

# FLEX SPACE FOR SUBLEASE IN TUXEDO BUSINESS PARK

YOUR SIGN HERE

FOR SUBLEASE  
**96 NATURE PARK WAY**

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## PROPERTY HIGHLIGHTS

(+/-) 15,822 SF AVAILABLE

- Turnkey office and warehouse opportunity in the southwest of Winnipeg
- Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen
- Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings
- 48 electrified parking stalls included at no cost
- Entire space is serviced by 7 RTUs
  - 5 - 5 ton units
  - 2 - 7.5 ton units
- Excellent transit access
- Building signage opportunity
- Available immediately
- Headlease expiry May 31, 2027

**LEASE RATE:** \$16.25 NET PSF

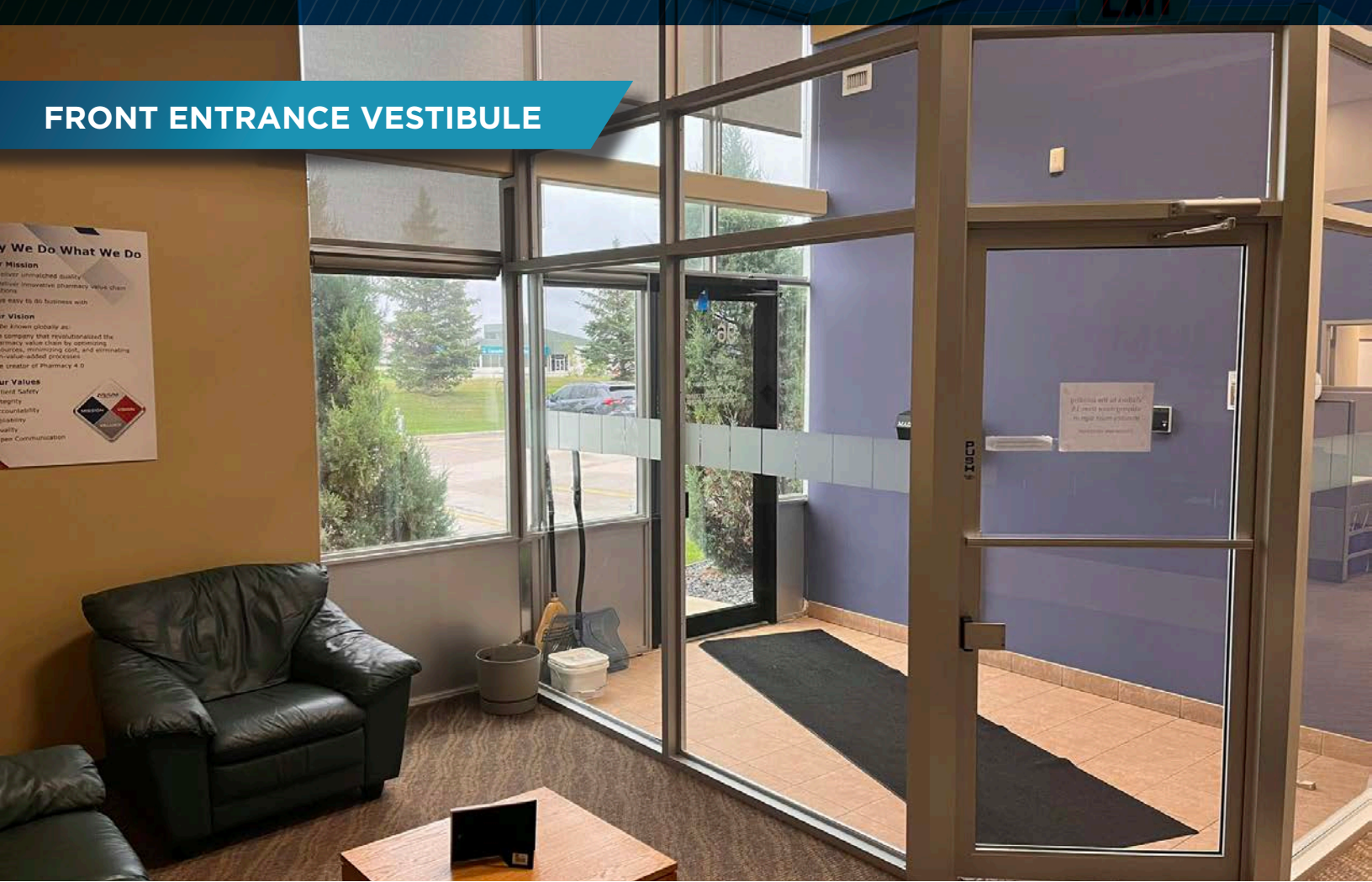
**CAM & TAX:** \$7.95 PSF (2024 EST.)

