

Flex-Office | For Lease

Hopewell
DEVELOPMENT

CBRE



The Refinery District

A Place to Live, Work, and Create

Winnipeg, MB, R3T 6G7
www.cbre.ca/winnipeg

Flex-Office Space Available for Lease

Property Highlights

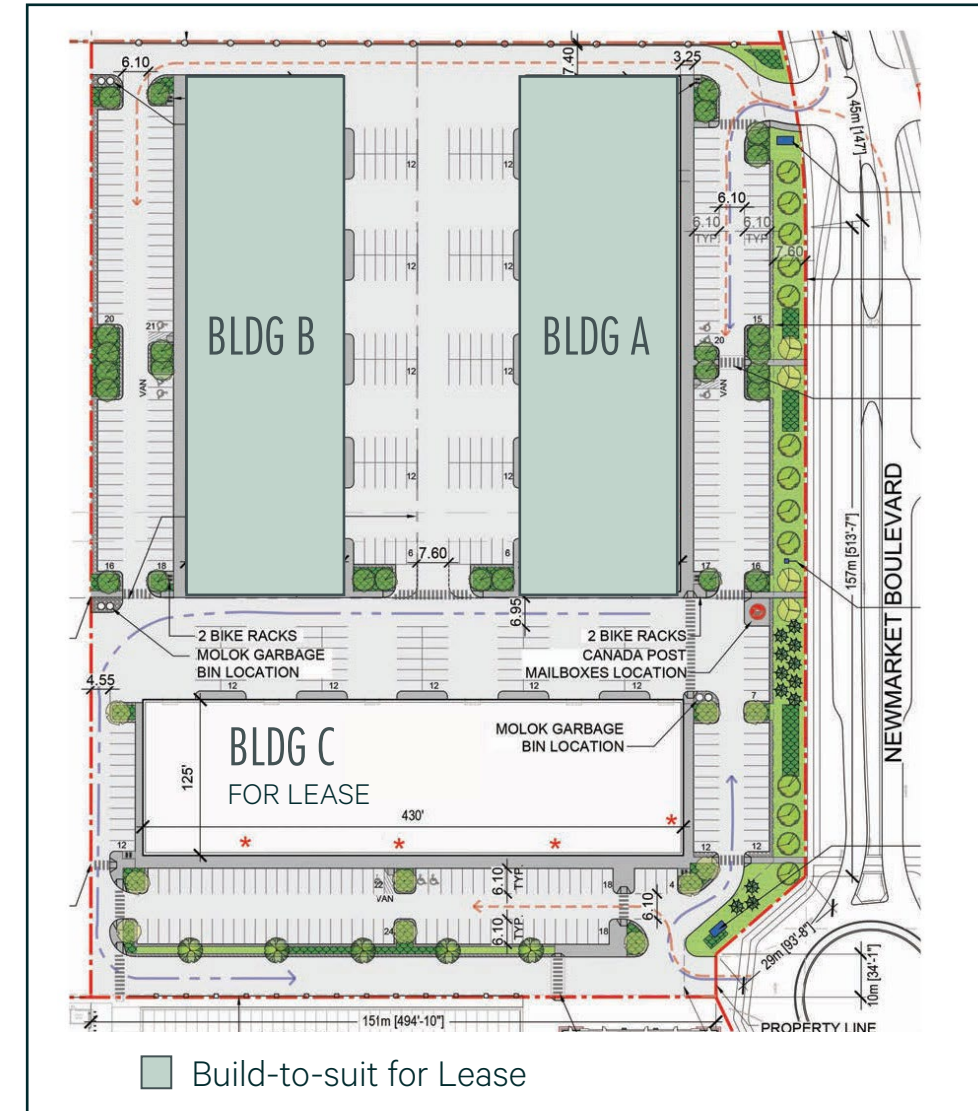
FLEX OFFICE PHASE I 150,950 SF OVER 3 BUILDINGS

The Refinery District brings an opportunity to live, work and create within Winnipeg's south core. 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.

