



FOR LEASE



TUXEDO BUSINESS PARK

13,193 SF - 94 COMMERCE DRIVE



BUILDING TEN

94 COMMERCE DRIVE

PROPERTY SUMMARY

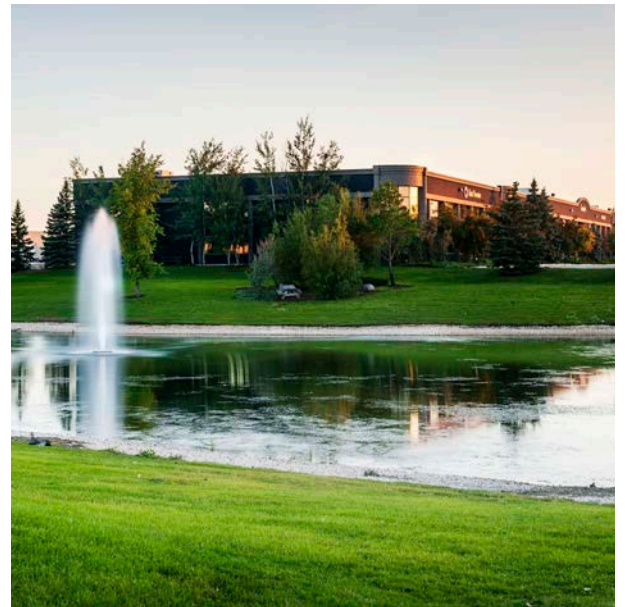
Available Space : 13,193 SF
Ceiling Height : 20' clear
Loading Area : Dock & Grade Available
Parking Stalls : 60 stalls
Rate : Please Inquire
Available : Q4 2023



