

# FULLY BUILT-OUT OFFICE SPACE FOR SUBLEASE IN EAST WINNIPEG

## 90 TERRACON PLACE



**James Toker**  
**Associate**

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# PROPERTY HIGHLIGHTS

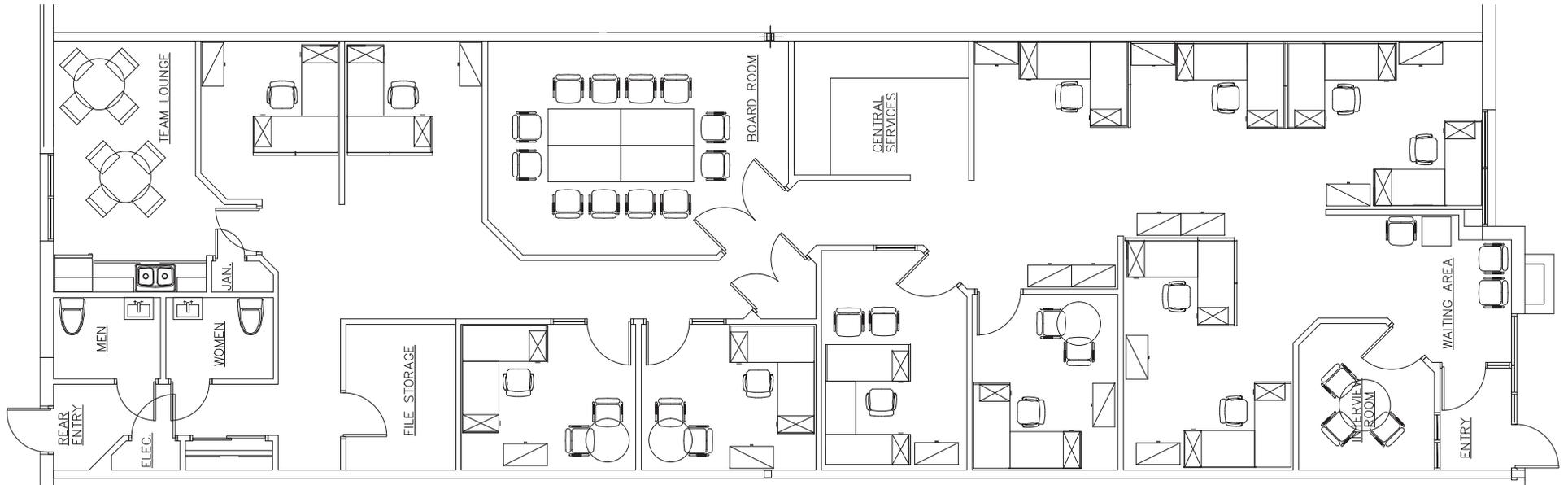
**UNIT SF:** (+/-) 3,000 SF

- Turnkey office space available in highly desirable Terracon Business Park
- Unit features 8 private offices, a large board room, a kitchenette lunchroom, reception area and open work space
- 6 parking stalls including 3 electrified spots
- Terracon Business Park features numerous premium amenities including on-site security, transit access and a park like atmosphere for Tenant's to enjoy
- Head lease expiry February 28, 2027
- Zoning: MMU

