

# Grant Park Pavilions

**New Flex/Office Building in Mixed-Use Development**

990 Taylor Avenue, Winnipeg, Manitoba



**CLOSE TO  
AMENITIES**



**TRANSIT  
ORIENTED**



**VERY  
WALKABLE**



**AMPLE  
PARKING**



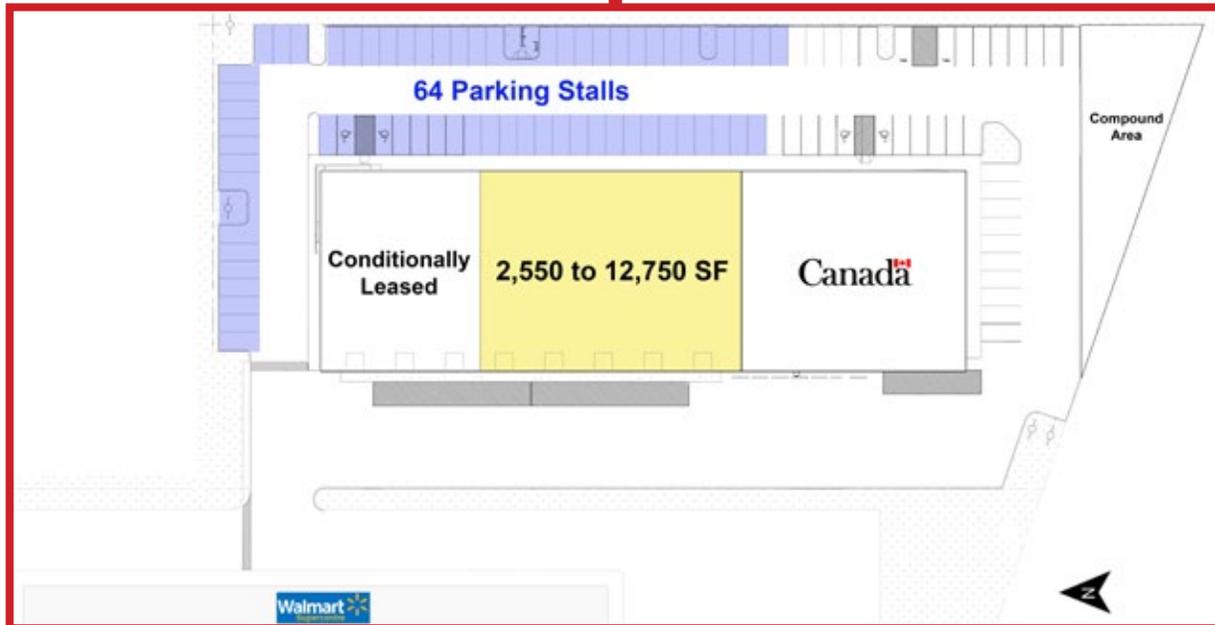
**GREAT  
ACCESS**

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

**Shindico**

# Grant Park Pavilions

990 Taylor Avenue, Winnipeg, Manitoba



204.474.2000

**Shindico**

## PROPERTY SUMMARY

Available	2,550 to 12,750 SF
Zoning	C3
Property Taxes (est.)	\$5.50/SF
CAM* (est.)	\$3.00/SF
Bay Size	25' 6" x 100'
Ceiling Height	24' Clear
Column Spacing	25' 6" x 50'
Grade Door	12' x 10' with electric operators
Power	1000A, 347/600V 3-Phase
Lighting	LED high-bay lighting
Parking	64 stalls <i>Additional parking available</i>

