



FOR LEASE

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TERRACON BUSINESS PARK

UP TO 24,324 SF - 203-231 ELAN BOULEVARD

204.233.4330

[www.terracon.co](http://www.terracon.co)







# BUILDING H

203 - 231 ELAN BOULEVARD

## PROPERTY SUMMARY

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Available Space : up to 24,324 SF  
Ceiling Height : 24' clear  
Loading Area : Dock & Grade  
Parking Stalls : up to ±5,100 SF  
Rate : Please Inquire  
Available : Immediately



## PROPERTY FEATURES

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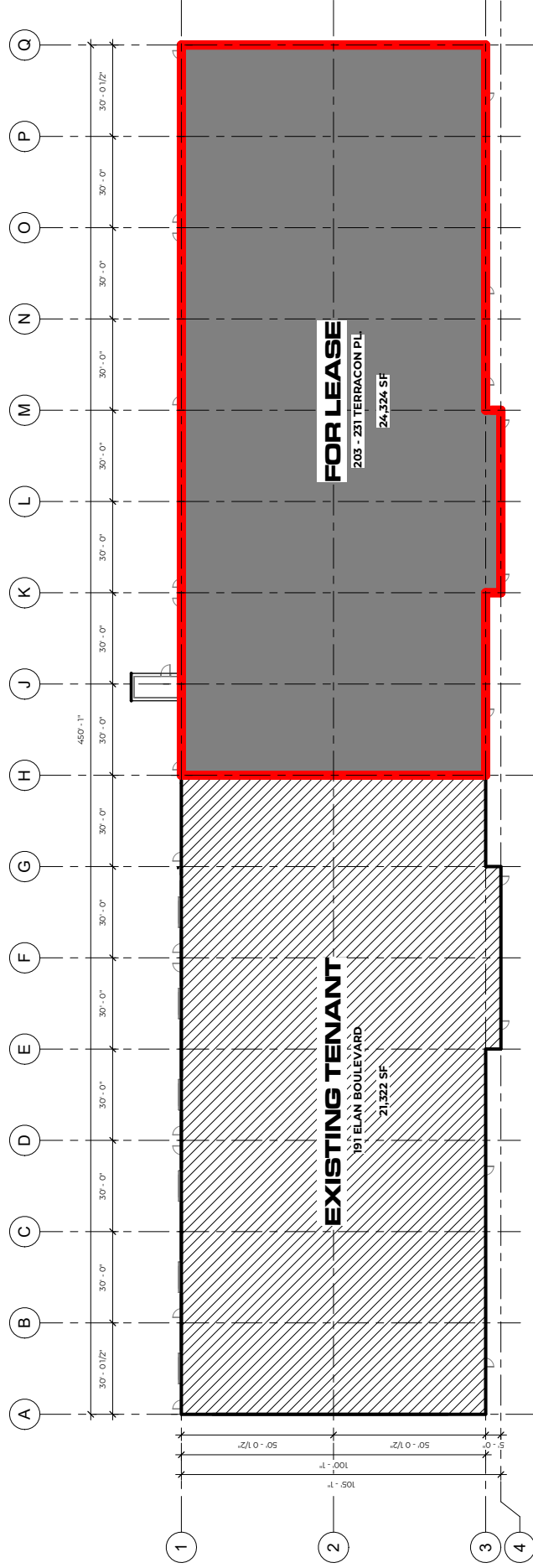
- Ready for interior fit up
- Newly constructed flex building allows you to build out to your specifications
- Fully sprinklered
- Compound space available
- Dedicated parking - dedicated entrances - prominent signage
- Additional parking available
- Easy access to major transportation routes

## PROPERTY IMAGES

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# 203-231 ELAN BLVD FLOOR PLAN



Daniel Mills

[dmills@terracon.co](mailto:dmills@terracon.co)

204.233.4330

Brett Odaisky

[bodaisky@terracon.co](mailto:bodaisky@terracon.co)

204.233.4330



# TERRACON BUSINESS PARK SITE PLAN

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Daniel Mills  
dmills@terracon.co  
204.233.4330

Brett Odaisky  
bodaisky@terracon.co  
204.233.4330





# TERRACON BUSINESS PARK

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Terracon Business Park is Terracon's first business park development. This 105-acre business park is located on Dugald Road near Lagimodiere Boulevard in Winnipeg's east side. Dubbed Winnipeg's first 'smart park' when it opened in 1976, Terracon Business Park features over 439,597 square-feet of flex space for office and light-industrial tenants.

The grounds are immaculately landscaped and provide a calming environment. Along with our current available space, Terracon Business Park also offers several build-to-suit opportunities.

The reality of the world today has changed what tenants are looking for in workspaces. All of our business parks provide tenants with the safety of on-site security, individually controlled access, air management systems and standalone parking, and the ability to create as touchless an environment as tenants wish.

