# TURNKEY OFFICE FOR SUBLEASE IN TUXEDO BUSINESS PARK

# OFFICE FOR SUBLEASE **158 COMMERCE DRIVE**

#### Chris Macsymic Executive Vice President & Principal

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#### Ryan Munt Executive Vice President

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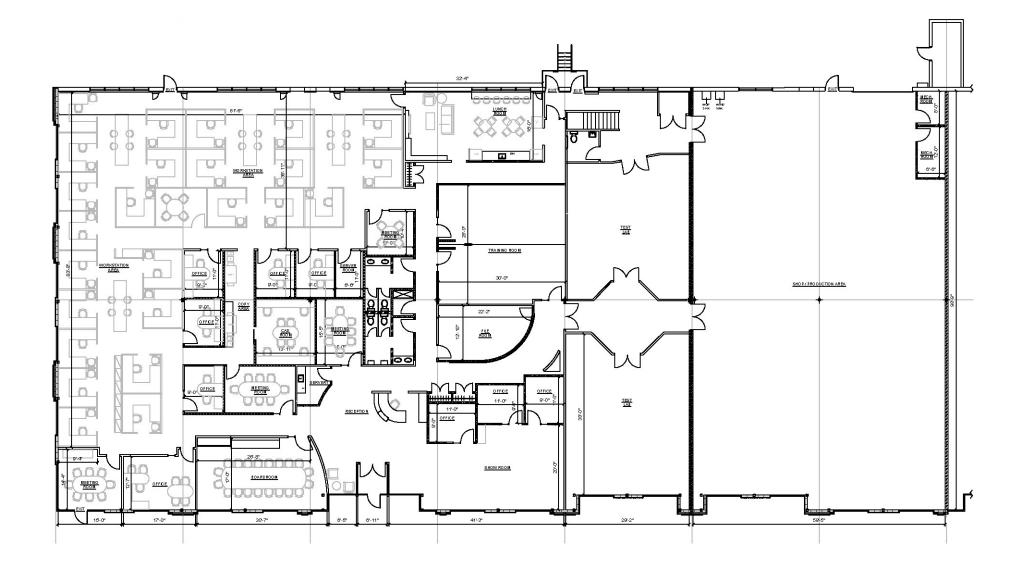


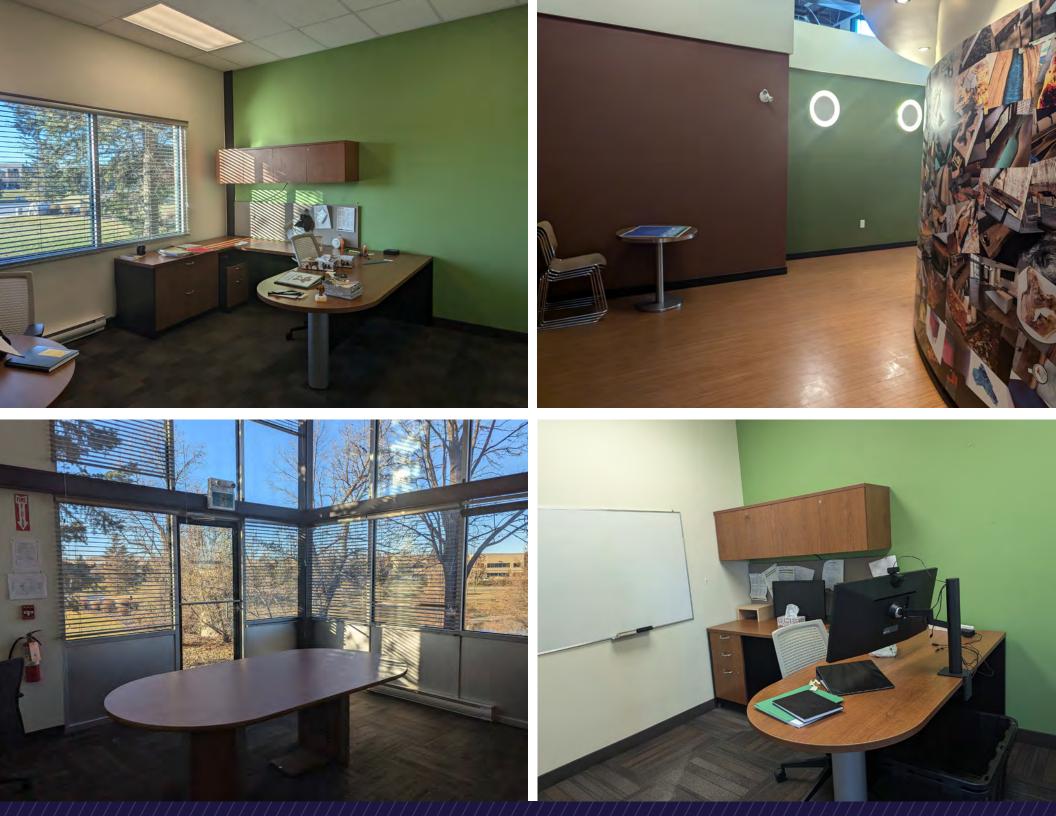
## **PROPERTY HIGHLIGHTS**

(+/-) 20,738 SF AVAILABLE

- Turnkey Office for Sublease
- Headlease expiry: December 31, 2026
- Layout features six private offices, five meeting rooms, one large boardroom, large training room, reception, open showroom, lunchroom and large open concept work area
- Abundance of natural light throughout
- Building signage opportunity
- Ample parking available on-site
- Zoning: MMU

