



concept photo

TUXEDO BUSINESS PARK is pleased to announce the opening of TIM HORTONS (September, 2009). Located at the entry of the Park on Commerce Drive and Kenaston Blvd, the store will feature specific design elements such as earth tone color scheme and dry stack stone details to harmonize with the Park. The 20 car stacking for the drive thru and 32 seats will provide plenty of opportunity to enjoy your favorite treat at Tim Hortons!

TIM BITS ...

- 3,475 Stores in Canada & USA (as of June, 2009);
- 1,400 Employees across seven regional offices;
- 83,000 Franchisee staff;
- Total Revenues: \$2.04 Billion (2008);
- Social & Community Responsibilities:
 - Tim Horton's "Tim Bits Program" sponsors over 200,000 children on hockey, soccer, lacrosse, t-ball, baseball and ringette teams across Canada and the USA;
 - The Tim Horton's Children Foundation is a non-profit, charitable organization committed to providing a fun-filled camp environment for children from economically disadvantaged homes.

Our Vision: Create Canada's Finest Business Communities by integrating people, nature, business and technology in an environment that enhances individual and corporate growth.

"GROW WITH US..."

The Waters Business Park continues to build momentum as the 3rd Master Planned Business Park in the Terracon portfolio. This summer, Terracon and the City of Winnipeg joint ventured to develop 2,600 feet of Mazenod Road and create a future link for Winnipeg's Active Transportation Corridor (ATC).

Landscaping is being installed for both the ATC and Building W-1. The largest of the trees planted this year were reclaimed from the \$5.6 million dollar renovations taking place at Winnipeg's historic Central Park. These trees were destined for the chainsaw before Terracon offered to transplant 10 of these trees, including 6 basswood, 3 shuber & chokecherry and 1 patmor ash.

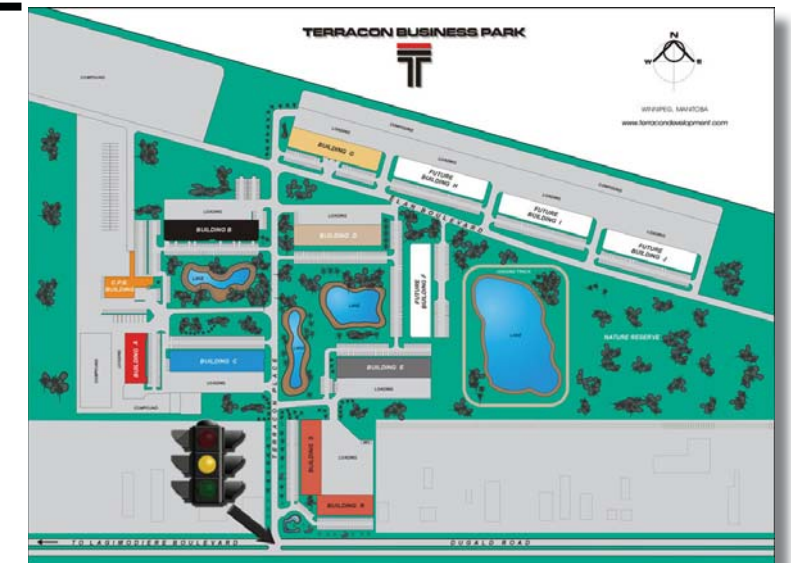
Spring 2010 will promise to be Blooming!



Transportation upgrades were a theme this year as Terracon Development Ltd. installed contemporary HEATED Transit Shelters at both Terracon Business Park and Tuxedo Business Park!

TERRACON'S BUSINESS PARKS CONTINUE TO GROW...

Tuxedo Business Park continues to expand! The Tim Hortons building and Buildings 11 and 12 were completed and leased in 2009. With this growth brought the extension of Commerce Drive and additional public green space to the Park. Tuxedo Business Park now offers over 22 acres of parks and green space to its tenants and visitors.



Summer 2009 also brought change to our most established Park. The City of Winnipeg, as part of a \$5.0 million dollar upgrade to Dugald Road, will be installing control signals at the entry to Terracon Business Park. In addition, Terracon Place has been widened to allow for a full right hand turn lane heading west.

Available Space

TUXEDO BUSINESS PARK

Building Eleven



Multi Tenant Flex Space
3,000 - 9,000 s.f.
Dock/Grade Loading
20' clear height
Available: Immediately

Building Twelve

Main & 2nd Floor
Office Space - 6,000 s.f. total
Windows on 3 sides of Office
Available: Fall 2009



Building Ten



Multi Tenant Flex Space
3,000 - 6,000 s.f.
Dock Loading
20' clear height
Available: Immediately

TERRACON BUSINESS PARK

Building S



Multi Tenant Flex Space
6,000 s.f.
Dock/Grade Loading
20' clear height
Available: Immediately

Building B



Multi Tenant Flex Space
9,675 s.f.
Dock Loading
18' clear height
Available: Immediately

396 ASSINIBOINE AVENUE

Unit One



Main Floor Unit
1,600 s.f.
Unique Architectural Space
Onsite Parking
Available: Immediately

TUXEDO BUSINESS CENTRE



BUILD TO SUIT
ACROSS FROM FUTURE
IKEA RETAIL SITE!
3.5 (+/-) acres high exposure
site located at the intersection
of Sterling Lyon Parkway and
Kenaston Boulevard.

THE WATERS BUSINESS PARK

Building W1

Multi Tenant Flex Space
3,000 s.f.
Dock Loading
20' clear height
Available: Immediately



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