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### **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.





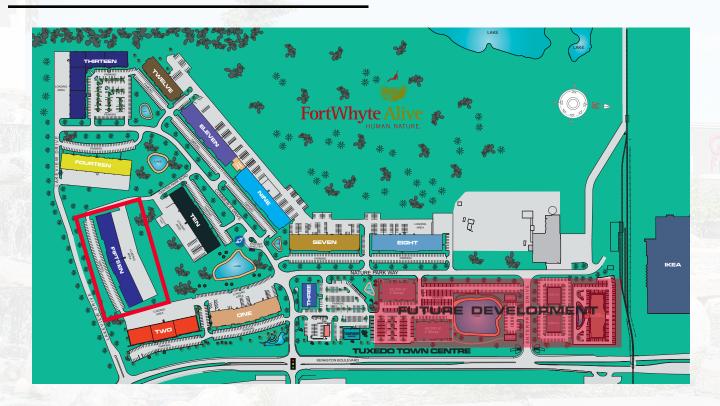
We're your landlord and construction manager, meaning we can get you into one of our multi-tenant flex space buildings on time and on budget.

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



- 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

<sup>\*</sup>Additional parking available

