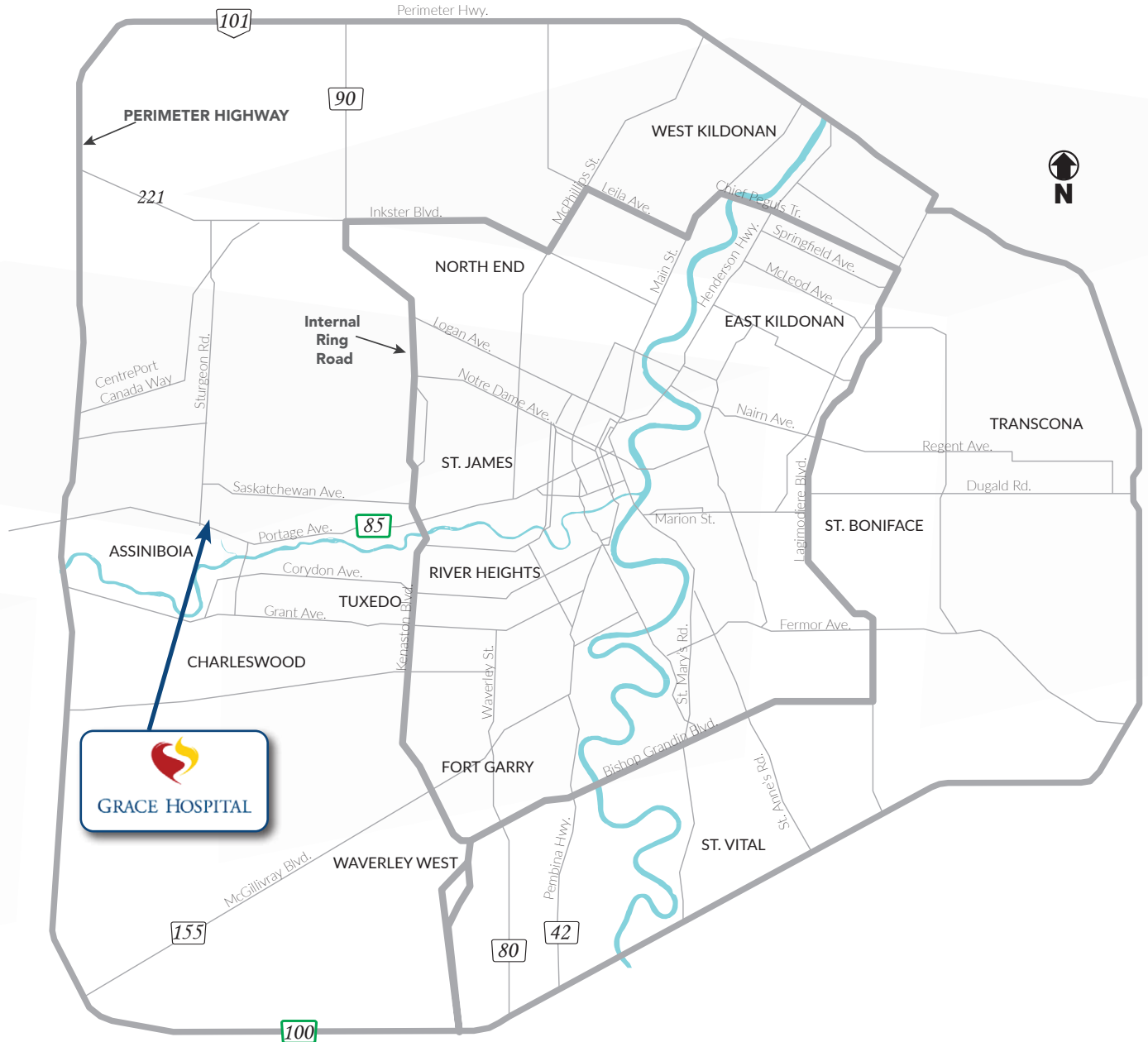
PORTAGE & MAIN  
**19 minutes**



TRANSCANADA HIGHWAY  
**5 minutes**



CF POLO PARK  
**11 minutes**





COMMERCIAL REAL ESTATE  
SERVICES INC.

---

## CONTACT

PRESLEY BORDIAN, Vice President, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

RENNIE ZEGALSKI, Principal

(204) 985-1368

[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

*Services provided by Rennie Zegalski Personal Real Estate Corporation*

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.