## IN PARK AMENITIES

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- Picnic tables throughout the park
- Heated bus shelter
- Sustainable landscaping
- On site security

## NEARBY AMENITIES

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- Kildonan Place Shopping Centre
- Tim Hortons
- Subway
- GoodLife Fitness
- Costco



**439,597**

Square Feet of Leasable  
Space

**1,000+**

Employees Within The  
Park

**47+**

Current Tenants

**30,000+**

Daily Traffic Count



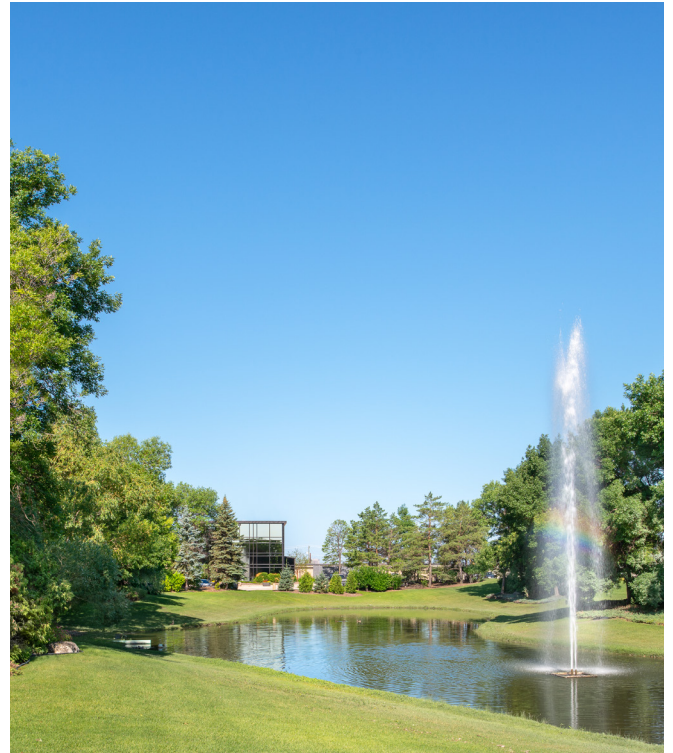


# NATURAL BEAUTY

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Terracon Business Park has been developed in a park like setting. The grounds are meticulously maintained and offer opportunities for recreation, picnics, and outdoor meetings.



# TRANSIT

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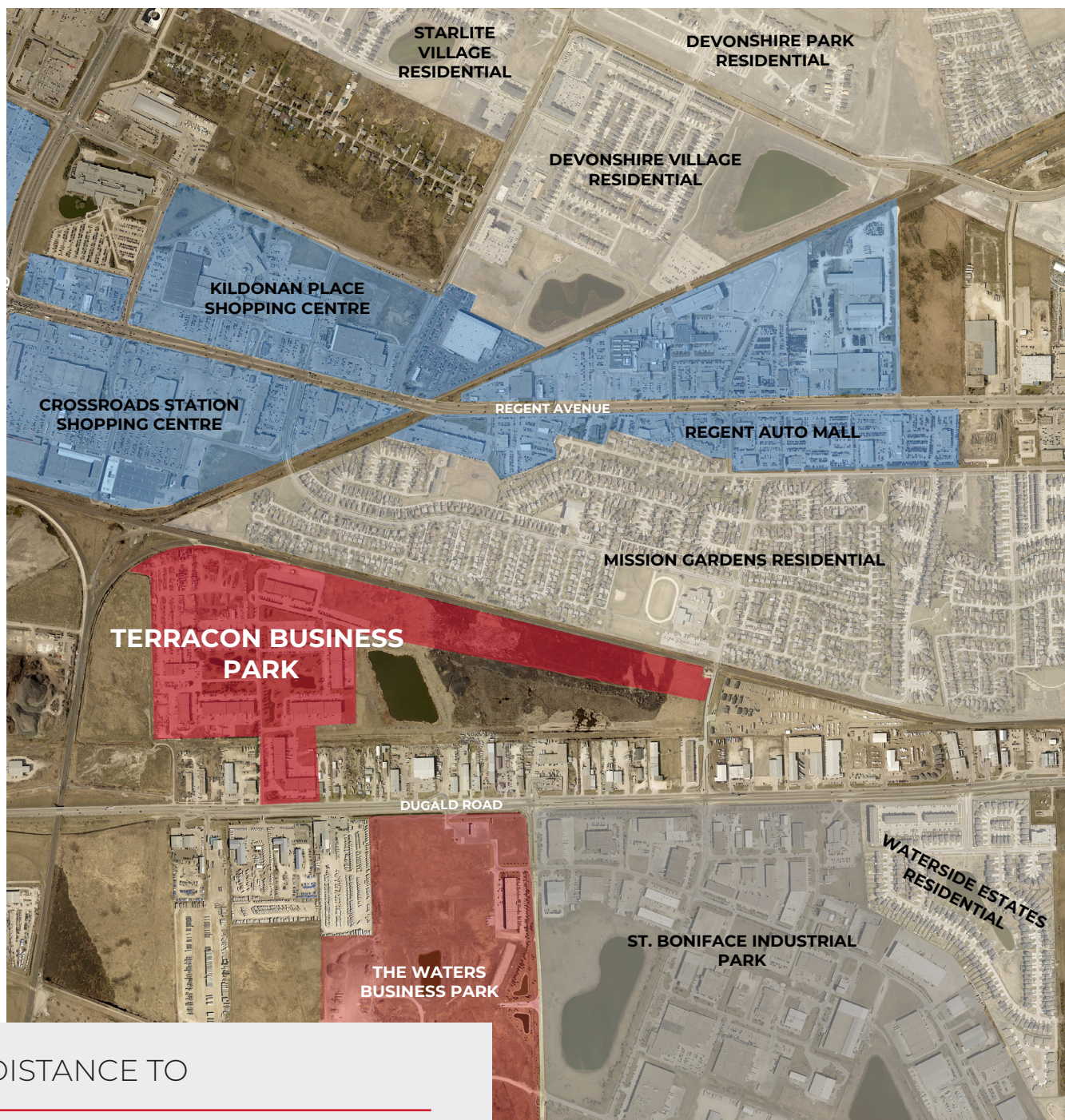
To make it easier for employees of the parks to make the sustainable decision to take public transit, Terracon has constructed a heated transit station in the center of Terracon Business Park.





