

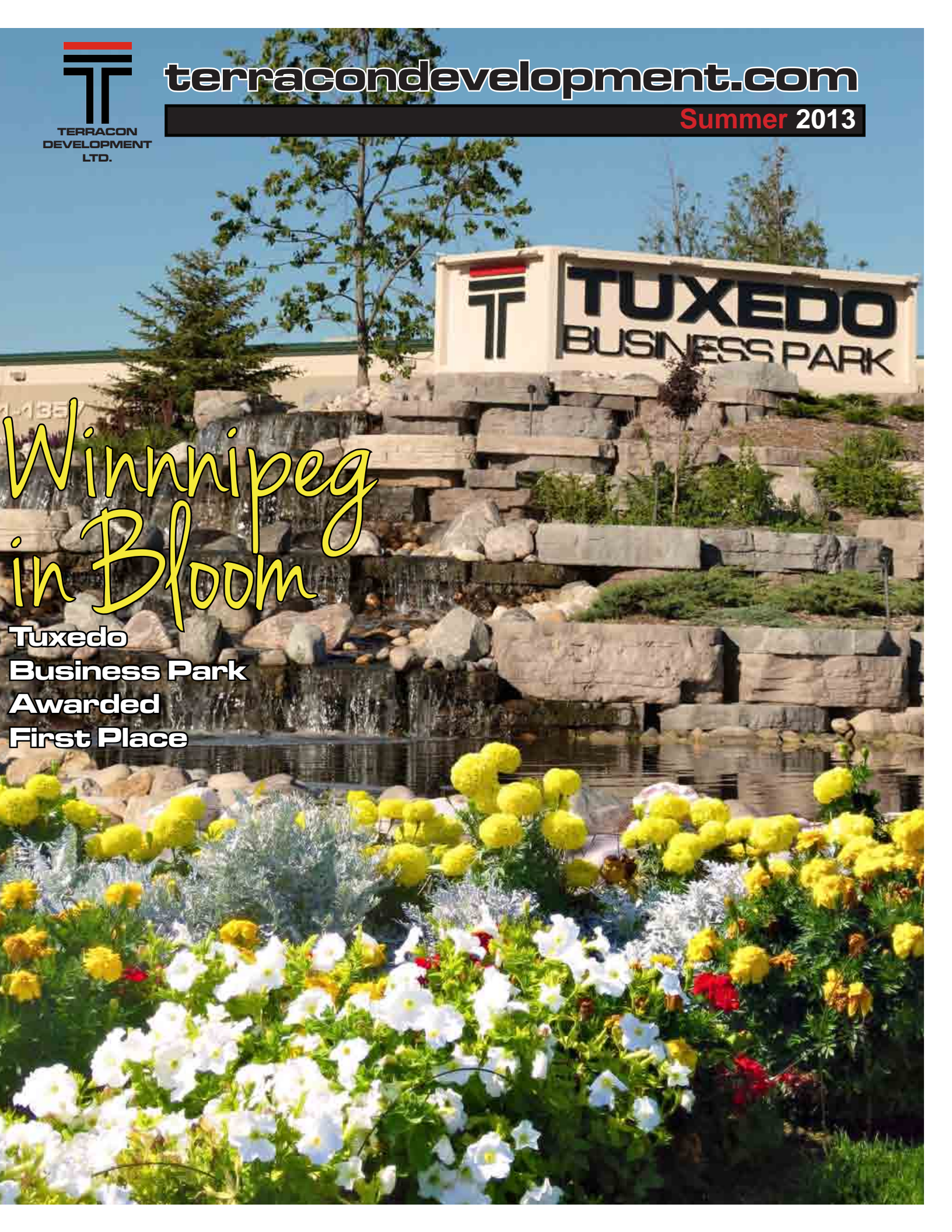


[terracondevelopment.com](http://terracondevelopment.com)

Summer 2013

# Winnipeg in Bloom

**Tuxedo  
Business Park  
Awarded  
First Place**





## HOSTING AN OUTDOOR EVENT

Hosting an outdoor event is a great way to take advantage of Manitoba's beautiful summer/fall weather and enjoy the natural setting and extensive green space in one of Terracon's three Master Planned Business Parks.



Terracon would be more than happy to assist you in ensuring your event is a success.

We're able to provide additional picnic tables and can refer you to companies that provide outdoor canopies, BBQ rentals and other useful items you may need to host a successful event.

To guarantee your event is safe and enjoyable for your invitees, please contact us prior to hosting your event at (204) 233-4330.



## WINNIPEG IN BLOOM AWARD

Terracon is pleased to announce that it has won 1<sup>st</sup> Place for South West Business at the Winnipeg in Bloom - Flower Power 2013 Awards Ceremony that was held August 24, 2013 at Rainbow Stage.



Tom Ethans (Executive Director, Take Pride Winnipeg) and Steven Karpenko (Terracon Development Ltd.)

Now into its 16th year, the contest awards business and residential properties for their landscaping excellence. The judges selected the winning properties by overall curb appeal, innovative features and property cleanliness.



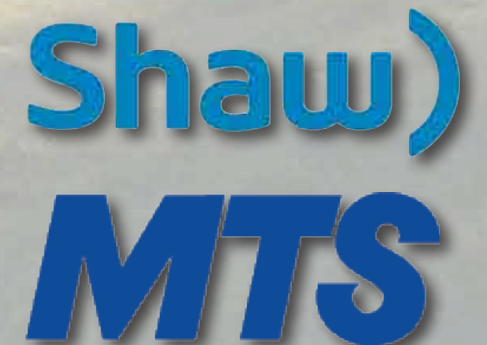
We truly strive to integrate people, nature, business and technology!



## EXPANDED FIBRE OPTIC SERVICE

Shaw recently completed the installation of fibre optic cable to Terracon Business Park, Tuxedo Business Park and The Waters Business Park.

In all three Business Parks, tenants now have the freedom to choose between MTS and Shaw for their internet service.



# AVAILABLE SPACE

## TUXEDO BUSINESS PARK

### Building Ten

Multi Tenant Flex Space  
3,000 s.f.  
Excellent Park/Lake Views  
Dock & Grade Loading  
20' Clear Height  
Available: Immediately



### Building Thirteen

Multi Tenant Flex Space  
up to 43,000 s.f.  
Brand New Construction  
Backs onto Fort Whyte  
Dock/Grade Loading  
20' Clear Height  
Available: Immediately



## TERRACON BUSINESS PARK

### Building E

6,600 s.f.  
**Fully Finished Professional Office**  
Corner Unit  
Excellent Park/Lake Views  
Available: Immediately



### Building R

3,000 s.f.  
**(2,000 s.f. Showroom/Office**  
1,000 s.f. Warehouse)  
Grade Loading  
Excellent Dugald Rd. Exposure  
Available: Immediately



## THE WATERS BUSINESS PARK

### Building W1

**Professional Office Space**  
15,208 s.f.  
**Beautiful Open Office with Large**  
Windows  
Available: March 1, 2014



### Building S

9,000 s.f.  
**1,500 s.f. Finished Office**  
7,500 s.f. Warehouse  
Dock & Grade Loading  
Excellent Dugald Rd. Exposure  
Available: Immediately



### 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: 58,000 cars/day**  
90,000+ cars post-IKEA  
Corner of Kenaston &  
Sterling Lyon  
Available: TBD



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