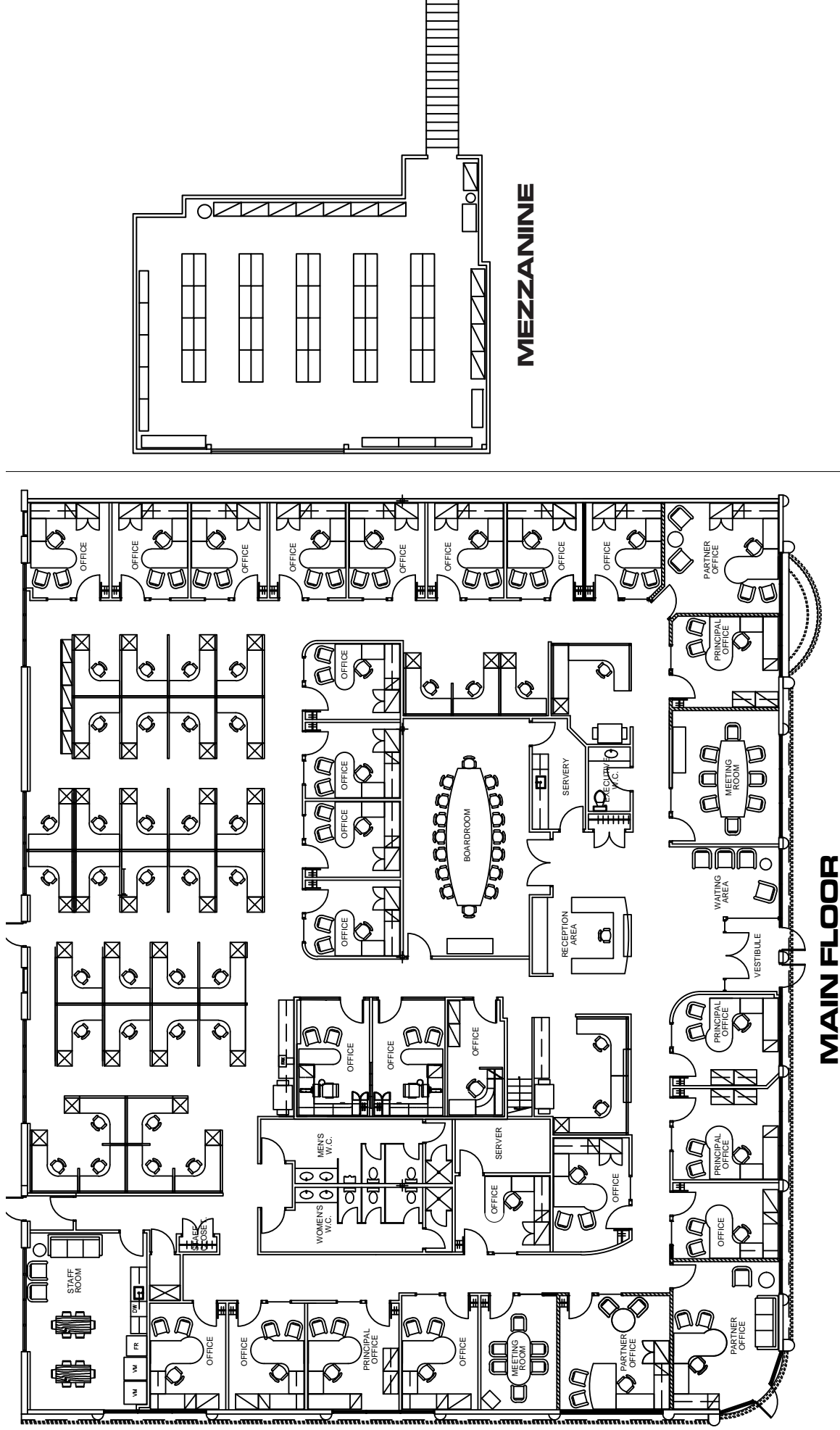
PROPERTY FEATURES

- Fully fit up office improvements
- End cap unit
- Large rear windows
- Mix of private and open offices
- Includes a ±1,199 SF storage mezzanine

