

Winnipeg, Manitoba

Flex office development in Southwest Winnipeg for lease

The Refinery District at Waverley Street &
Bishop Grandin Boulevard



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THE REFINERY DISTRICT

This property is surrounded by many of Winnipeg's fastest growing and affluent residential communities, with this Transit Oriented Development (TOD) featuring a variety of active and traditional transportation options serviced by a designated station on the Rapid Transit Corridor. The Refinery District is being developed by Hopewell Development, one of Canada's leading commercial real estate developers with developments throughout Western Canada and Ontario.

- Part of a 102 acre mixed use in-fill development
- New lifestyle centre offering numerous services and community amenities to include residential, hotel, light industrial, office and retail
- Flex Office Phase I -150,950 SF over 3 buildings
- Retail and commercial portions proposed to be up to 23 acres



Southwest
Winnipeg location



Access to Major
Routes



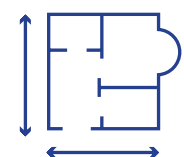
Along Rapid
Transit Station



Excellent
Surrounding
Amenities



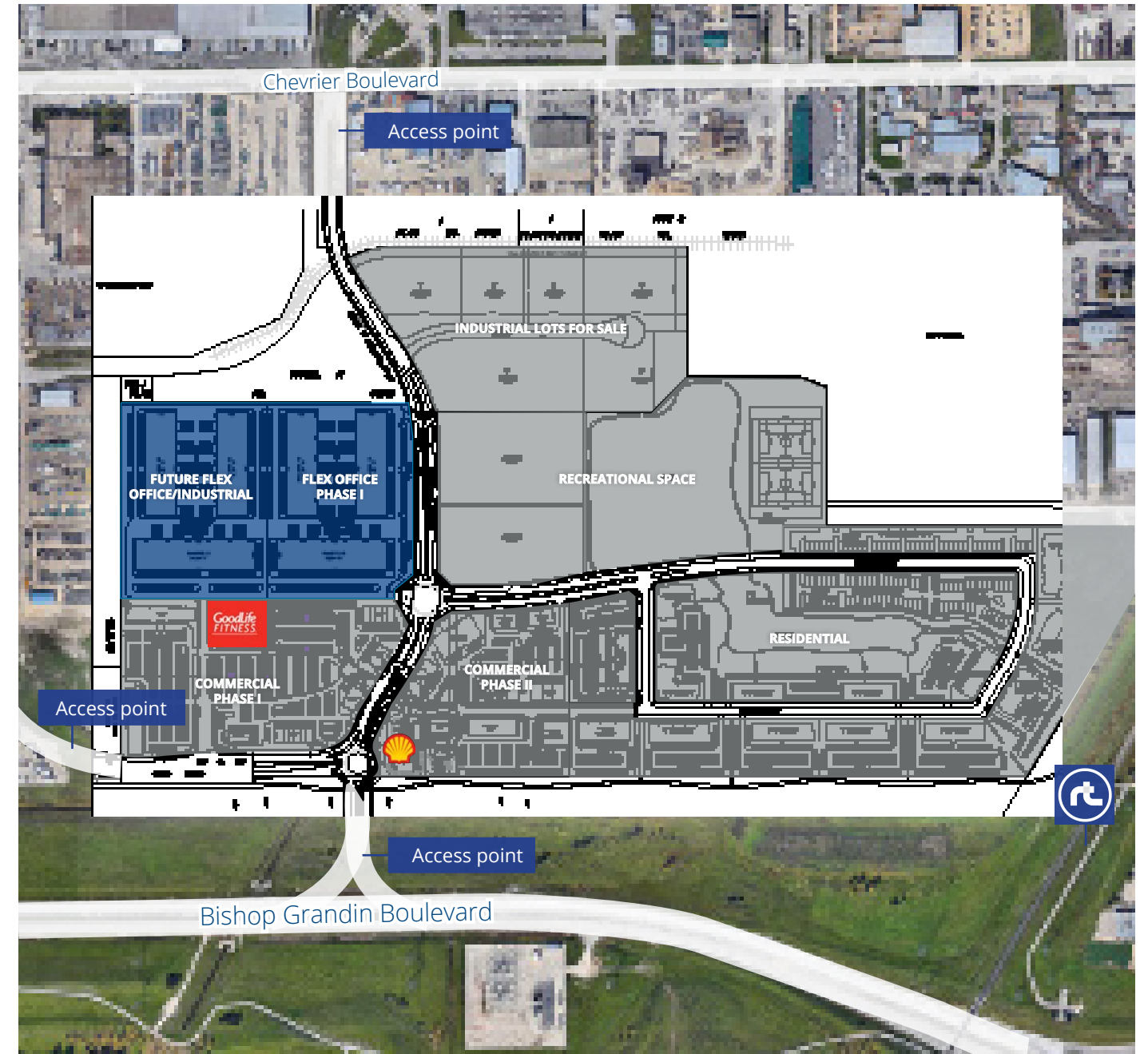
Recreational Space
in Area



Sizes Starting From
5,000 SF

Property Overview

The Refinery District is a planned 102 acre mixed-use infill development which is exceptionally well-located in Southwest Winnipeg offering residential, retail, hotel, restaurant, office and industrial flex-space options.



Site Plan

Exactly where you need to be

Multiple primary east/west and north/south thoroughfares are directly accessible

- Located between Pembina Highway (east), Bishop Grandin Boulevard (south), Waverley Street (west) and Chevrier Boulevard (north)

- Bishop Grandin Boulevard is an inner beltway that connects to all points in Winnipeg
- Three points of access for Bishop Grandin Boulevard, Waverley Street and Chevrier Boulevard

Building "C"

Highlights

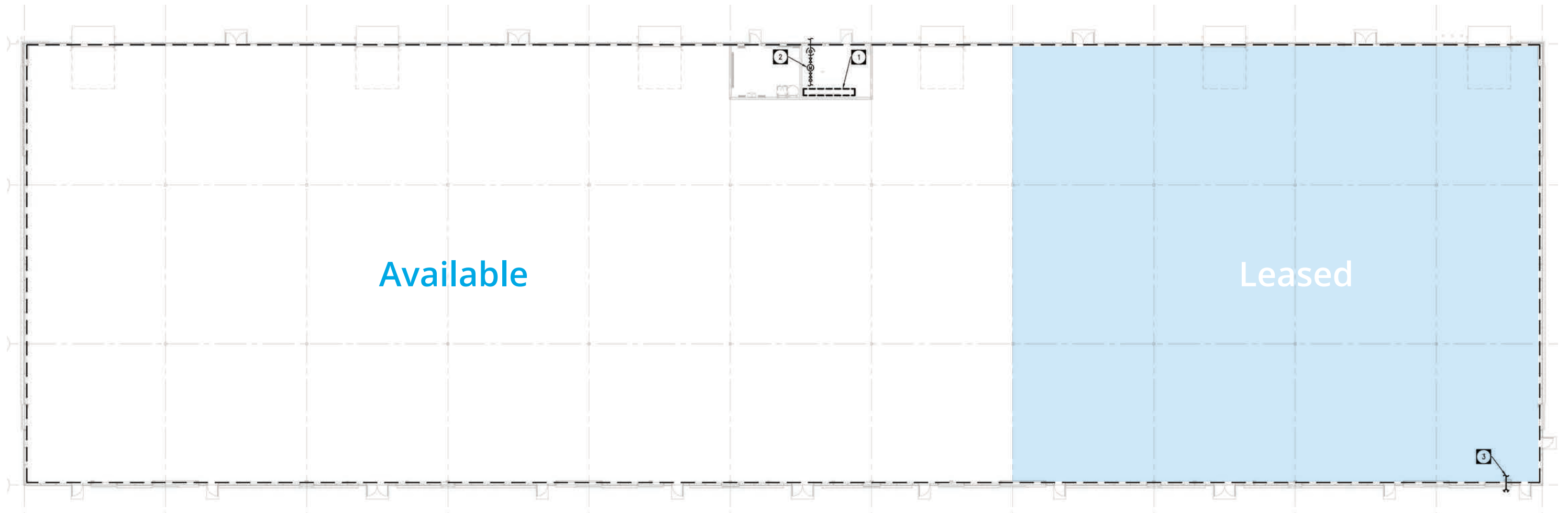
- Superior access to major transportation routes
- Available for occupancy immediately
- Bay sizes: 5,000 SF (40' x 125')
- Up to ±35,000 SF available
- 18' clear ceiling height
- Parking ratio: 1 per 325 SF
- Tenant sizes starting from 5,000 SF

