

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

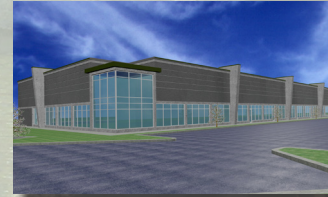
Pre-Leasing
Multi Tenant Flex Space
6,000 - 45,000 s.f.
Dock Loading
20' Clear Height
Available: TBD



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: June 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

TUXEDO BUSINESS PARK

Building Fifteen

Multi Tenant Flex Space
up to 60,000 s.f.
Dock/Grade Loading
20' Clear Height
Available: Fall 2018



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TUXEDO BUSINESS PARK

MULTI-TENANT FLEX SPACE FOR LEASE



BUILDING FIFTEEN

Area Available: 6,000 - 60,000 sf

Lease Rate: TBN

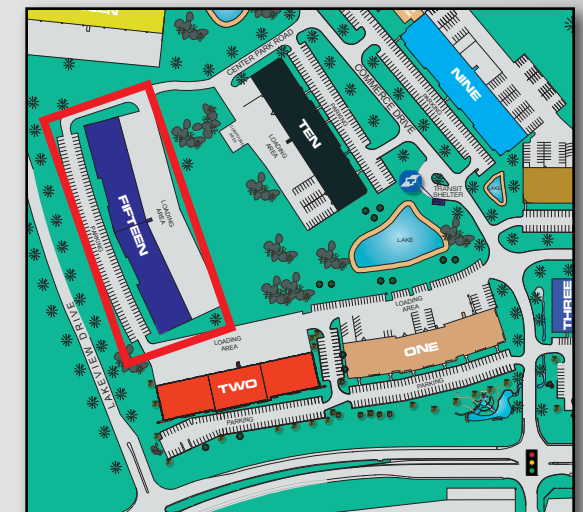
Loading Area: Dock and Grade

Clear Height: 20'

Zoning: MMU

Parking Stalls: 2 per 1,000 sf

Available: Fall 2018



Contact
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Development

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Typical Base Building Specifications

Exterior

- Walls are a combination of architectural pre-cast concrete, acrylic stucco, and architectural panel accents.
- Walls to have a R-value of R28
- Abundance of windows providing plenty of natural light

Interior

- Typical bay size: 30 x 100'
- 20' Clear
- 6" Reinforced concrete floor

Landscaping

- Common areas extensively landscaped with grass, fountains, lakes and trees.

Roof

- EPDM, R-35 Insulated

Parking

- 2 per 1,000 sf of leased area
- Additional parking available

Loading Area

- 100' deep, heavy duty asphalt
- Compound space available

Doors

- Dock level (8' x 10')
- Grade level (14' x 16')

Electrical service per bay

- 100 A - 347/600V-3PH-4W panel
- 45KVA Dry type transformer
- 100 A - 120/208-3PH-4W panel

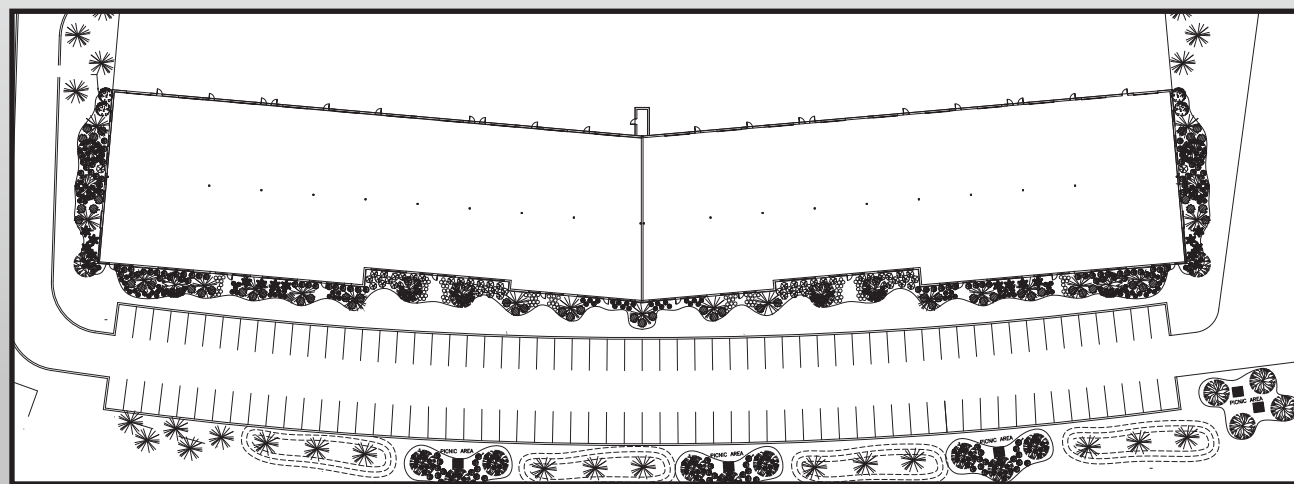


New Building

- Brand New Construction
- Up to 60,000 sf of continuous space
- Flex space allows you to build out the interior to your specifications
- 10' x 20' Parking stalls at your door, with additional parking available at the rear of the building

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
- over 1 million square feet of retail shops, services and restaurants within a 1 km radius



Parking and Loading



Front Profile

