



**TUXEDO BUSINESS PARK**

# FOR LEASE

**UP TO 60,000 SF MULTI-TENANT FLEX SPACE**

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# BUILDING FIFTEEN

## 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 | up to 60,000 sf |
| Lease Rate      | TBN             |
| Ceiling Height  | 20' Clear       |
| Loading Area    | Dock & Grade    |
| Parking Stalls  | 2 per 1,000 sf* |
| Available       | Immediately     |

## BUILDING FEATURES

- Brand new construction
- 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
- Over 1 million square feet of retail shops, services and restaurants within a 1km radius

\*Additional parking available





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