FEATURES:

- Available for occupancy immediately
- Flexible demising options
- 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
- Leasing opportunities in multi-tenant buildings or free stand build-to-suit
- Three points of access from Bishop Grandin Boulevard, Waverley Street and Chevrier Boulevard
- Over 2,000 multi-family units in development, creating a rising residential pull

FLEX OFFICE PHASE I



Build-to-suit for Lease

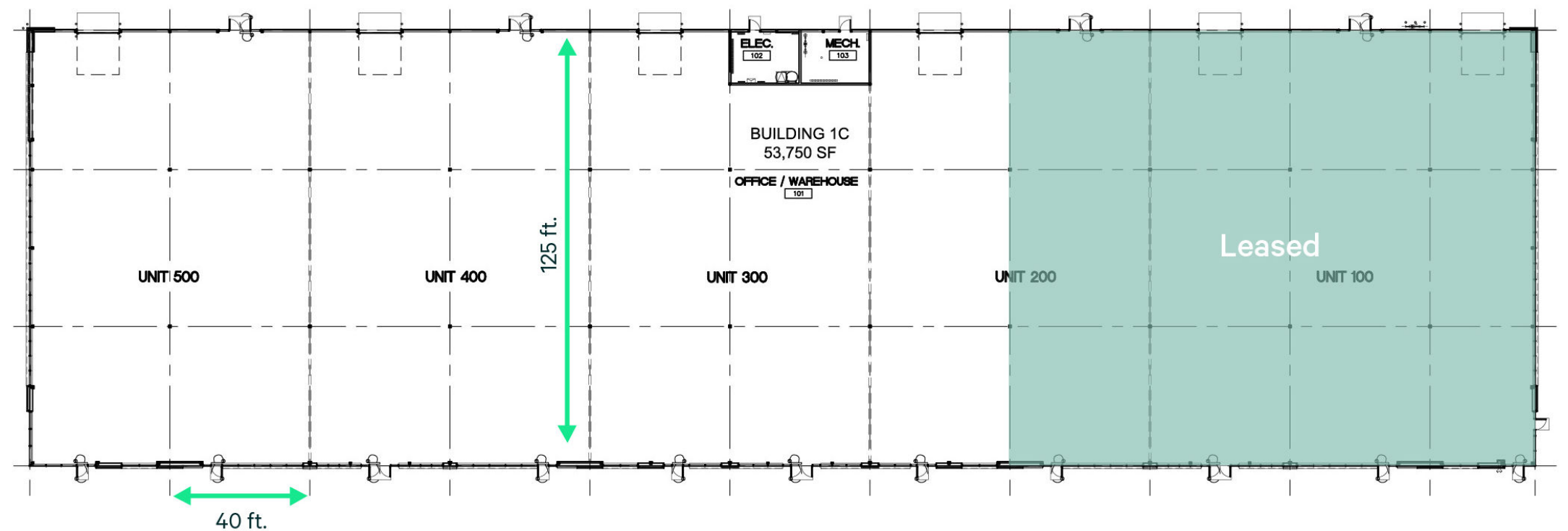
Property Details

EXACTLY WHERE YOU NEED TO BE

Up to (+/-) 35,000 sf available
Parking ratio 1 per 325 sf
Superior access to major transportation routes