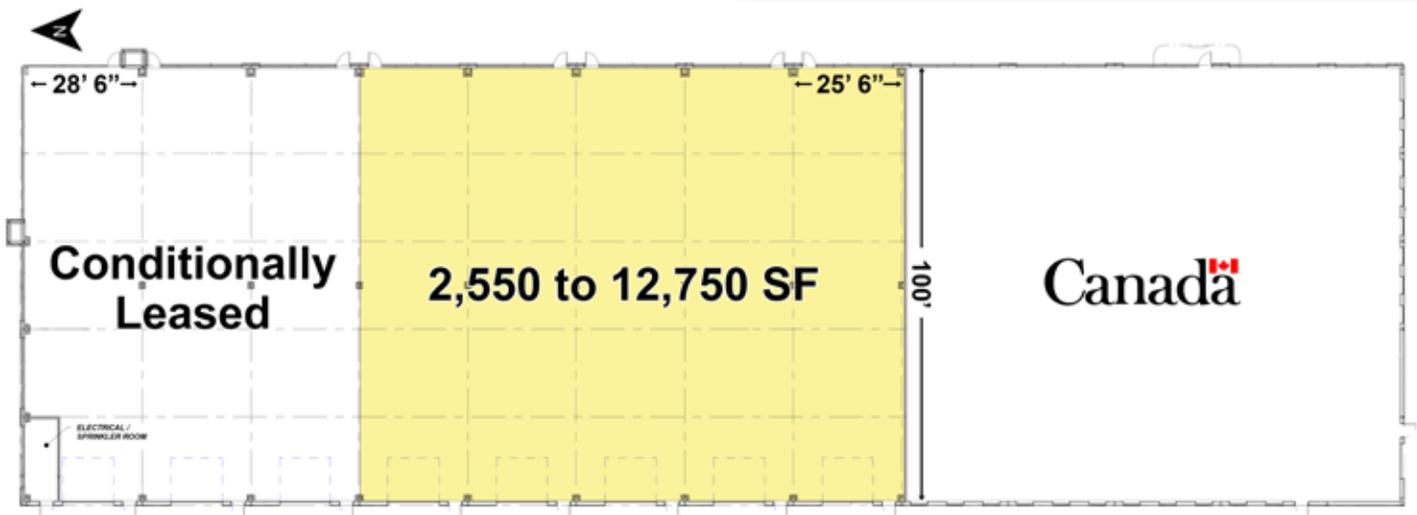
\*plus management fee

## FEATURES

- **Ready for tenant fit-ups.**
- **North facing facade with floor to ceiling windows and exposure to Taylor Avenue.**
- **Abundant power available for tenant fitup or EV charging.**
- **Option for indoor parking available.**
- **Ideally suited for office, medical, warehouse, showroom and light industrial uses.**
- **Superior access via major arteries that connect to all areas of the city.**



## FLOOR PLAN



# Grant Park Pavilions

990 Taylor Avenue, Winnipeg, Manitoba



204.474.2000

**Shindico**

## EXCEPTIONAL LOCATION CLOSE TO DOWNTOWN WINNIPEG

**The Perfect Location. An 8 minute drive to Downtown, Grant Park Pavilions offers all the amenities of an urban office with all the conveniences of a suburban location.**

- Mixed-use development, anchored by Walmart Supercentre, Pavilion Medical Clinic and Scotiabank.
- Surrounded by numerous amenities from shopping to medical, the conveniences to make life easy for both business and pleasure.
- The development is **very walkable**, receiving a Walk Score of 88 and a Bike Score of 91 (Biker's Paradise). The Transit Score is 61 (Good Transit).
- No more scrambling for metered street parking or long walks in the cold from the parkade - ample parking is available for employees, colleagues and clients right on site.
- New on-site multi-family residential with a total of 800+ luxury suites proposed.
- Fulton Grove is a new residential development directly south, with plans to provide 1,900+ multi-family units, townhomes, condos and single family homes.

