



FOR LEASE

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TUXEDO BUSINESS PARK

11,998 SF - 234-246 COMMERCE DRIVE

204.233.4330

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





# BUILDING FIFTEEN

234 - 246 COMMERCE DRIVE

## PROPERTY SUMMARY

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Available Space : 11,998 SF  
Ceiling Height : 20' clear  
Loading Area : Dock  
Parking Stalls : Up to 52 stalls  
Rate : Please Inquire  
Available : Immediately



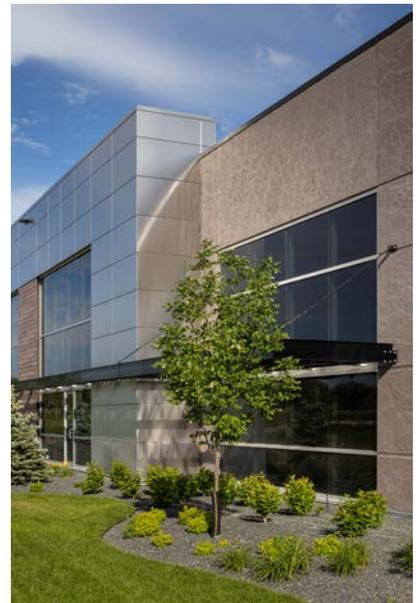
## PROPERTY FEATURES

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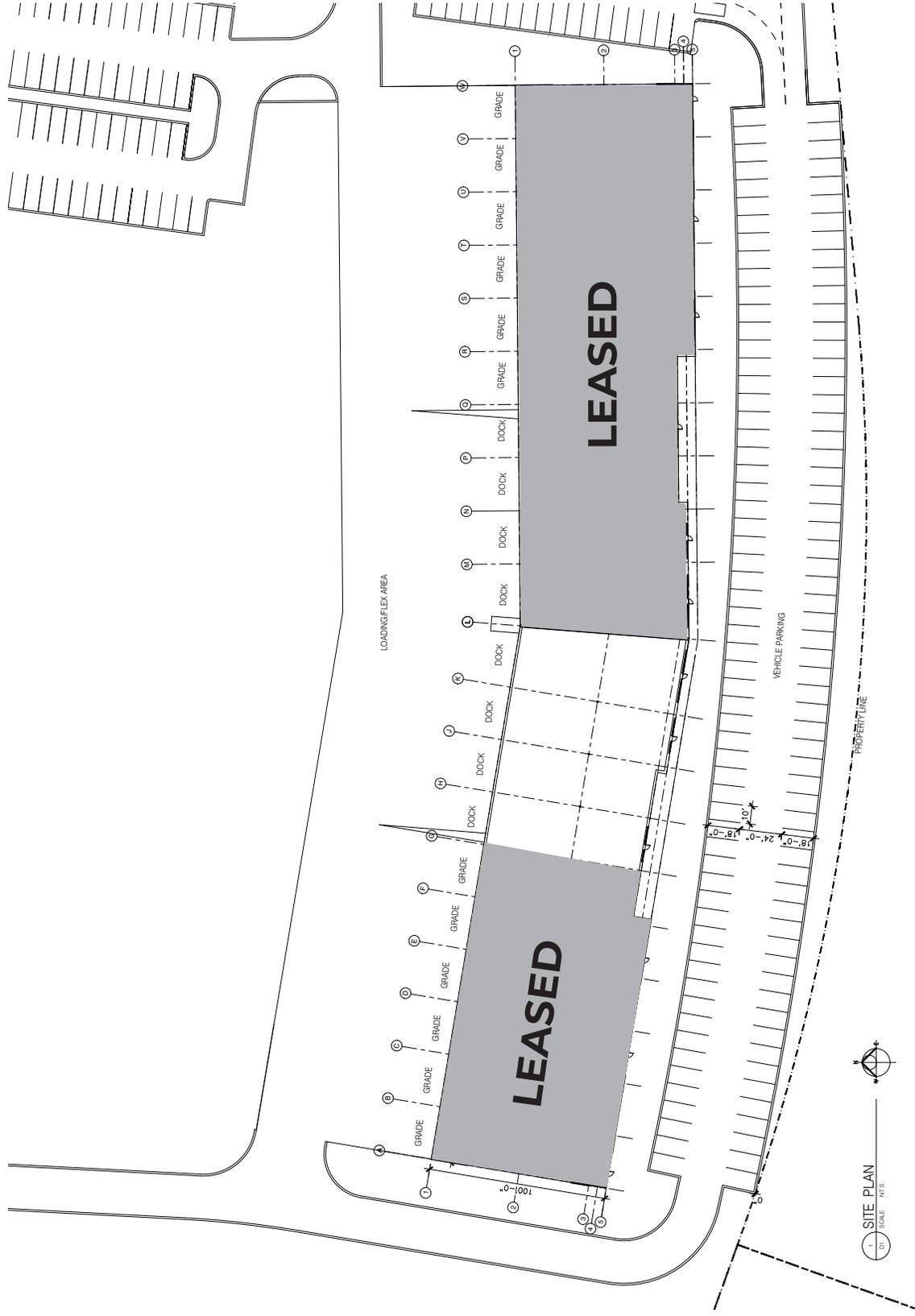
- Newly constructed flex building allows you to build out to your specifications
- On site security
- Dedicated parking - dedicated entrance - prominent building signage
- Additional parking available
- Easy access to major transportation routes
- Park like setting