LEASE RATE: CONTACT AGENT CAM & TAX: \$7.95 (2024 EST.) FLOOR PLAN







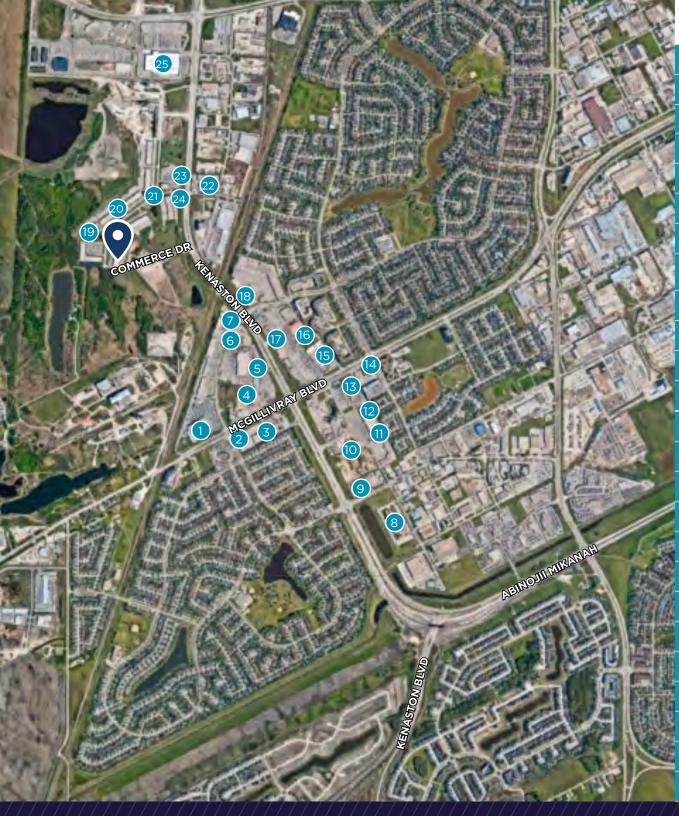












### LOCAL AMENITIES

- COSTCO WHOLESALE
- THE ORIGINAL PANCAKE HOUSE
- CINEPLEX ODEON
- SOBEYS
- BOSTON PIZZA
- MOXIES
- JOEY
- MANITOBA INSTITURE OF TRADES & TECHNOLOGY
- BEN & FLORENTINE
- MARK'S
- LINDEN RIDGE SHOPPING CENTRE
- THE BRICK
- 3 CANADIAN TIRE
- THE KEG STEAKHOUSE & BAR
- WALMART SUPERCENTRE
- HOME DEPOT
- SMITTY'S RESTURANT & LOUNGE
- 8 SCOTIABANK
- MB HYDRO
- 20 THE DUFRENE GROUP
- 21 AAA SECURITY
- 2 TIM HORTONS
- 23 CANADIAN WESTERN BANK
- 24 CRUNCH FITNESS
- 5 IKEA

TUXEDO BUSINESS PARK

158 COMMERCE DRIVE

18

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AVG. HOUSEHOLD INCOME: \$165,503 TOTAL HOUSEHOLDS: 3,357 TOTAL POPULATION: 9,213 AVERAGE AGE: 45

#### LINDEN RIDGE

AVG. HOUSEHOLD INCOME: \$88,177 TOTAL HOUSEHOLDS: 402 TOTAL POPULATION: 1,153 AVERAGE AGE: 50

> WEST FORT GARRY INDUSTRIAL

#### WHYTE RIDGE

AVG. HOUSEHOLD INCOME: \$83,325 TOTAL HOUSEHOLDS: 2,570 TOTAL POPULATION: 6,760 AVERAGE AGE: 36

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#### WAVERLEY HEIGHTS

AVG. HOUSEHOLD INCOME: \$80,942 TOTAL HOUSEHOLDS: 2,821 TOTAL POPULATION: 7,346 AVERAGE AGE: 36

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AVG. HOUSEHOLD INCOME: \$219,969 TOTAL HOUSEHOLDS: 1,591 TOTAL POPULATION: 4,811 AVERAGE AGE: 34



### CONTACT

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