

# AVAILABLE SPACE

## TERRACON BUSINESS PARK



**Building C**  
 6,000 s.f.  
 1,800 s.f. Office  
 4,200 s.f. Warehouse  
 Grade Loading  
 Available: Immediately

## TERRACON BUSINESS PARK



**Building E**  
 3,880 s.f. Office  
 2nd floor corner unit  
 Open and Private offices  
 Available: Immediately

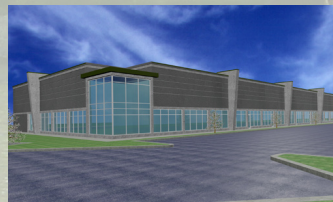
## THE WATERS BUSINESS PARK

**Building W2**  
**Pre-Leasing**  
 Multi Tenant Flex Space  
 6,000 - 45,000 s.f.  
 Dock Loading  
 20' Clear Height  
 Available: TBD



## TUXEDO BUSINESS CENTRE

**ACROSS FROM  
 IKEA RETAIL SITE!**  
**Pre-Leasing**  
 3,000 - 24,000 s.f.  
 Traffic count: 90,000 cars/day  
 Corner of Kenaston &  
 Sterling Lyon  
 Available: TBD



## TUXEDO BUSINESS PARK



**Building One**  
 Multi Tenant Flex Space  
 3,300 s.f.  
 Direct Kenaston Exposure  
 Open and Private offices  
 Available: May 2018

## TUXEDO BUSINESS PARK



**Building Thirteen**  
 Multi Tenant Flex Space  
 up to 12,000 s.f.  
 Backs onto Fort Whyte  
 Dock/Grade Loading  
 20' Clear Height  
 Available: Immediately

## TERRACON DEVELOPMENT LTD.



1 Terracon Place,  
 Winnipeg, MB Canada  
 R2J 4B3  
 Tel: 204.233.4330  
 Fax: 204.233.5085  
 info@terracon.co  
 www.terracon.co

# TUXEDO BUSINESS PARK

**MULTI-TENANT FLEX SPACE FOR LEASE**



## BUILDING ONE

**Frontage on Kenaston Boulevard**

**Area Available:** 3,300 sf

**Lease Rate:** TBN

**Private Offices:** 5

**Zoning:** MMU

**Parking Stalls:** 9 Stalls

**Available:** May 2018

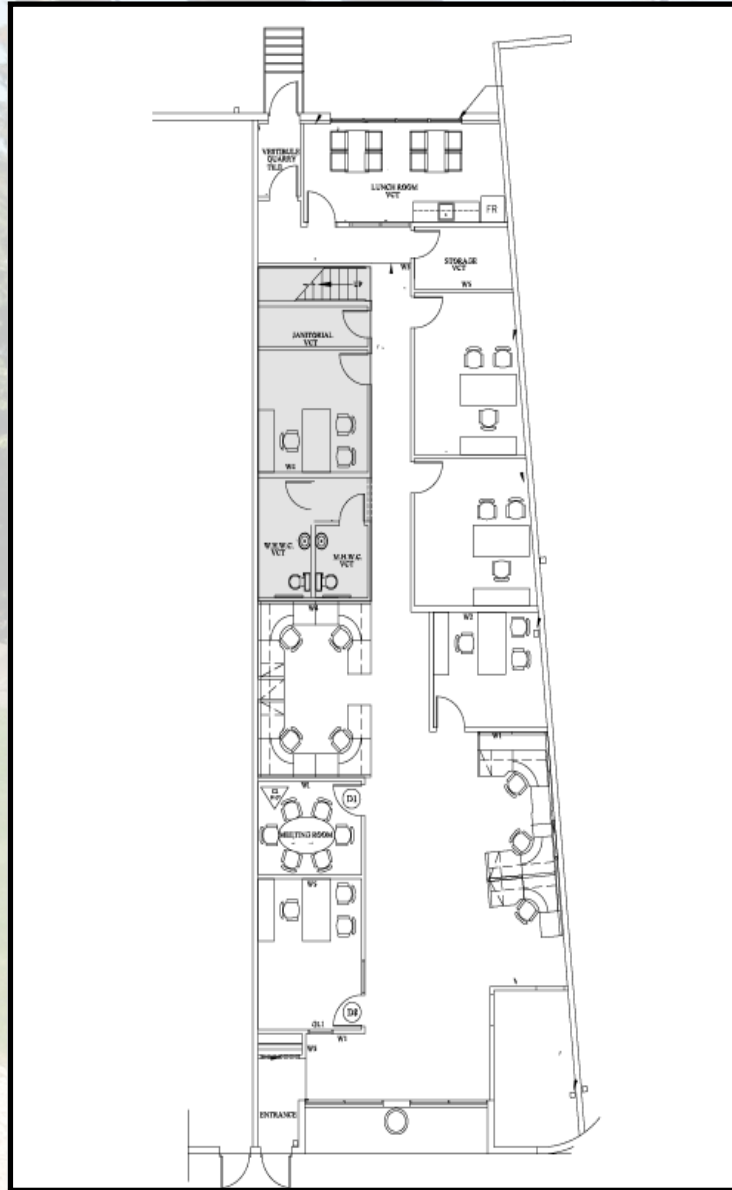


**Contact  
 Terracon  
 Development**

**Sara Kupskey**  
 skupskey@terracon.co  
 Phone: (204) 233 4330

**Cam Hildebrand**  
 childebrand@terracon.co  
 Phone: (204) 233 4330

### Current Layout



### Building One - 1321 Kenaston Blvd.

- Excellent visibility and profile on Kenaston Boulevard
- 3,000 sq. ft. of built out office space including 5 private offices, open work area, a boardroom, a janitorial room and a staff/lunch room
- 300 sq. ft. of mezzanine space
- 6 parking stalls at your door, plus 3 additional parking stalls at the rear

### Tuxedo Business Park

- Beautifully landscaped with extensive green space, ponds, and picnic tables
- Bus service with heated shelter
- GoodLife Fitness, Tim Horton's and Canadian Western Bank within Park

