FLEX-OFFICE FOR LEASE // WPG. MB

# The Refinery District

Elevate Your Workspace: Special Buildout Incentives for New Tenants!





## 210-PHASE II BLDG A BLDG B BOULEVARD 6 7.60 NEWMARKET 2 BIKE RACKS 2 BIKE RACKS CANADA POST MAILBOXES LOCATION MOLOK GARBAGE BLDG C FOR LEASE Build-to-suit for Lease

### **Property Details**

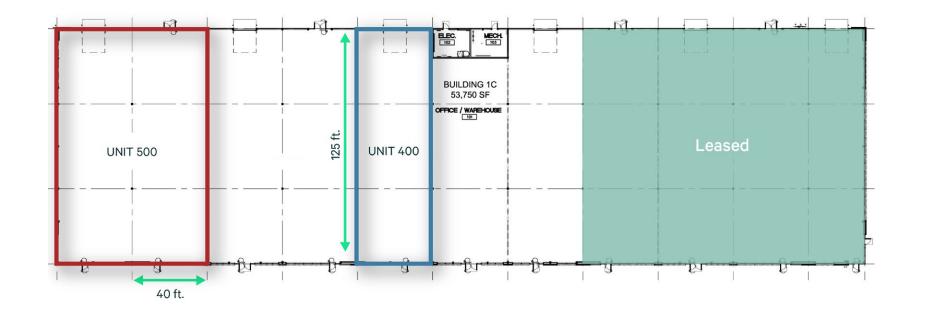
Located in a vibrant 102-acre mixed-use development, this property offers immediate occupancy. This unique opportunity provides flex-office users to be part of a thriving community. Surrounded by a new lifestyle centre featuring residential, hotel, office, and retail spaces, this property benefits from a diverse range of amenities and services.

Phase I is one building comprised of 53,750 sf, please contact agent on Phase II

Asking Net Rent	\$18.95 psf	
Additional Rent	\$6.49 psf	+ 3% mgmt fee on net rent and the tenant's proportionate share of the operating costs
Unit Sizes	Building C: 35,000 sf Tenant sizes starting at 5,000 sf	
Ceiling Height	18' Clear in existing building	
Loading	12'x12' Grade loading doors	
Zoning	M2 - Manufacturing General	
Parking Ratio	1 reserved stall per 450 sf	