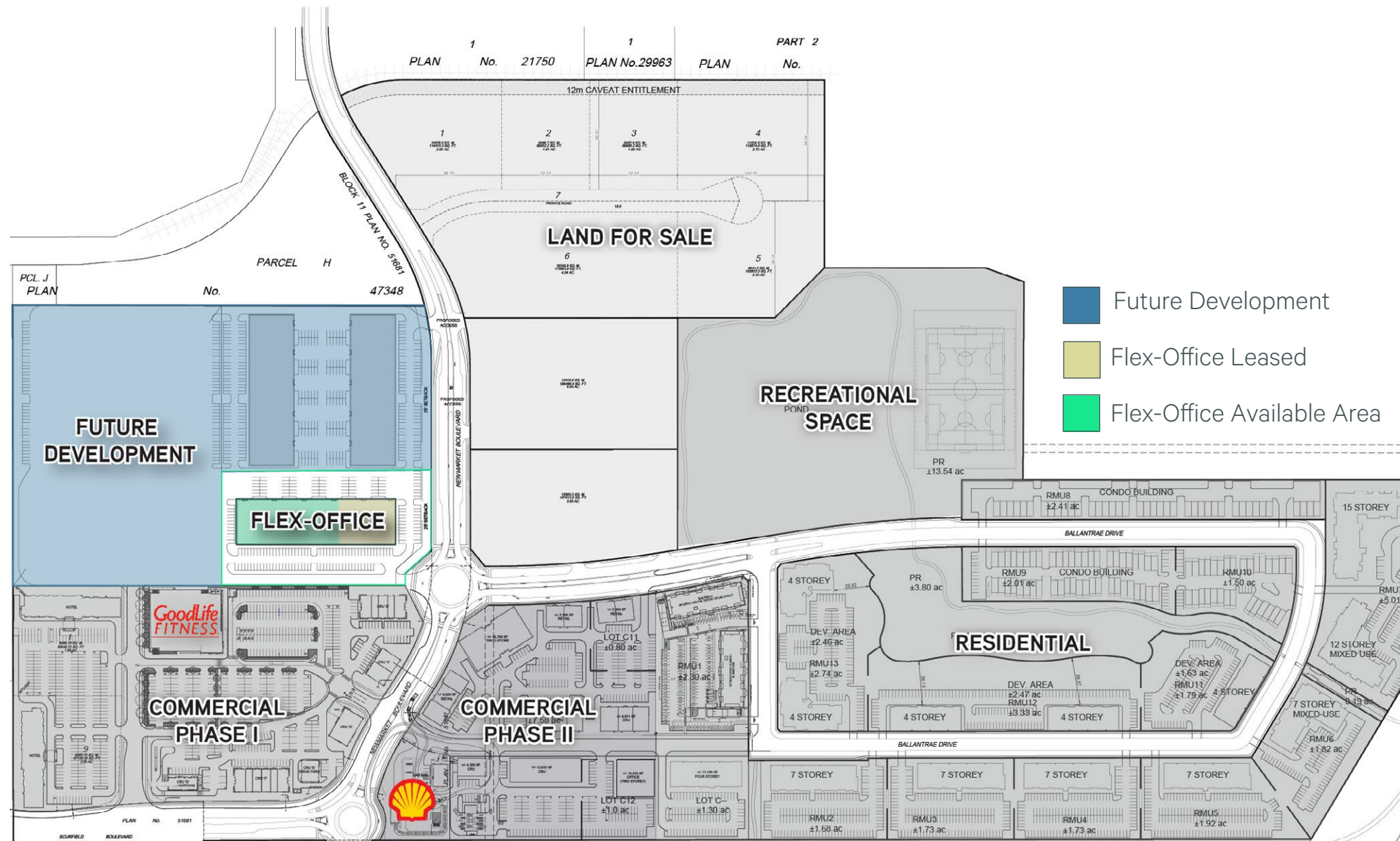
BUILDING C

Asking Net Rent	\$18.95 PSF
Additional Rent	\$5.08 PSF + 3% management fee net rent and the tenant's proportionate share of operating costs
Unit Sizes	Tenant sizes starting at 5,000 SF
Ceiling Height	18" clear
Zoning	M2
Available	Immediately



