

# FOR SUBLEASE

Prime Flex-Space in Tuxedo Business Park

96 Nature Park Way, Winnipeg, Manitoba

**15,822 SF**



**AMPLE  
PARKING**



**ACCESS TO  
TRANSIT**



**PROMINENT  
SIGNAGE**



**EXCELLENT  
ACCESS**



**DEDICATED  
ENTRANCE**

[www.shindico.com](http://www.shindico.com)

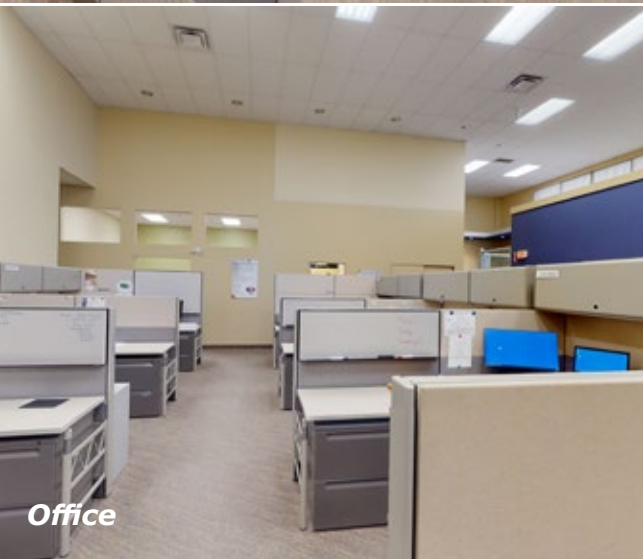
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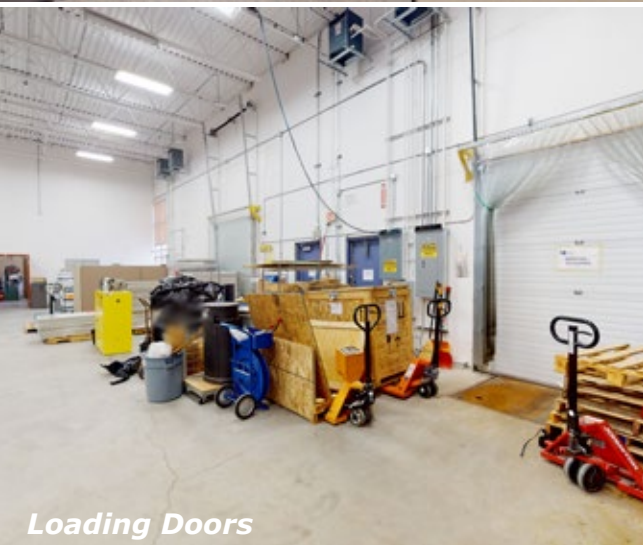
96 Nature Park Way, Winnipeg, Manitoba