## PROPERTY IMAGES

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# 234-246 COMMERCE DRIVE FLOOR PLAN



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# TUXEDO BUSINESS PARK SITE PLAN



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# TUXEDO BUSINESS PARK

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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

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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

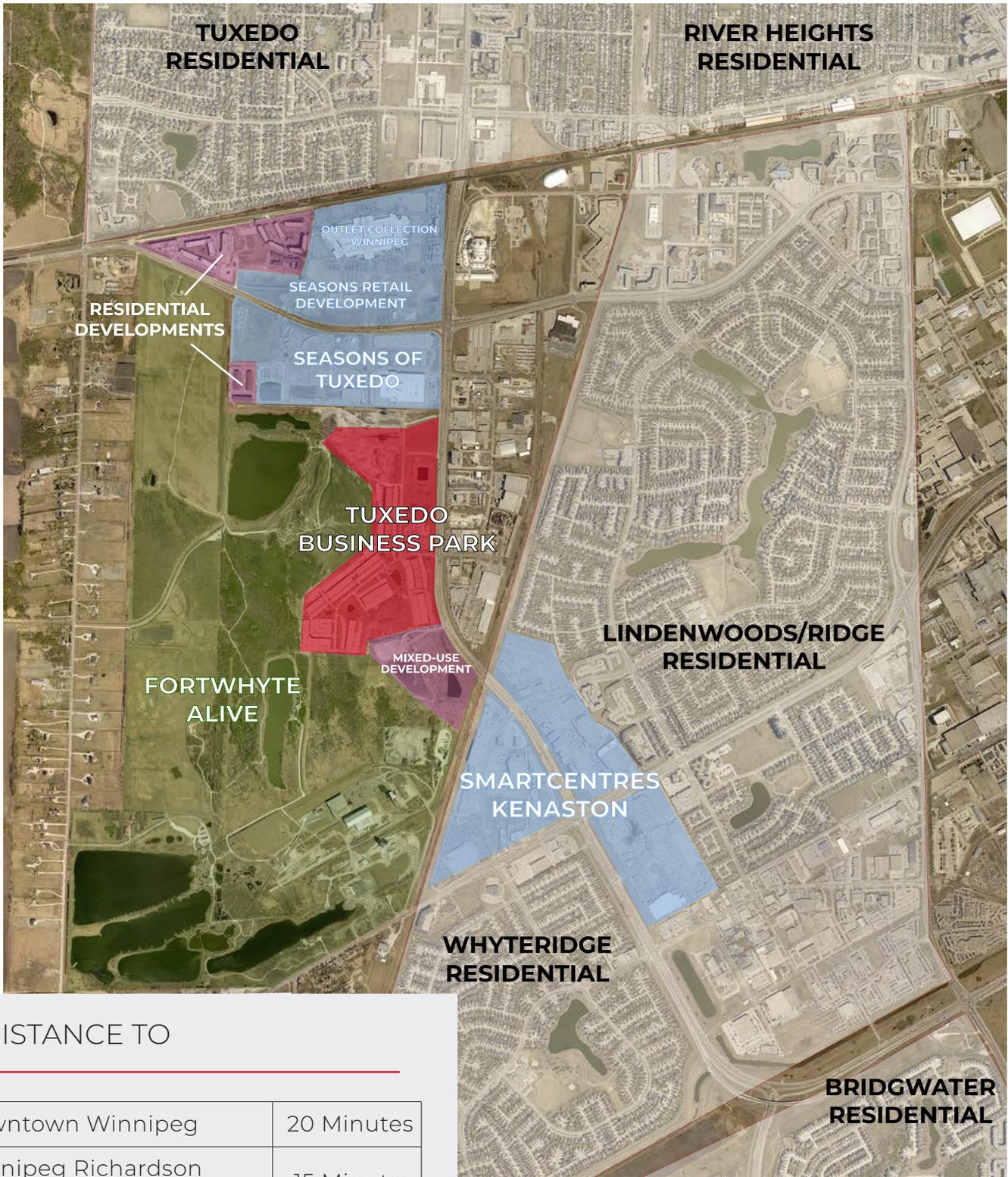
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To make it easier for employees of the parks to make the sustainable decision to take public transit, Terracon has constructed a heated transit station in the center of Tuxedo Business Park.