# WHERE YOU WANT TO BE

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## DISTANCE TO

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Downtown Winnipeg	15 Minutes
CN Intermodal Facility	5 Minutes
Perimeter Highway	10 Minutes
Trans-Canada Highway	5 Minutes



# WHY TERRACON

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## 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

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## WE LEASE

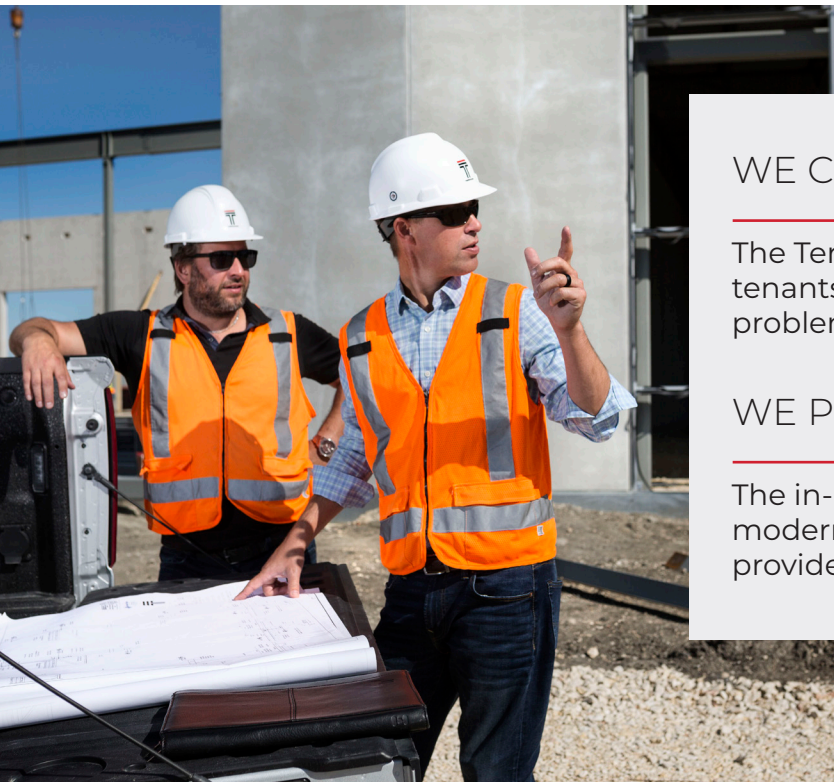
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Working with best practices and our modern systems, the Terracon leasing team will guide you from offer, to acceptance, through construction and fit-up right to your grand opening.

## WE DESIGN

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



## WE CONSTRUCT

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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

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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

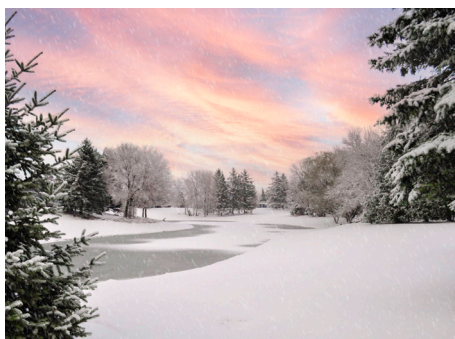
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Our building designs allow you to control your own environment. Dedicated entrances, HVAC & washrooms, no shared building facilities, on-site security and your own dedicated parking are just a few of the features that give the sense of comfort and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



## WE TAKE PRIDE

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**"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."**

Daniel Mills  
dmills@terracon.co  
204.233.4330

Brett Odaisky  
bodaisky@terracon.co  
204.233.4330

