



FOR LEASE



TUXEDO BUSINESS PARK
LAND FOR LEASE OR BUILD TO SUIT



PRIME COMMERCIAL

LEASE OR BUILD TO SUIT

PROPERTY SUMMARY

Available Space : ± 11 Acres
Daily Traffic : 80,000+
Rate : TBD
Available : Immediately

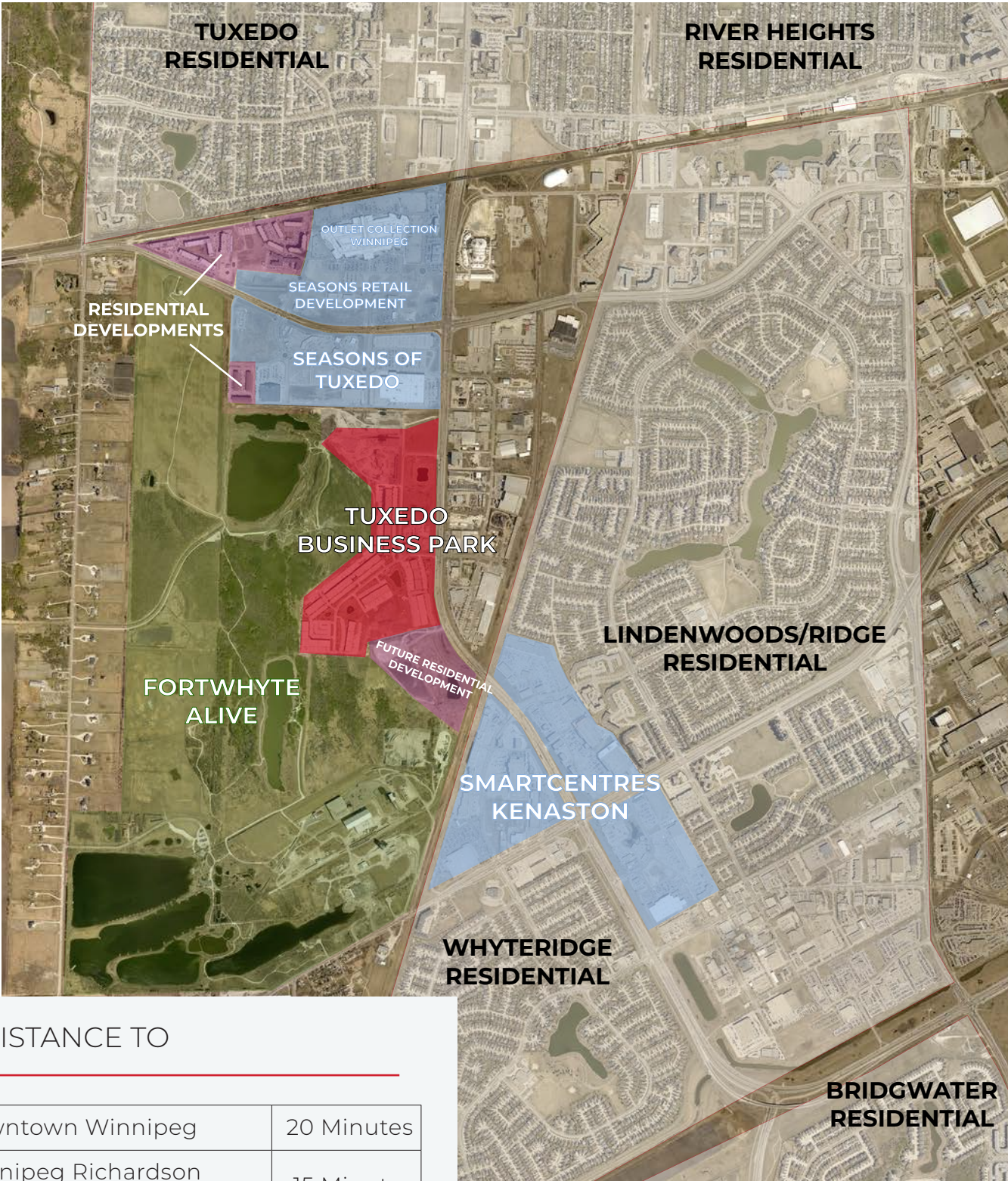


PROPERTY FEATURES

- Prime location for a drive thru restaurant, patio, professional services, or retail storefront
- Lease and build to suit options
- Direct frontage onto Kenaston Boulevard with 80,000+ cars per day
- Multiple accesses including a light controlled intersection