# WHERE YOU WANT TO BE

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## DISTANCE TO

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

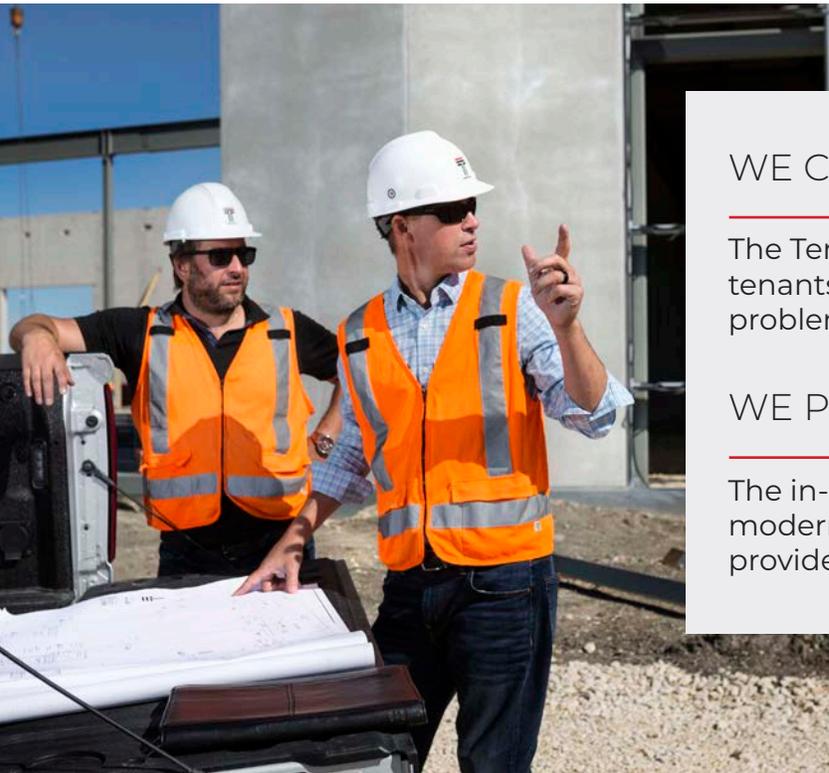
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Working with best practices and our modern systems, the Terracon leasing team will guide you from offer, to acceptance, through construction and fit-up right to your grand opening.

## 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.”**



## CONTACT OUR LEASING TEAM FOR MORE INFORMATION

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