

TUXEDO BUSINESS PARK



FOR LEASE

3,003 SF MULTI-TENANT FLEX SPACE



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BUILDING THIRTEEN

TUXEDO BUSINESS PARK

Terracon Development Ltd. is Winnipeg's exclusive developer of planned business communities. For over 50 years, we have designed our buildings around award-winning landscaping and lakes, finding the perfect balance between work, life and play within our business parks.



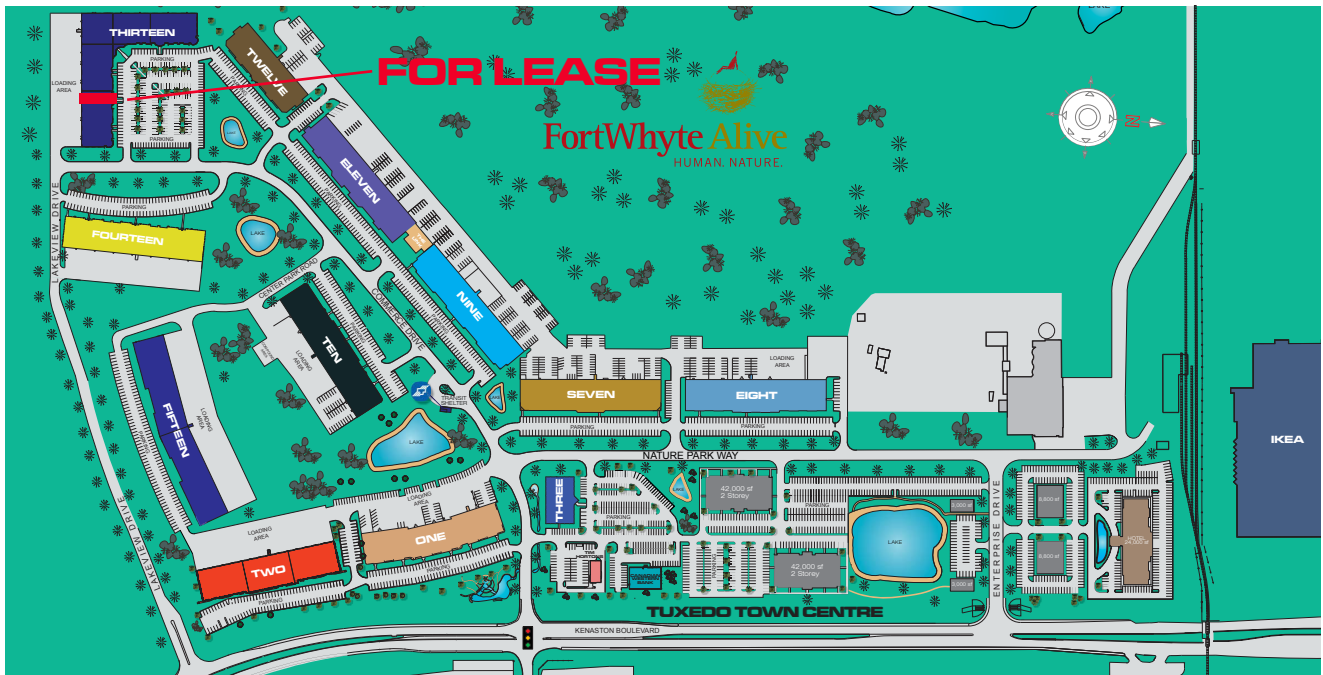
We're your landlord and construction manager, meaning we can get you into one of our multi-tenant flex space buildings on time and on budget.

With our unique approach, Terracon's design and build team is able to avoid difficulties often encountered in construction projects because we know exactly where every beam, pipe, and wire is.



FOR LEASE

SITE PLAN



PROPERTY SUMMARY

Available Space	3,003 sf
Lease Rate	TBN
Ceiling Height	20' Clear
Loading Area	Dock
Parking Stalls	6 Stalls*
Available	Immediately

BUILDING FEATURES

- New construction - shell space
- Flex space allows you to build out the interior to your specifications
- Abundance of windows providing plenty of natural light
- Common areas are extensively landscaped with grass, fountains, lakes and trees



*Additional parking available



**TERRACON
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