WHERE YOU WANT TO BE

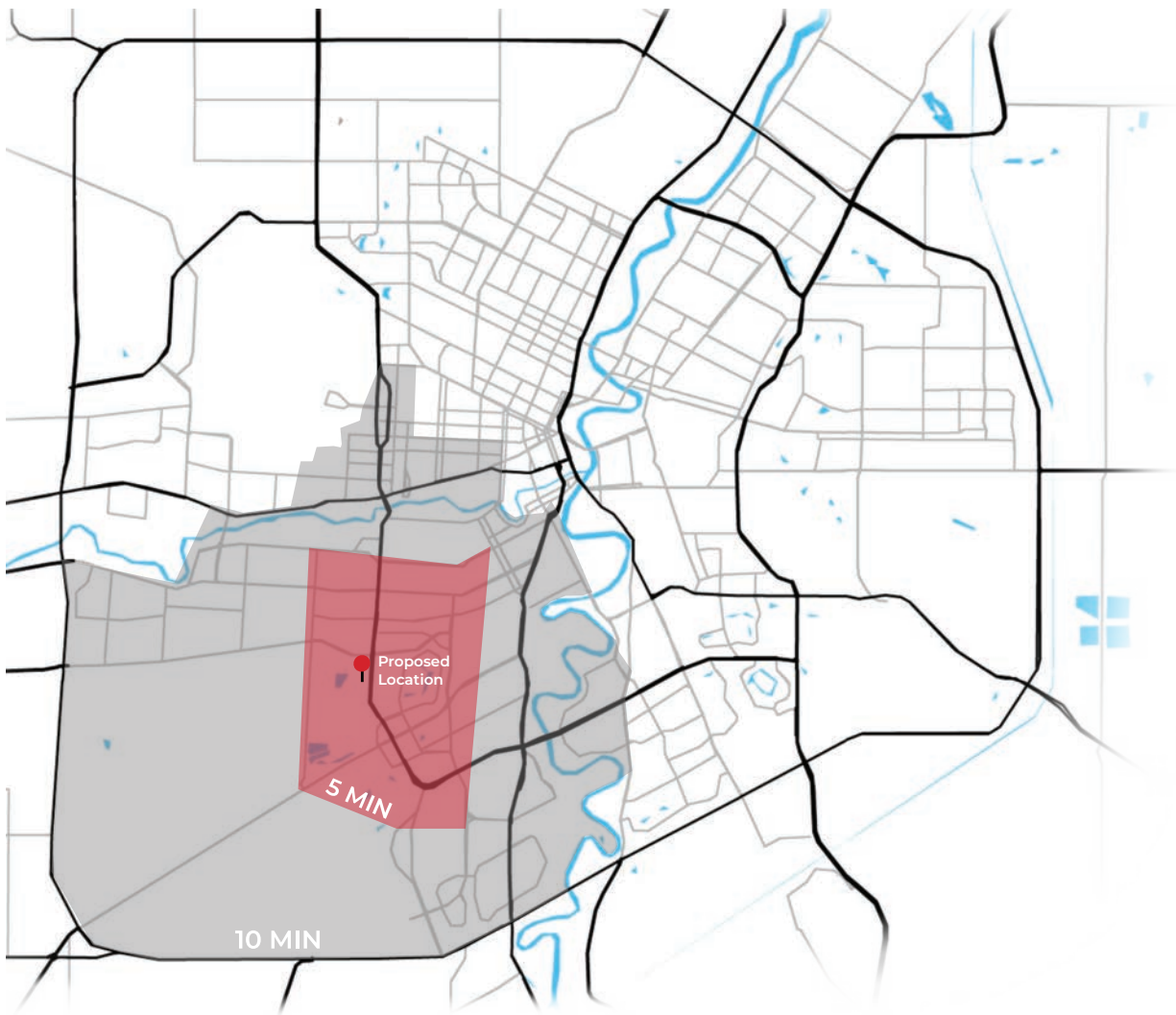


DISTANCE TO

Downtown Winnipeg	20 Minutes
Winnipeg Richardson International Airport	15 Minutes
University of Manitoba	8 Minutes



DEMOGRAPHICS



<div>Tuxedo Business Park Tenant Population</div> <div>± 3,000</div>	<div>Tuxedo Business Park Current Leaseable Space</div> <div>584,216 SQ. FT.</div>	<div>Population</div> <div>5 Min Drive 35,703</div> <div>10 Min Drive 174,171</div>	<div>AVG. Household Income</div> <div>5 Min Drive \$156,589</div> <div>10 Min Drive \$129,906</div>
<div>Daily Traffic Counts</div> <div>80,000+ Vehicles Daily</div>	<div>Leaseable Space at Full Build Out</div> <div>±854,216 SQ. FT.</div>	<div>Projected Population (2030)</div> <div>5 Min Drive 42,624</div> <div>10 Min Drive 194,877</div>	<div>Projected Household Income (2030)</div> <div>5 Min Drive \$197,427</div> <div>10 Min Drive \$168,206</div>



WHY TERRACON

LEADERSHIP & EXPERIENCE

Terracon has been the trendsetter in industrial flex-space and campus-style commercial real estate in the Winnipeg market since 1976. Our business parks marry aesthetics and sustainability in a master-planned environment.