Office

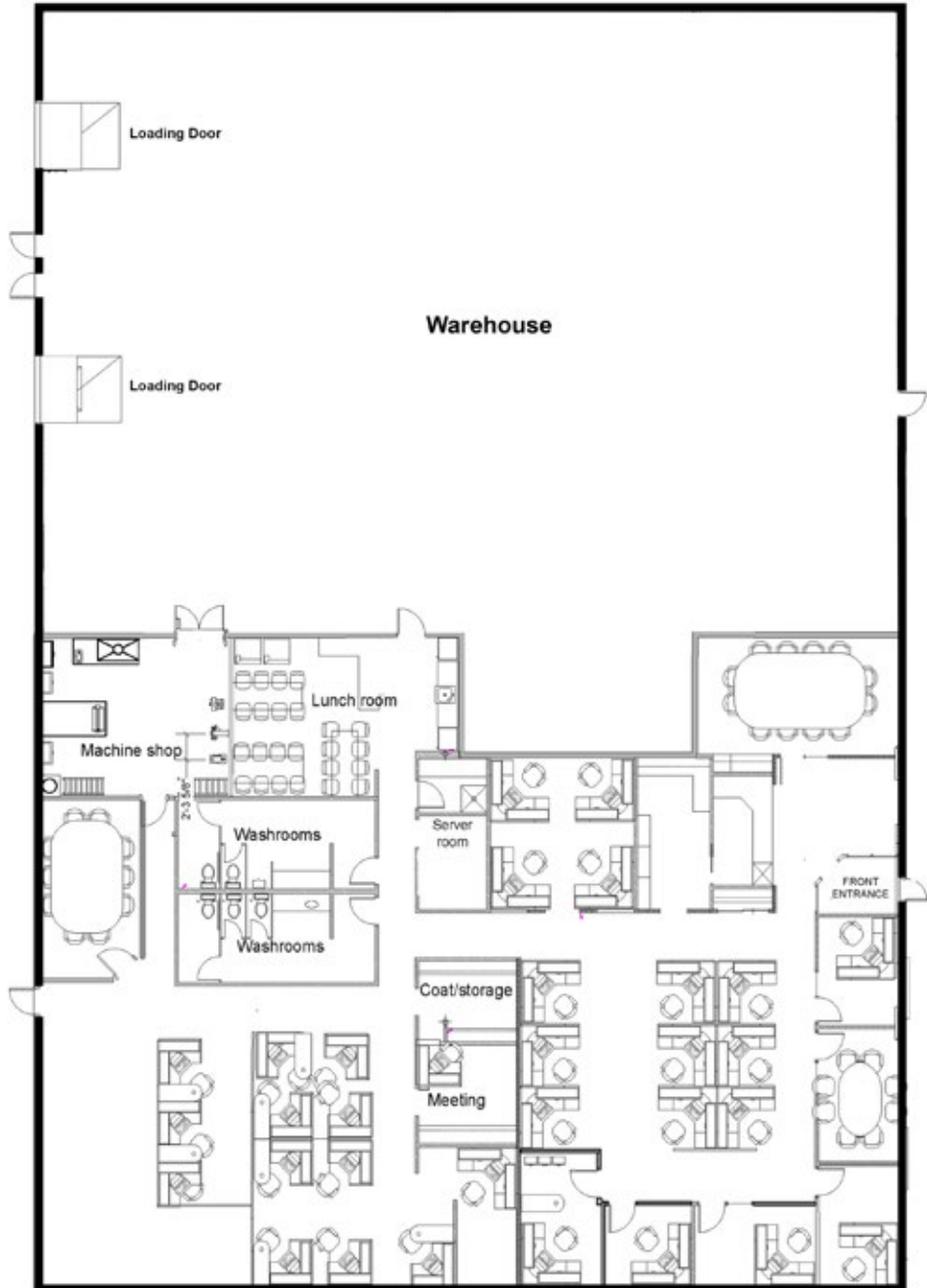


Office



Loading Doors

## FLOOR PLAN



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## PROPERTY SUMMARY

Available 15,822 +/- SF

Alternative Sublease:  
Warehouse 7,475 +/- SF  
Washroom/Kitchen (Shared) 1,200 +/- SF

Sublease Rate Contact Agent

Additional Rent \$8.31/SF/Annum\*

Head Lease Expiry May 31, 2027

\*2024 Est. - Includes Management Fee

## FEATURES

- Private, secure entrance with limited common touchpoints.
- Efficient layout combining open areas, private offices, meeting & training rooms, and warehouse.
- 20' High ceilings with large windows providing incredible natural light.
- Large, well detailed staff lounge and kitchen.
- 48 assigned, energized parking stalls at no additional cost.
- 2 Dock doors with levellers.

