



**terracon.co**

**Spring 2014**



# **TERRACON ACHIEVES LEED GOLD**



**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..."**



# PUBLIC WORKS EAST YARDS COMPLEX

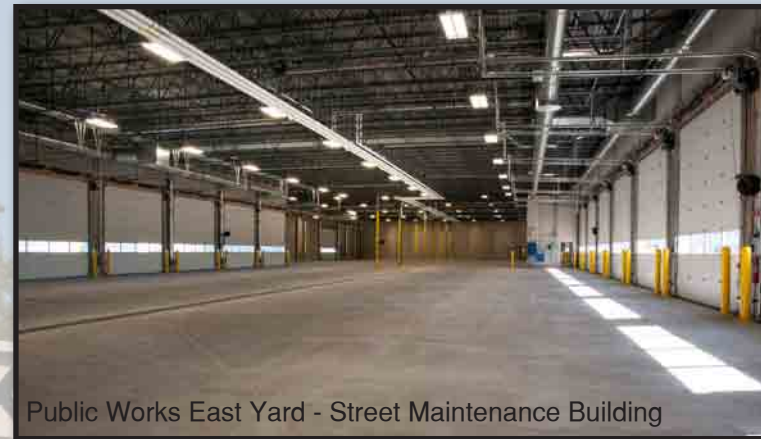
Terracon Development Ltd. in a joint-venture with Ernst Hansch Construction Ltd. was awarded the project to build the \$49 million Public Works East Yards Complex. The design-build project consisted of five buildings on 44 acres on the former City of Winnipeg inner city landfill site.

The initial plans and specifications were to have the new complex rated as LEED silver. The joint-venture was able to achieve a LEED GOLD rating with no additional costs.



Terracon Development Ltd. and Ernst Hansch Construction Ltd. began working on the project design in February 2012, with construction beginning the spring of 2012. This joint-venture had to coordinate and contract eight design consultants and over 50 trades to complete the project. Substantial completion was done in the fall of 2012 and in June 2013 the project was completed and finished three months ahead of schedule.

Public Works East Yard - Main Building



Public Works East Yard - Street Maintenance Building



Public Works East Yard - Administrative Office



## WE ARE NOW TERRACON.CO

We felt our website address, [terracondevelopment.com](http://terracondevelopment.com) was too long, and it was often misspelled. The result, [terracon.co](http://terracon.co) is much shorter and easier to spell. We have now transitioned over to this website address.

### THE KEY BENEFITS of .co:

- It's Memorable: For many, the two letters .co are recognized as meaning company or corporation across the globe.
- It's Short: With an increasing number of people web browsing on mobile devices, the need for short and memorable web addresses has never been so important.

Please visit our website at our new address, [terracon.co](http://terracon.co), and remember to update all your Terracon email addresses to reflect our new domain name.



# AVAILABLE SPACE

## TERRACON BUSINESS PARK

### Building B

**Multi Tenant Flex Space**  
6,000 s.f.  
3,000 s.f. **Finished Office**  
**3,000 s.f. Warehouse**  
**Dock & Grade Loading**  
**Available: Immediately**



### Building E

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



### Building C

6,000 s.f.  
**1,100 s.f. Office**  
**4,900 s.f. Warehouse**  
**Dock & Grade Loading**  
**Available: August 1, 2014**



### Building E

18,000 s.f.  
**Office/Warehouse**  
**Dock & Grade Loading**  
**Excellent Park/Lake Views**  
**Available: December 1, 2015**

### Building S

**Conditionally Leased**  
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 E

24,600 s.f.  
**Combine**  
**Office/Warehouse**  
**Dock & Grade Loading**  
**Excellent Park/Lake Views**  
**Available: December 1, 2015**



## 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**



## 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: Immediately**



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