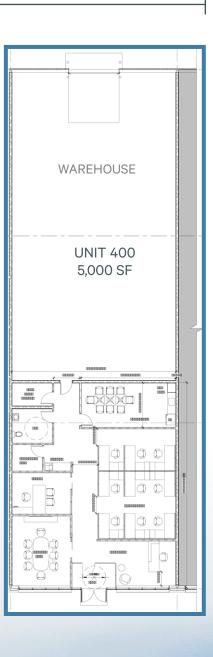


## **Proposed Unit Layouts**





**TEST FITS** 





LOT C-±1.30 ac

PLAN

RMU2

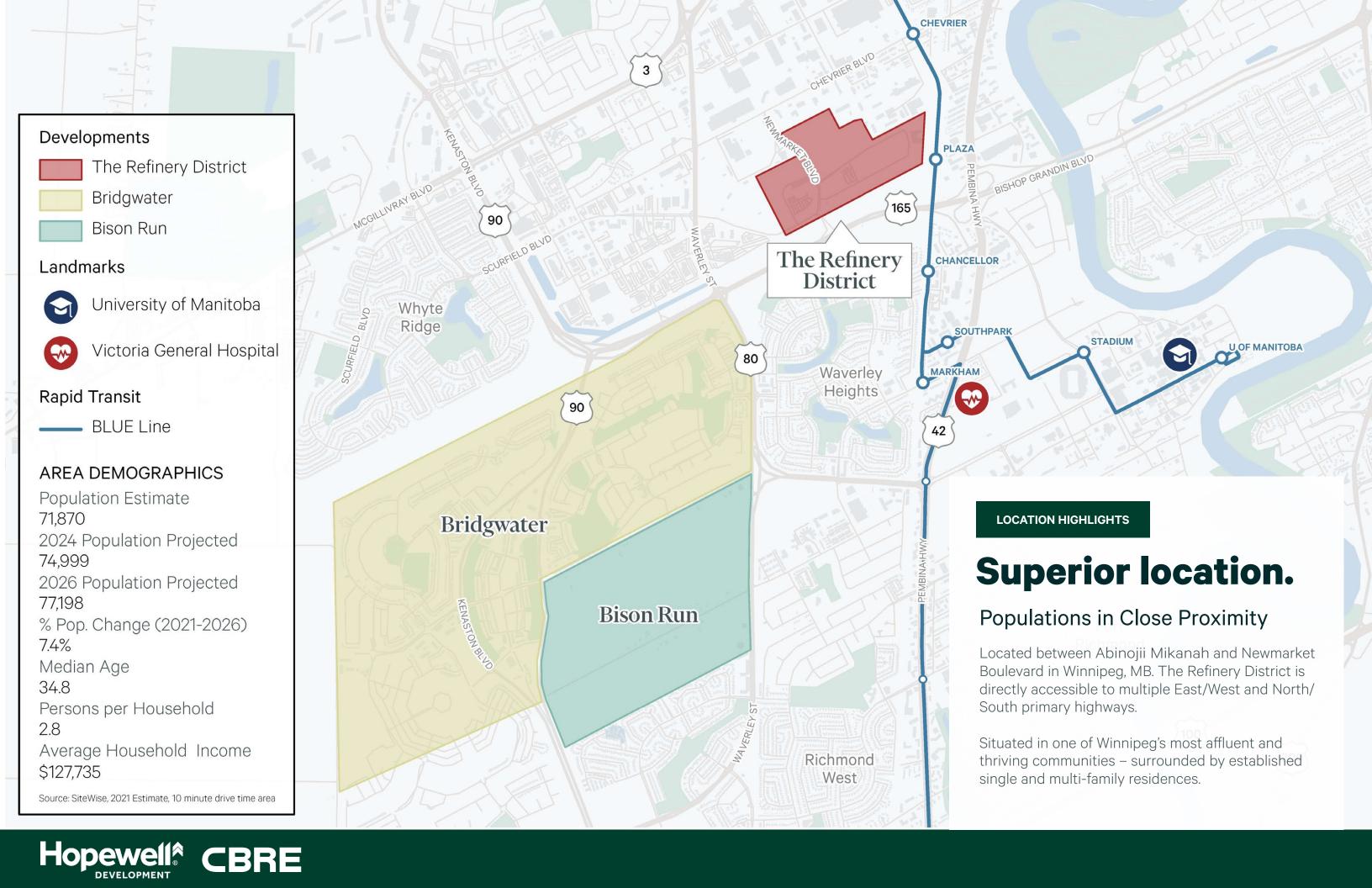
±1.68 ac

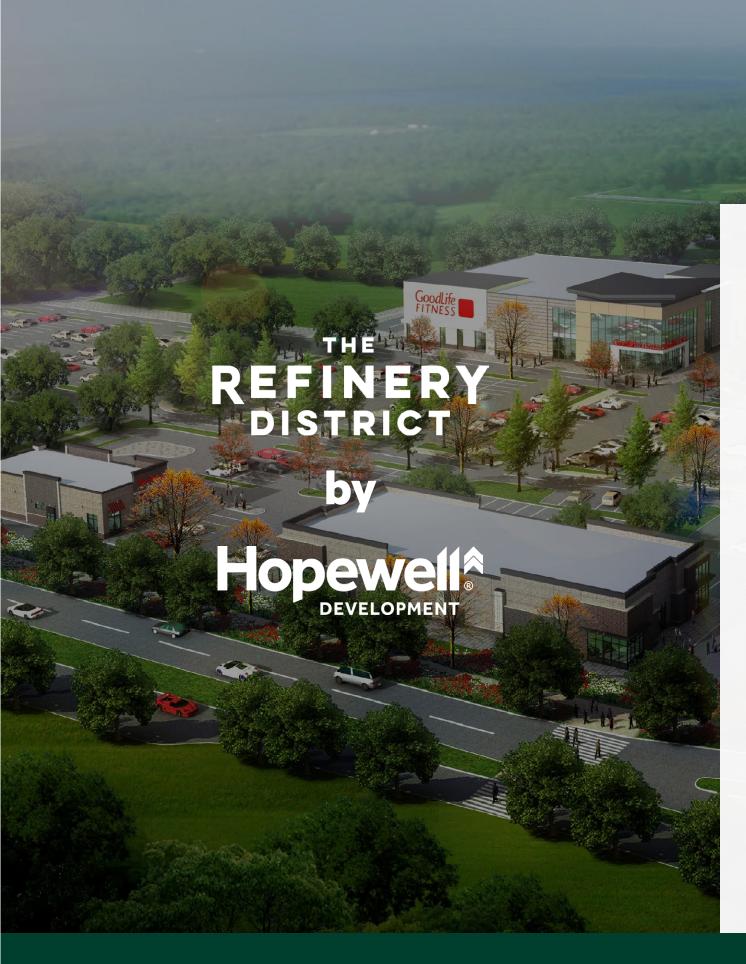
RMU3

±1,73 ac

RMU5 ±1.92 ac

RMU4 ±1.73 ac





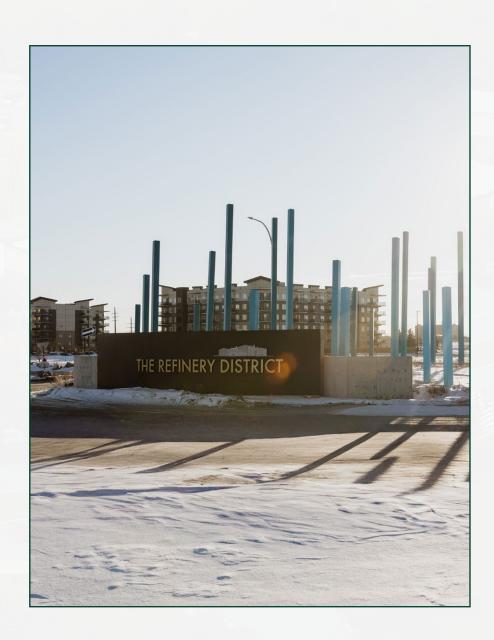
HOPEWELL DEVELOPMENT

# Experienced Development Team.

Hopewell is one of Canada's leading commercial real estate developers with projects throughout Western Canada, Ontario and the United States.

The Refinery District is Hopewell's latest major development in Winnipeg. Hopewell has developed a number of projects in Winnipeg which include the 118,000 SF grocery store and pharmacy in Bridgwater Town Centre, the 73,000 SF Kildonan Green commercial plaza, and the 400,000 SF Kenaston Common destination power centre.

Hopewell is a two-time 'Best Managed Companies Platinum' member.



FLEX-OFFICE FOR LEASE // WPG, MB

# The Refinery District



To learn more, please contact:

### Paul Kornelsen

Managing Director Vice President +1 204 500 5009 paul.kornelsen@cbre.com

#### Cam Hildebrand

Associate Broker
Vice President
+1 204 500 5008
cam.hildebrand@cbre.com

### CBRE Limited | Real Estate Brokerage | 201 Portage Avenue | Suite 1650 | Winnipeg, MB | www.cbre.ca/winnipeg

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

