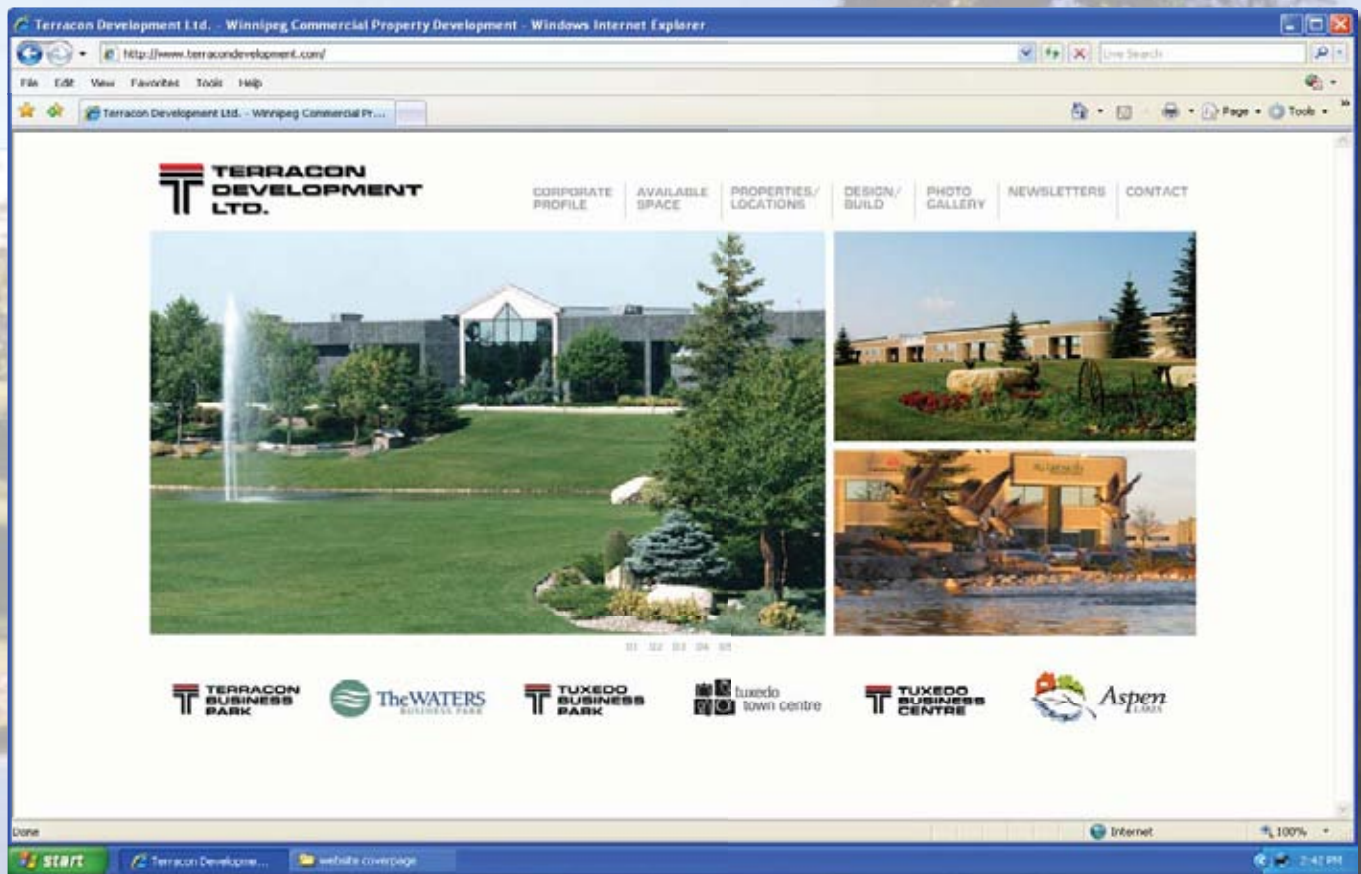


**TERRACON DEVELOPMENT LTD.** is proud to announce our newly redesigned website! Please view the website at:

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

The website is highly interactive and features information on **TERRACON'S** corporate profile, available premises for lease, photo gallery of the Business Parks and information on design/build construction. Past newsletters and special events that take place at Terracon's Business Parks are also featured.



**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..."**



# TERRACON DEVELOPMENT WELCOMES:



## TUXEDO BUSINESS PARK

**AECOM**

**TERRACON'S** Master Planned Business Parks not only feature a high level of building architecture, combined with our award-winning, landscape, **TERRACON** also develops and constructs high quality interior improvements for its Tenants...



**FARM CREDIT CANADA** – proudly serves Canadian agriculture as the largest provider of financing to the industry since 1959. FCC's focus is to provide flexible, competitively priced financing, equity, insurance, management software, information and learning to its 80,000 customers throughout 100 FCC offices in Canada. Tuxedo Business Park is pleased to accommodate the Winnipeg Branch Office for Farm Credit Canada.



**WiBAND COMMUNICATIONS CORP.** – founded in 1999 as an alternative access provider focusing on wireless high speed data access services, WiBand provides a full range of network and communications - specializing in the construction of high-speed outdoor wireless networks. WiBand has constructed over 10,000 kilometers of wireless network connections since its inception. Tuxedo Business Park will serve as WiBand's Corporate Head Office.

**Swagelok**

**St. Gianna's**

**ST. GIANNA** - Tuxedo Business Park will be the new administration offices for St. Gianna Parish Centre. Since their inception in 2004 with 90 registered families, St. Gianna has now grown to over 400 families serving the Whyte Ridge and Lindenwoods community. The Parish plans to build their own church in Whyte Ridge, making Tuxedo Business Park a convenient place to house St.Gianna's administration offices.



## TERRACON BUSINESS PARK



**AVW-TELAV** – a North American company, providing full-service audio visual rental resources for corporate events, exhibit programs, trade shows and conventions of all sizes. AVW-Telav offers design/build solutions for permanent audio visual and videoconferencing installations. Terracon Business Park is pleased to provide the facility for AVW's Winnipeg administration office and warehouse.

# Available Space

## TUXEDO BUSINESS PARK

### Building Eleven



Multi Tenant Flex Space  
3,000 - 9,000 s.f.  
Dock/Grade Loading  
20' clear height  
Available: Fall 2009

### Building Twelve

2nd Floor Office Space  
3,000 s.f.  
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 C

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

**FULLY LEASED**



### Building B



Multi Tenant Flex Space  
6,675 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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