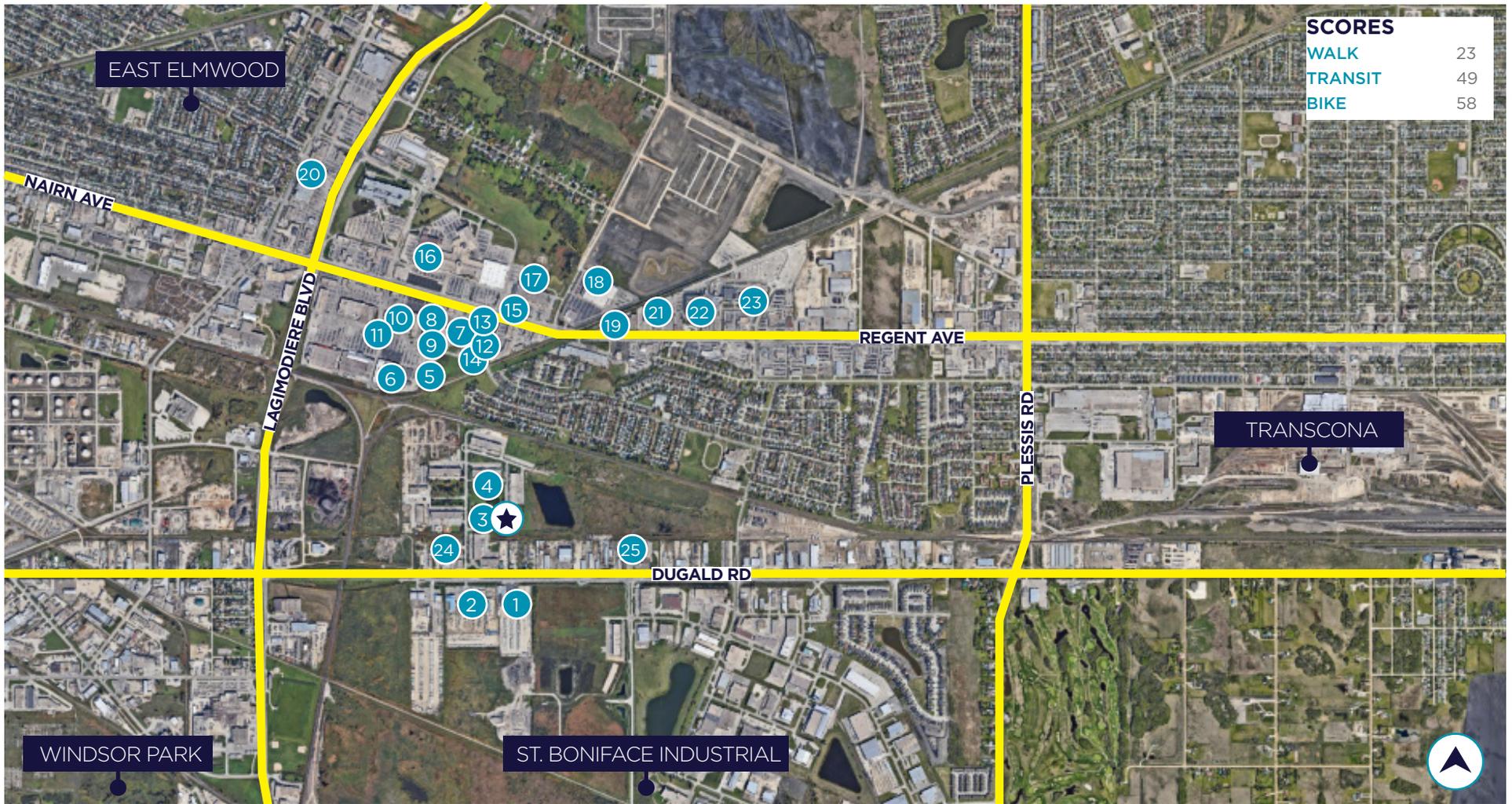
**LEASE RATE:** \$10.95 PSF

**CAM & TAX:** \$6.50 PSF (2025 EST.)  
*\*PLUS A MANAGEMENT FEE OF 5% OF BASIC RENT*





# FLOOR PLAN

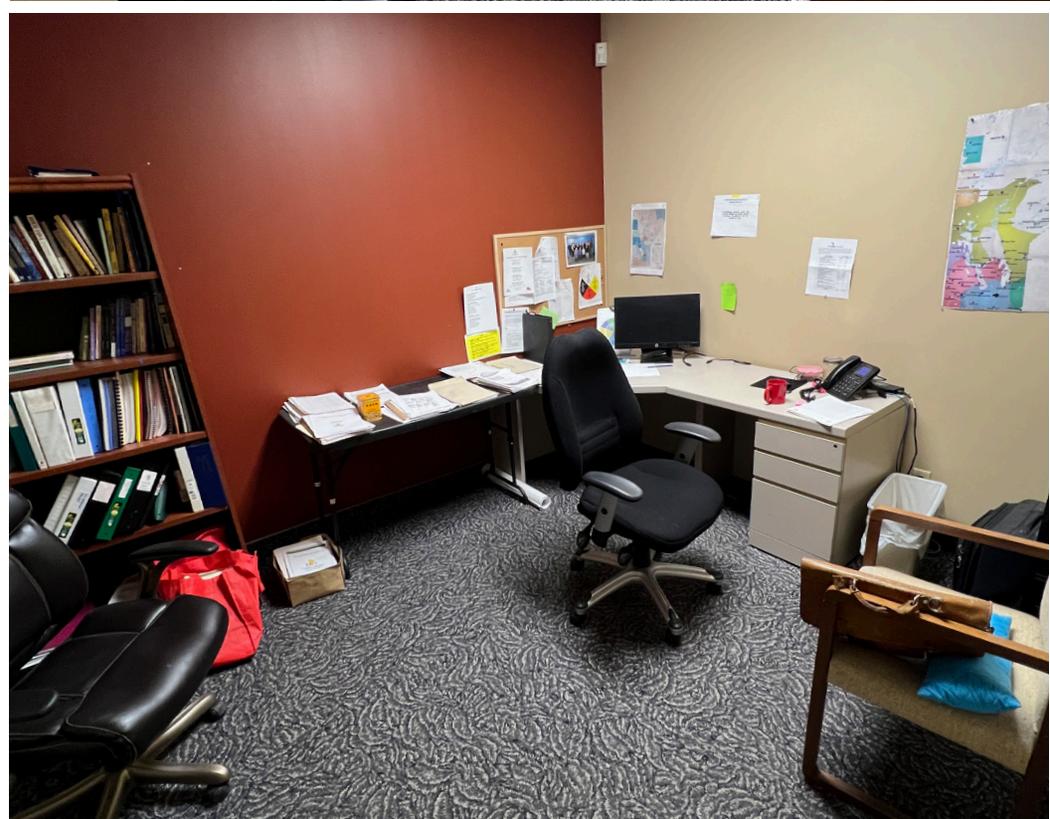


SCORES	
WALK	23
TRANSIT	49
BIKE	58

# AREA AMENITIES

- |                             |                   |                       |
|-----------------------------|-------------------|-----------------------|
| 1 GO RV WINNIPEG            | 11 MICHAEL'S      | 21 THE BRICK          |
| 2 ROND'S MARINE             | 12 LIQUOR MART    | 22 MCDONALD'S         |
| 3 RELIANCE SUPERIOR HEATING | 13 RBC            | 23 CLUB REGENT CASINO |
| 4 COMPUTERS FOR SCHOOLS     | 14 SALLY BEAUTY   | 24 SUBWAY             |
| 5 PETLAND                   | 15 SMITTY'S       | 25 TIM HORTONS        |
| 6 WALMART                   | 16 KILDONAN MALL  |                       |
| 7 STAPLES                   | 17 CANADIAN TIRE  |                       |
| 8 DOLLARAMA                 | 18 COSTCO         |                       |
| 9 PLANET FITNESS            | 19 TIM HORTON'S   |                       |
| 10 SPORT CHEK               | 20 FIREHOUSE SUBS |                       |







## CONTACT

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