Asking Net Rent

\$17.95/SF per annum

Additional Rent (2021)

\$5.50/SF + 3% management fee (Net Rent and the Tenant's Proportionate Share of Operating Costs)



Building "A"

Pre-Leasing

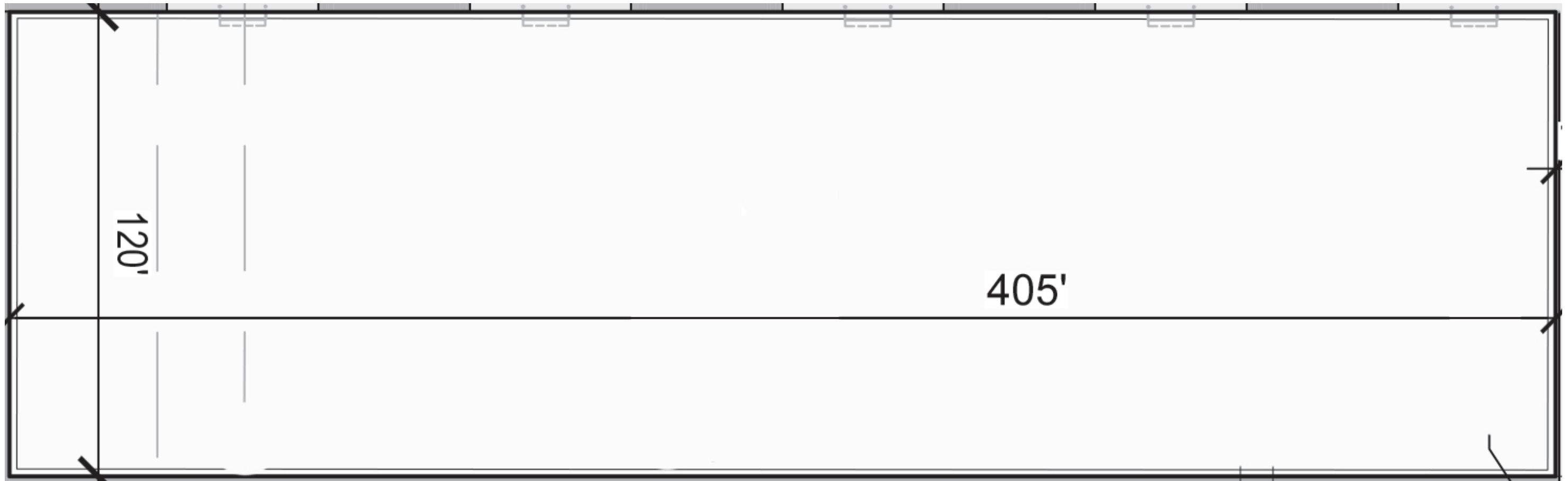
- Superior access to major transportation routes
- Available for occupancy Q4 2022
- Bay sizes: 5,000 SF (40' x 125')
- Up to ±48,600 SF available
- 18' clear ceiling height
- Parking ratio: 1 per 410 SF
- Tenant sizes starting from 5,000 SF