Full Site Plan

THE REFINERY DISTRICT BY HOPEWELL DEVELOPMENT



Key Features



Along the Rapid Transit station



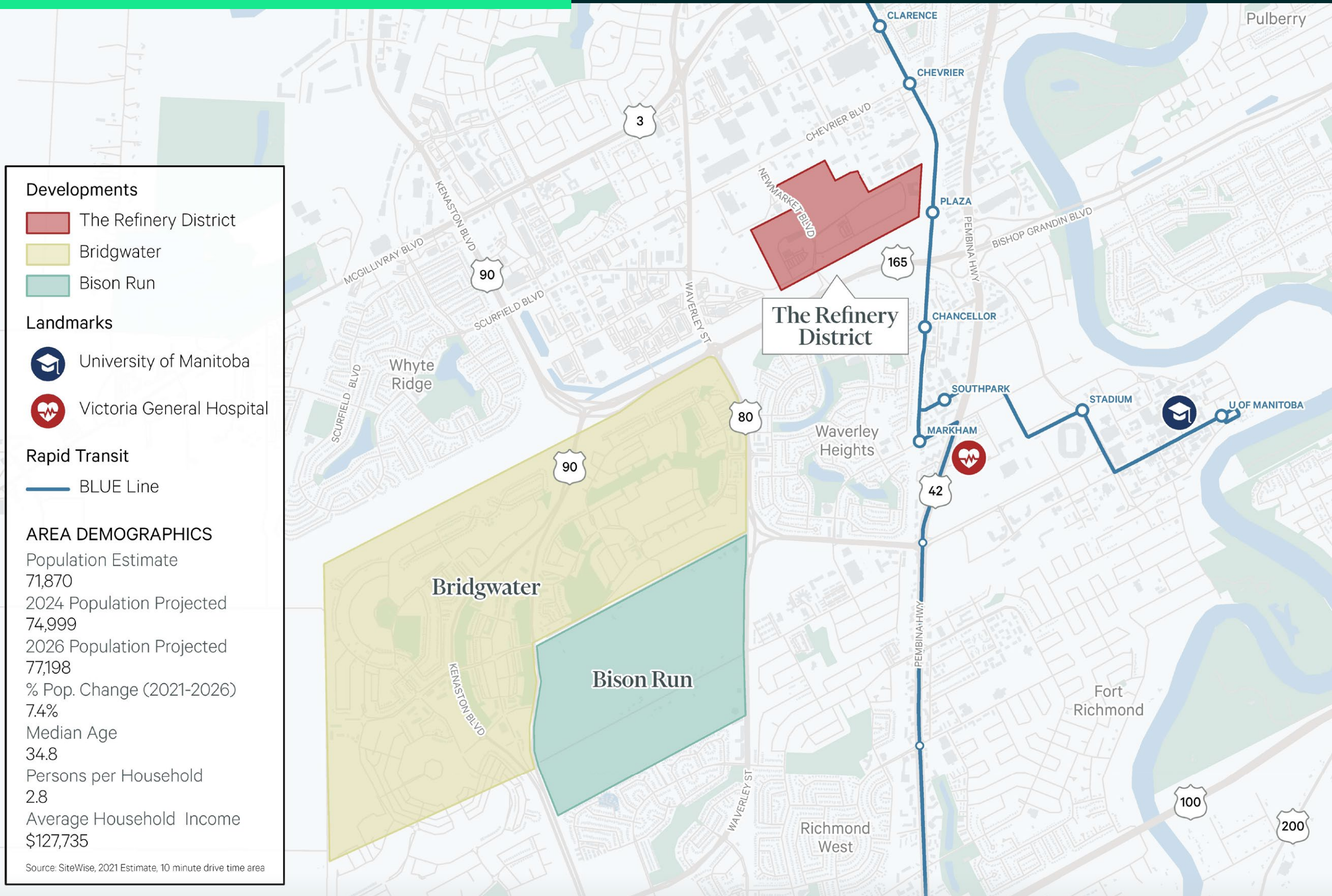
Ideally situated in the Southwest



Access to major transportation routes



Many nearby amenities



Strategically Located

Populations in Close Proximity

Located between Bishop Grandin (Abinodji Mikanah) Boulevard and Newmarket Boulevard in Winnipeg, MB. The Refinery District is directly accessible to multiple East/West and North/South primary highways.

Situated in one of Winnipeg's most affluent and thriving communities – surrounded by established single and multi-family residences.

The Refinery District

by 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.

THE
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