CAMPUS ATMOSPHERE

Becoming a tenant with Terracon means you are neighbour to some of the most successful companies in Canada and the world. Onsite amenities and Terracon run events enable the networking that business thrives on.

LONG TERM RELATIONSHIPS

Many Terracon tenants have been with us for decades. The Terracon team goes out of its way to solve problems quickly and communicate effectively to maintain your feeling of comfort and security.

FUTURE PROOFING

Our well-maintained green spaces, ability to create touchless environments, dedicated parking and onsite security provide our tenants with a calming and safe work environment. Tenants regularly report higher employee attraction and retention since making the move to our business parks.

STRATEGIC LOCATION

All of our business parks are located on major regional roads with easy access to intermodal facilities and both national and international trade corridors. Also in close proximity are major shopping malls and a mix of short and long-stay hotels.

EMBRACING TECHNOLOGY

From GIS interfaces to customized property management software, Terracon is always looking at how we can use technology to make your experience better. All our business parks are equipped with high-speed fibre optic networks and modern technology.



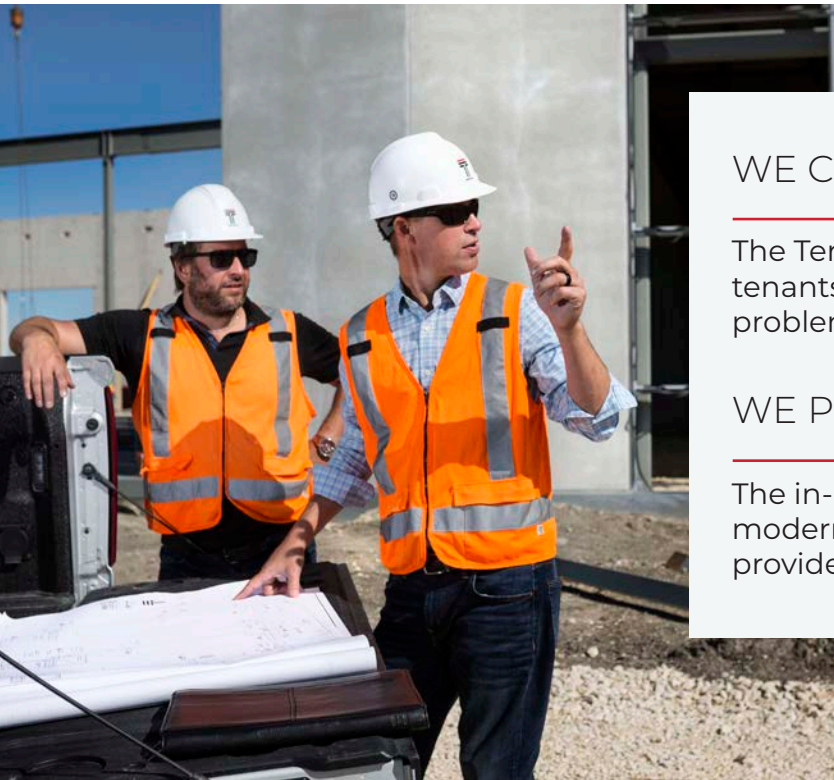
WHAT WE DO

WE LEASE

Working with best practices and our modern systems, the Terracon leasing team will guide you from offer, to acceptance, through construction and fit-up right to your grand opening.

WE DESIGN

Using both in-house capabilities and a stable of consultants, Terracon has created some of the best work environments in Winnipeg.



WE CONSTRUCT

The Terracon construction team continues to impress tenants as they exceed timelines, hold to budgets, and problem solve in what can be a complicated process.

WE PROPERTY MANAGE

The in-house Terracon property management group uses modern software, robust systems, and a GIS interface to provide for each tenant's unique situation.



WE PROVIDE COMFORT & SECURITY

Our building designs allow you to control your own environment. Dedicated entrances, HVAC & washrooms, no shared building facilities, on-site security and your own dedicated parking are just a few of the features that give the sense of comfort and security today's business owners want.



WE TAKE PRIDE



**"We take pride in the quality of our business parks and the buildings within them.
The quality of our tenants is a testament to that pride."**

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 **TERRACON
DEVELOPMENT
LTD.**