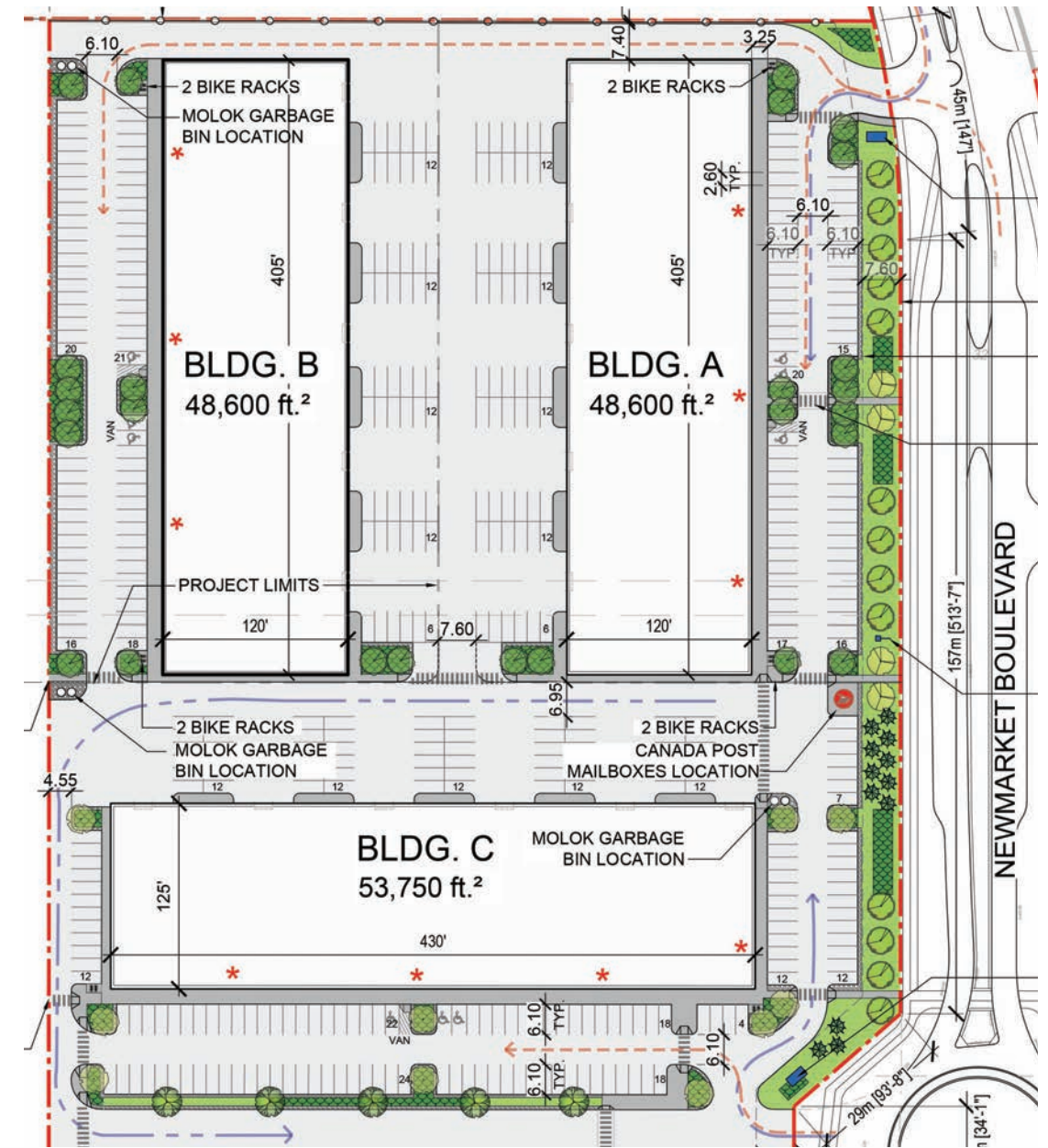
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INSULATED
METAL
PANEL

STUCCO

SPANDREL

STUCCO

BRICK

METAL PANEL
(color to match stucco eyebrow)

