



terracondevelopment.com

Winter 2011



Standing (from Left to Right): Manfred, Jeff, Don, Steven, Travis, Curtis, Christian, Dave, Chris P., Paul, Michael, Chris T., Norbert, Bill
Seated: Ilse, Kathryn, Sheila, Laura
Lying down: Angus

Have a
Safe and
Joyous
Holiday!



Our Vision: To 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..."

HAPPY HOLIDAYS

To those who have
made our success
possible

Thank You.



AVAILABLE SPACE

TUXEDO BUSINESS PARK

Building Eight

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



Building Eleven
3,000 s.f. 2nd Floor Corner Unit
3,000- 9,000 s.f. Main Floor
Great Views of Fort Whyte
Nature Centre
Dock/Grade Loading
20' Clear Height
Available: Immediately

Building Fourteen

Multi Tenant Flex Space
9,000 s.f.
Dock/Grade Loading
20' Clear Height
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 FUTURE
IKEA RETAIL SITE!**
3,000 - 24,000 s.f.
Traffic count: 58,000 cars/day
Corner of Kenaston &
Sterling Lyon
Available: Fall 2012

396 ASSINIBOINE AVENUE

Downtown Office Space
Unique architectural style
Abundant natural light
1,600 s.f. Main Floor Unit
(Available: January 1, 2012)
1,990 s.f. Second Floor Unit
(Available: March 31, 2012)



TERRACON BUSINESS PARK

Building A

3,550 s.f.
(1,600 s.f. Finished Office Space
1,950 s.f. Warehouse)
Grade Loading
18' Clear Height in Warehouse
Available: Immediately



Building B

6,000 s.f.
Warehouse Space
Private Office & Washroom
Excellent Lake Views
Available: Jan 1, 2012

Building C

6,000 s.f.
Mix of Office / Warehouse
Two Private Offices
Large Open Work Area
20' Clear in Warehouse
Available: Jan 1, 2012



Building F

7,500 s.f.
(1,800 s.f. Finished Office
5,700 s.f. Warehouse)
Dock & Grade Loading
Available: April 1, 2012

Building R

6,000 s.f.
(3,000 s.f. Showroom
3,000 s.f. Warehouse)
Visibility from Dugald Road
Available: April 1, 2012



TERRACON DEVELOPMENT LTD.

1 Terracon Place,
Winnipeg, Canada
R2J 4B3

Tel. (204) 233-4330

Fax: (204) 233-5085

www.terracondevelopment.com