PROPERTY IMAGES



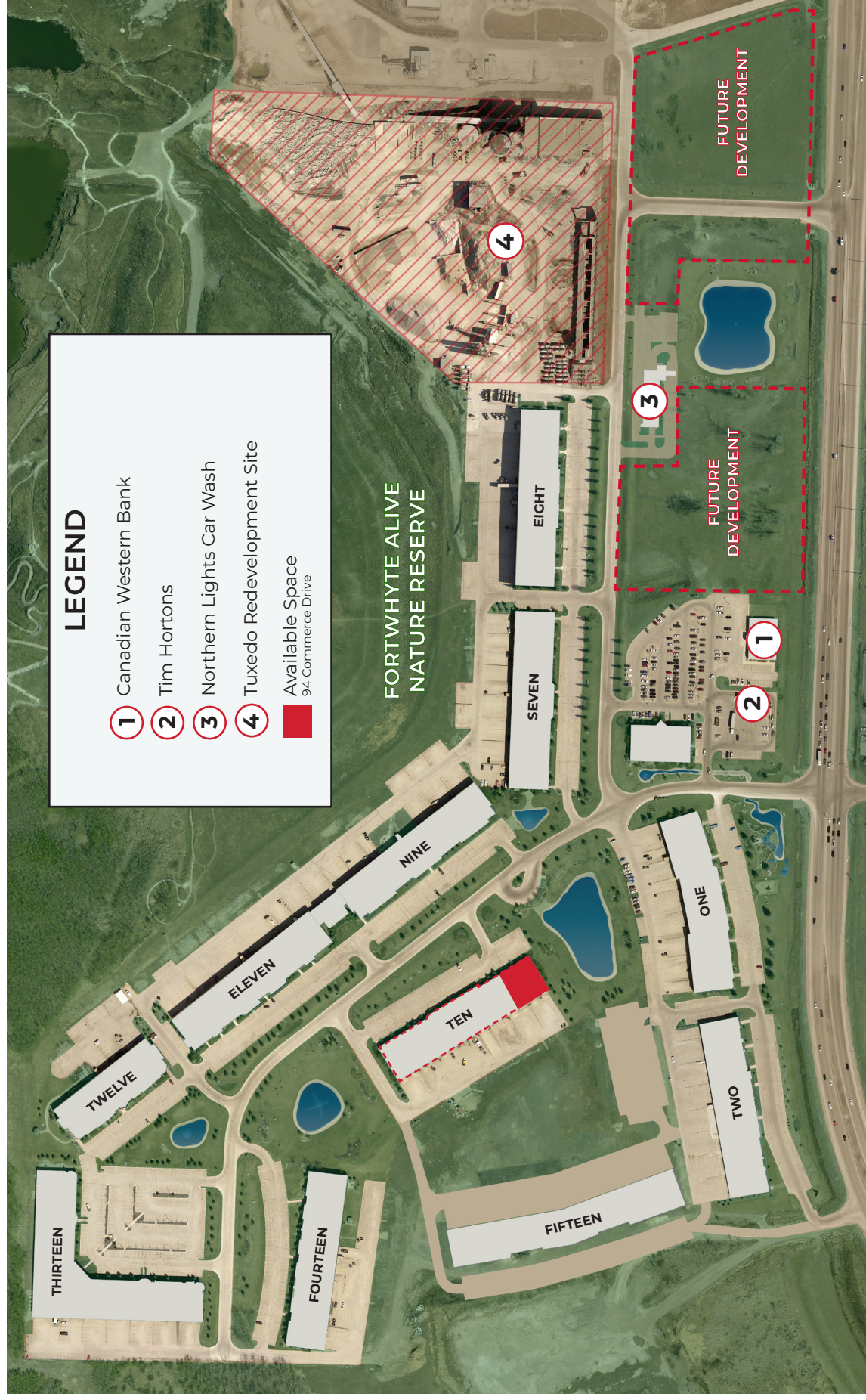
94 COMMERCE DRIVE FLOOR PLAN



Daniel Mills
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204.233.4330

Brett Odaisky
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TUXEDO BUSINESS PARK SITE PLAN



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TUXEDO BUSINESS PARK



Tuxedo Business Park is our flagship development. Located in the southwest quadrant of Winnipeg, this 100-acre suburban development of mixed-use commercial real estate is considered Winnipeg's premier business park. The combination of an immaculately landscaped setting coupled with stylish architecture creates the foundation for workspace excellence.

Located along one of Winnipeg's busiest traffic corridors, and directly between three of Winnipeg's most popular shopping destinations, Tuxedo Business Park is in the heart of the fastest-growing area in Winnipeg. Amazingly, it also borders the natural wonders of Fort Whyte Alive, a 660-acre reclaimed urban green space.