BRICK

CORRUGATED
METAL

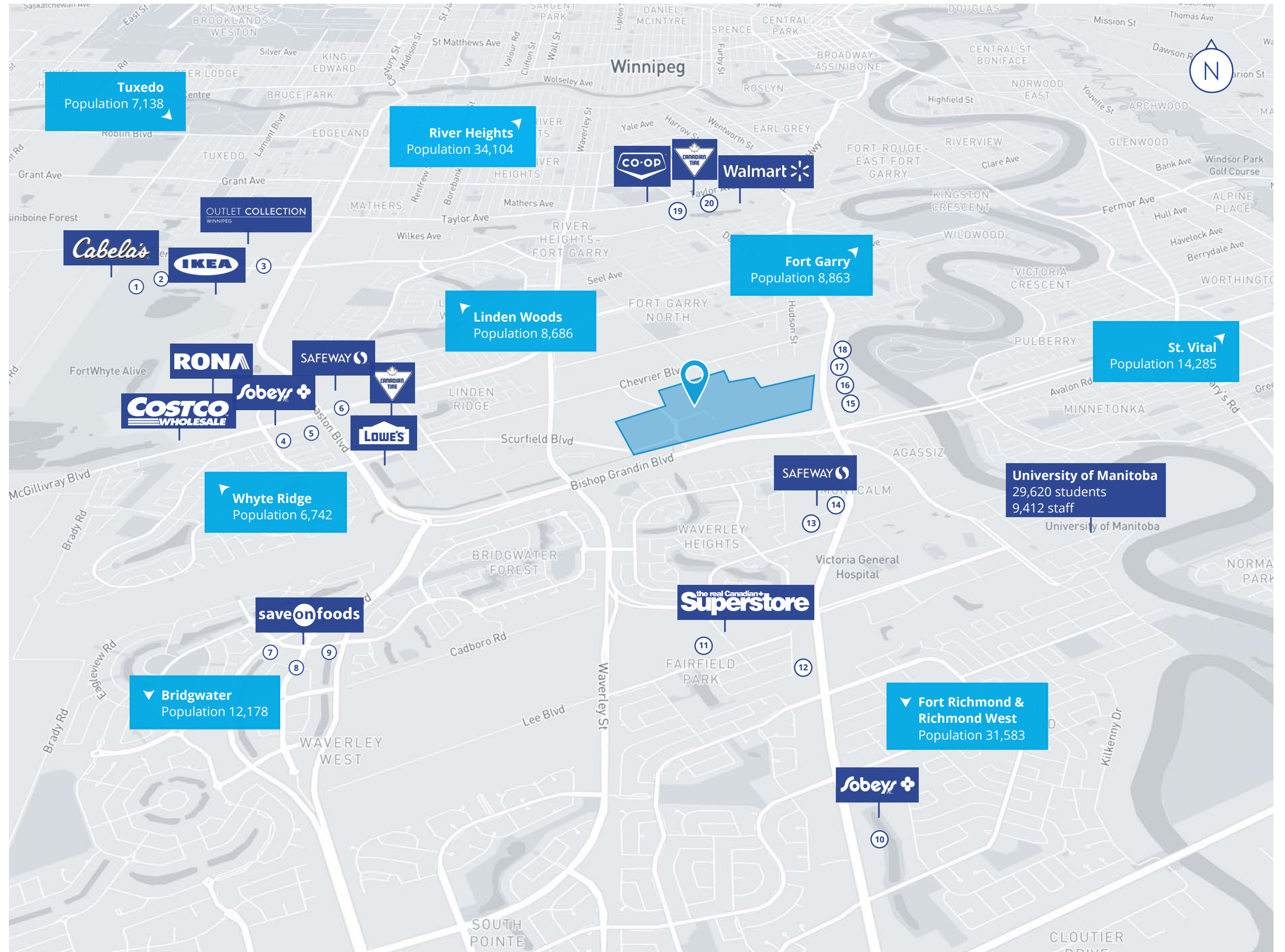
STUCCO



Location Overview

Located in the centre of Winnipeg's fastest growing residential quadrants.

- 1 Tim Horton's
- 2 The Rec Room
- 3 McDonald's
- 4 Indigo
- 5 Shoppers Drug Mart
- 6 Co-op Gas Bar
- 7 Bridgwater Liquor Mart
- 8 Tim Horton's
- 9 Shoppers Drug Mart
- 10 Four Points by Sheraton
- 11 Manitoba Public Insurance
- 12 Santa Lucia Pizza
- 13 Giant Tiger
- 14 Winners
- 15 Best Buy
- 16 Staples
- 17 Toys "R" Us
- 18 Canad Inns Destination Centre
- 19 Dollarama
- 20 Sobeys





Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

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