PLUS MANAGEMENT FEE



## FRONT ENTRANCE VESTIBULE

**Why We Do What We Do**  
**Mission**  
Deliver unparalleled quality  
innovative pharmacy value chain  
from store to patient  
It's easy to do business with  
**Vision**  
Be known globally as  
the company that revolutionized the  
pharmacy value chain by optimizing  
supply, streamlining cost, and eliminating  
non-value-added processes  
to create a pharmacy 4.0  
**Our Values**  
Patient Safety  
Integrity  
Accountability  
Quality  
Open Communication



## RECEPTION AREA



## SECOND BOARDROOM AT REAR



**OPEN CUBICLE AREA**



**PRIVATE OFFICE**



**MAIN BOARDROOM AT FRONT**



## KITCHEN & LUNCH ROOM



## OPEN CUBICLE AREA



## WORKSHOP



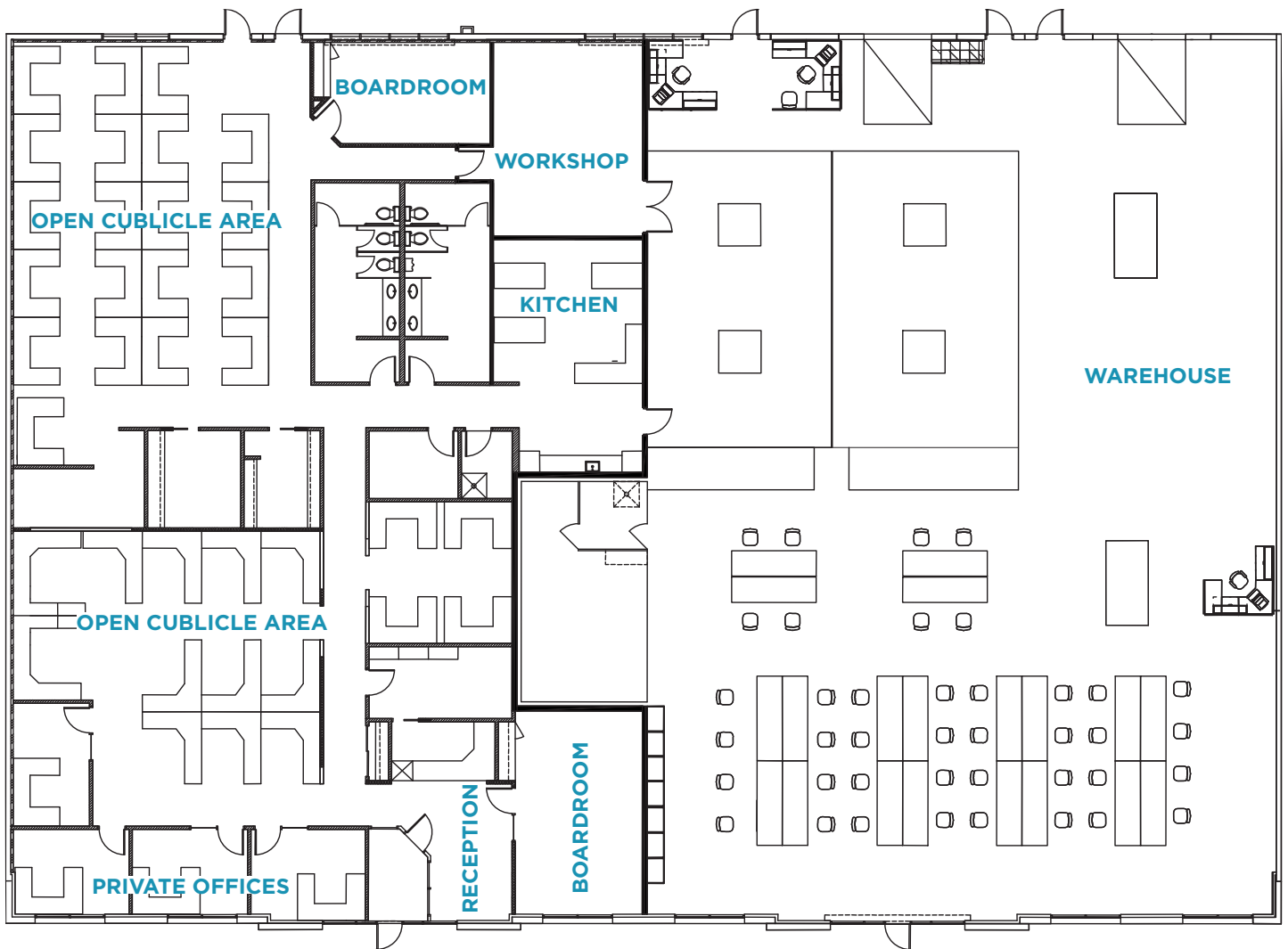
## FULLY HVAC WAREHOUSE

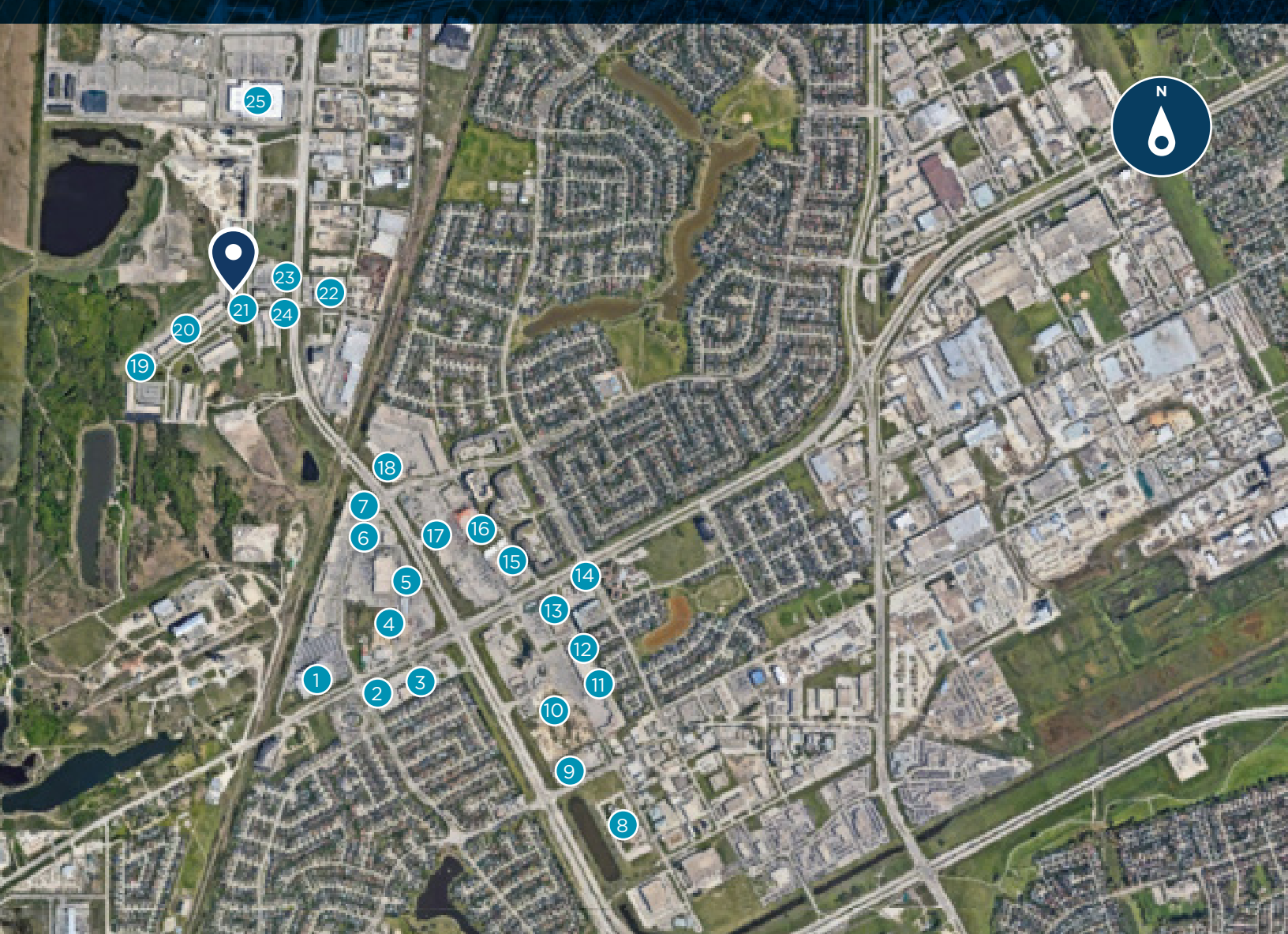


## LOADING AREA



# FLOOR PLAN





## LOCAL AMENITIES

1	COSTCO WHOLESALE
2	THE ORIGINAL PANCAKE HOUSE
3	CINEPLEX ODEON
4	SOBEYS
5	BOSTON PIZZA
6	MOXIES
7	JOEY
8	MANITOBA INSTITUTE OF TRADES & TECHNOLOGY
9	BEN & FLORENTINE
10	MARK'S
11	LINDEN RIDGE SHOPPING CENTRE
12	THE BRICK

13	CANADIAN TIRE
14	THE KEG STEAKHOUSE & BAR
15	WALMART SUPERCENTRE
16	HOME DEPOT
17	SMITTY'S RESTURANT & LOUNGE
18	SCOTIABANK
19	MB HYDRO
20	THE DUFRENE GROUP
21	AAA SECURITY
22	TIM HORTONS
23	CANADIAN WESTERN BANK
24	CRUNCH FITNESS
25	IKEA



# DEMOGRAPHICS



**TUXEDO INDUSTRIAL**

**LINDEN WOODS**

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

**96 NATURE PARK WAY**



**LINDEN RIDGE**

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

**WEST FOR GARRY INDUSTRIAL**

**WHYTE RIDGE**

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

**WAVERLEY HEIGHTS**

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

**BRIDGWATER FOREST**

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

MCGILLIVRAY BLVD

KENASTON BLVD

MCGILLIVRAY BLVD

ABINOJII MIKANAJ



## CONTACT

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