20 Mins

to Downtown Winnipeg

15 Mins

to Winnipeg Richardson
International Airport

8 Mins

to the University of Manitoba



644,216

Square Feet of Leasable
Space

3,000+

Employees Within The
Park

100

Acres of Land

80,000+

Daily Traffic Count

45+

Current Tenants

15

Buildings



NATURAL BEAUTY



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

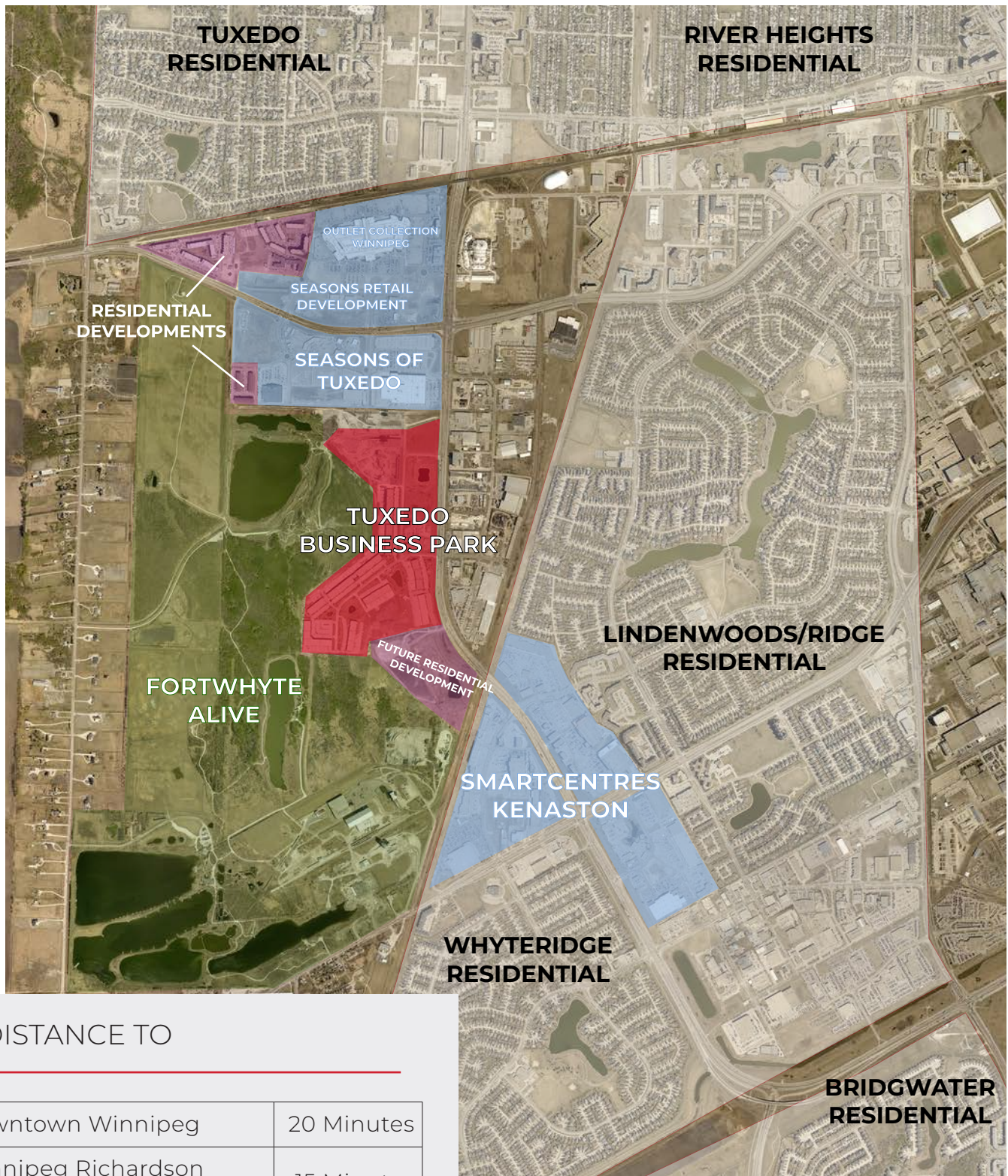


TRANSIT

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 Tuxedo Business Park.



WHERE YOU WANT TO BE



DISTANCE TO

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



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.



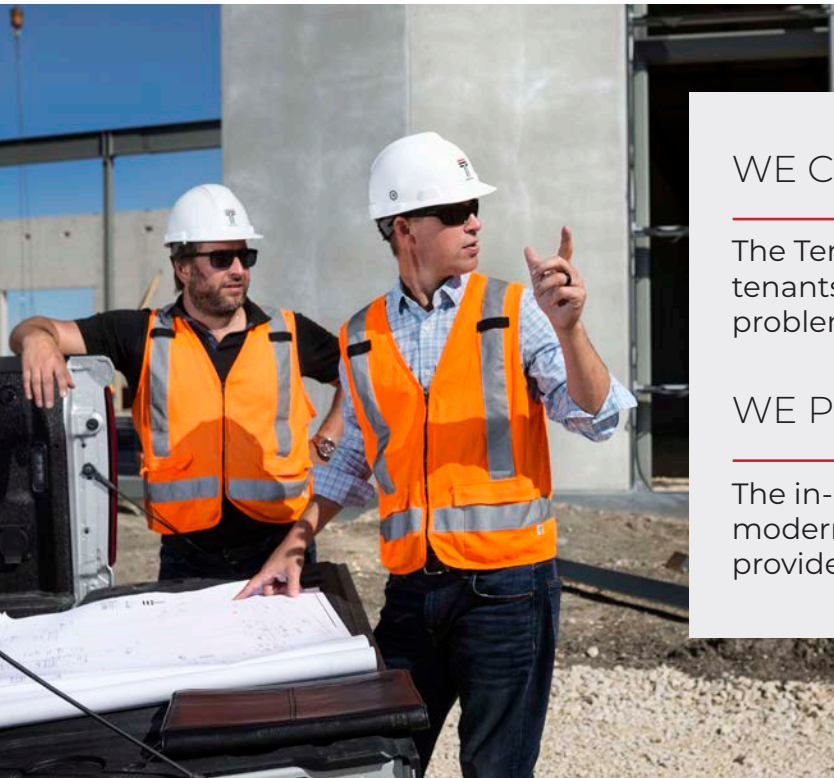
WHAT WE DO

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."**