## LOCATION

- Located in one of Winnipeg's premier business parks.
- Beautiful landscaped common areas with grass, fountains, lakes and trees.
- Nearby amenities:
  - IKEA
  - Costco
  - Outlet Collection Winnipeg
  - Walmart
  - Seasons of Tuxedo
  - Sobeys
  - Fort Whyte Alive
  - Safeway



Staff Room



Meeting Room



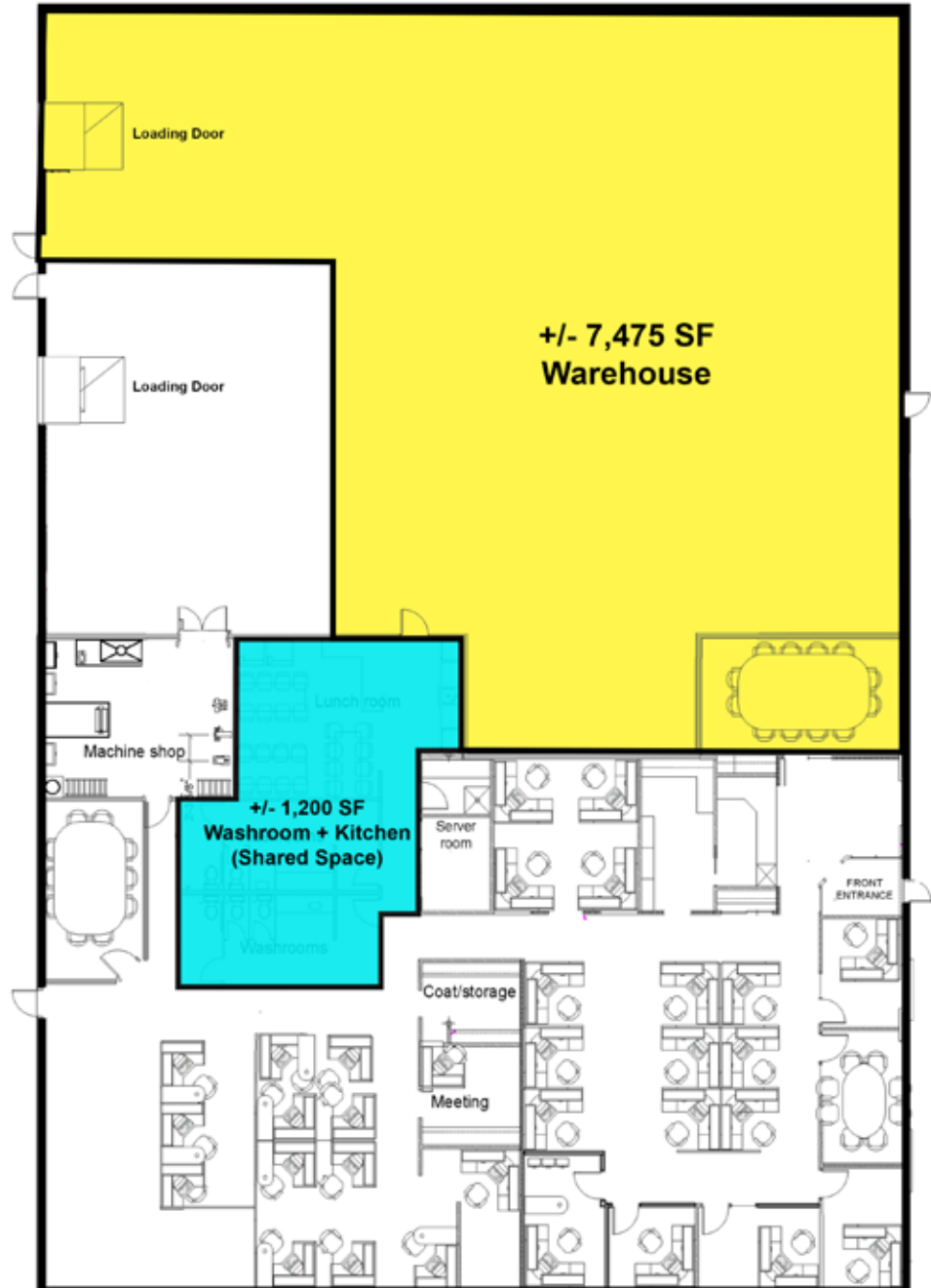
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## ALTERNATIVE SUBLEASE



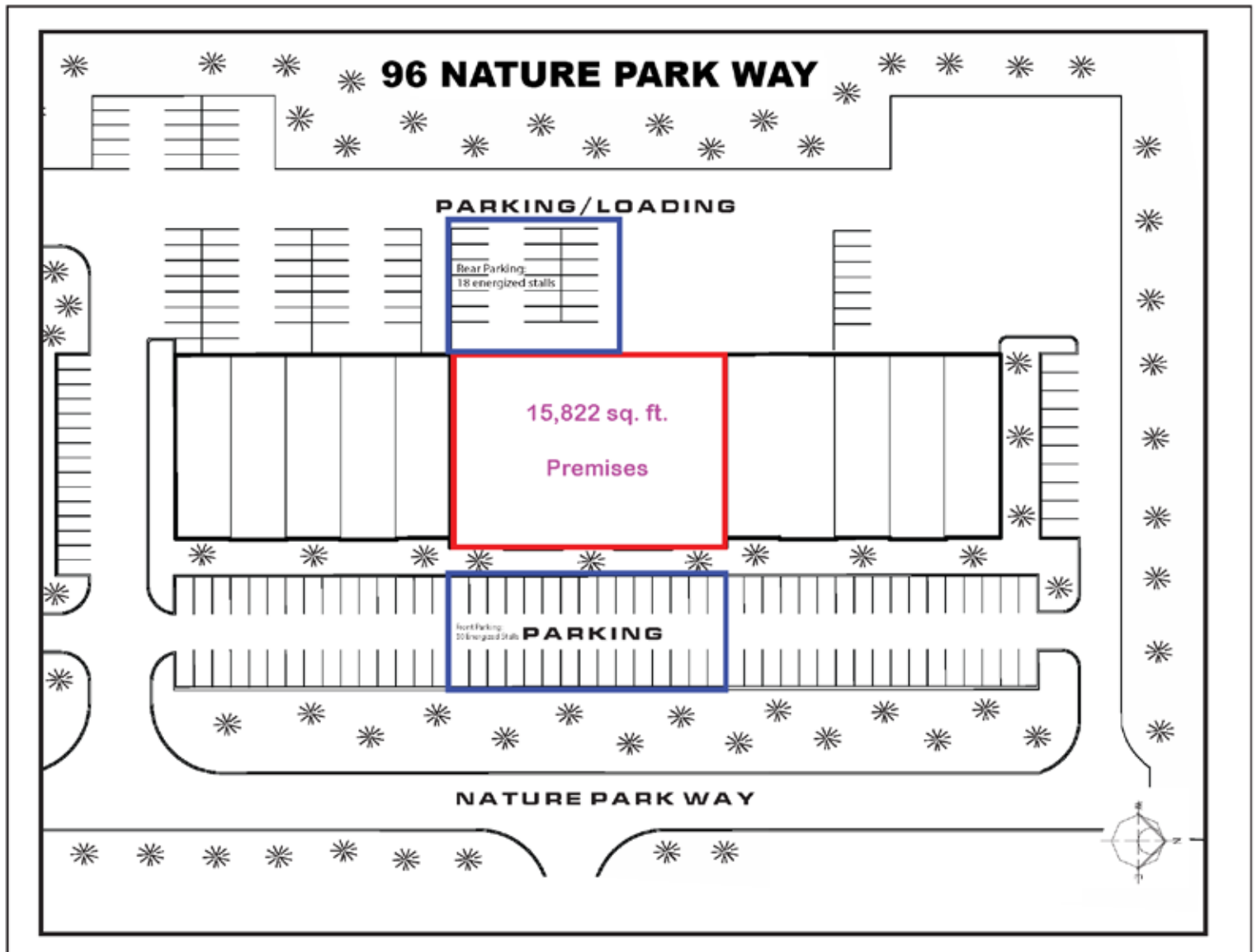
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*Succeeding by Helping Others Succeed*



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