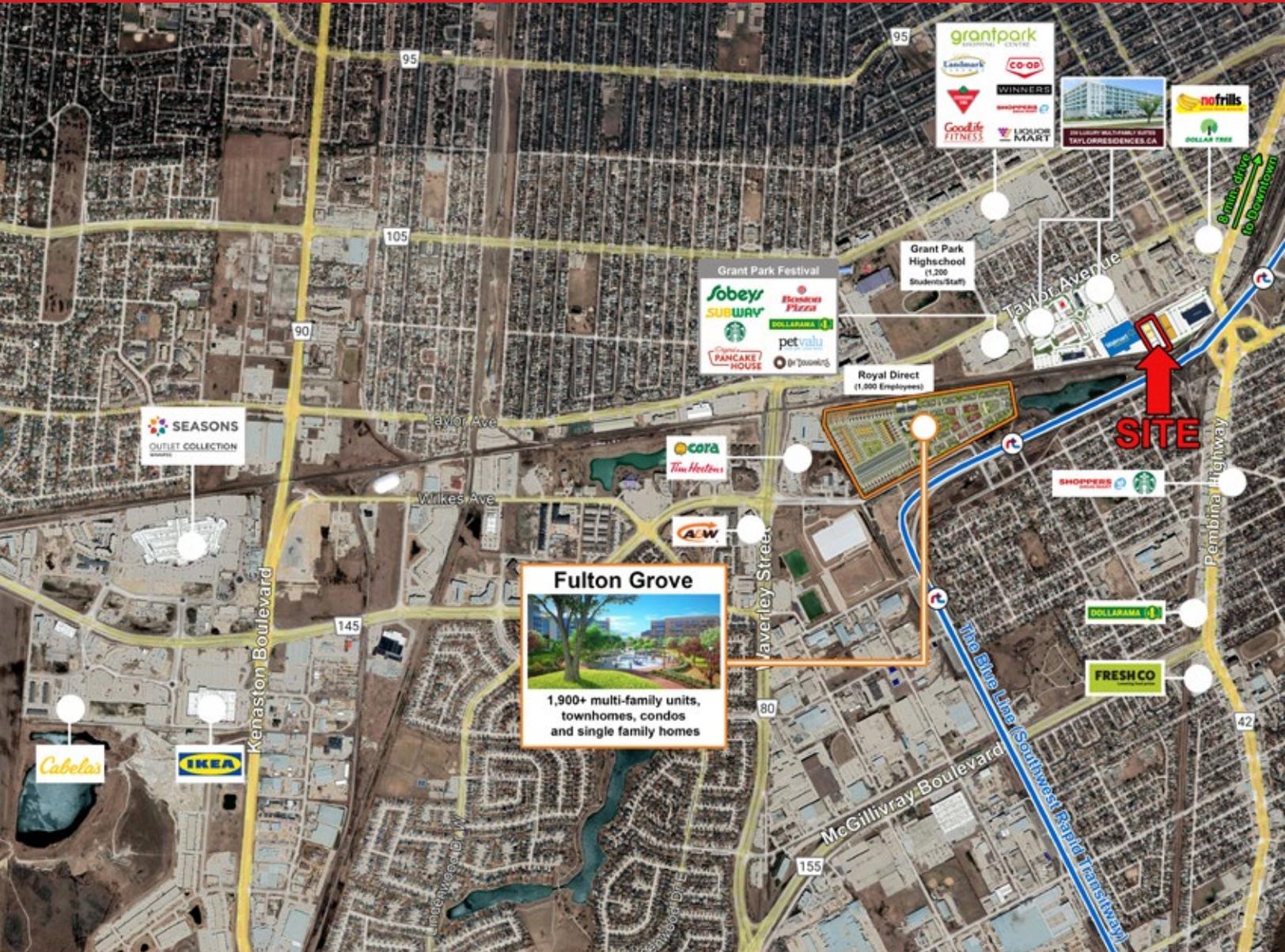
## PUBLIC TRANSPORTATION

The **Blue Line** (Southwest Rapid Transitway) runs adjacent to the development and connects Downtown with the University of Manitoba. There are also **8 regular transit routes** and several **active transportation paths** in close proximity.



# Grant Park Pavilions

990 Taylor Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Mark Scaletta** | (204) 510-3754 | [mscaletta@shindico.com](mailto:mscaletta@shindico.com)  
**Michael Stronger\*** | (204) 793-3448 | [mstronger@shindico.com](mailto:mstronger@shindico.com)  
\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers  
**Dino Alevizos\*** | (204) 781-9717 | [dalevizos@shindico.com](mailto:dalevizos@shindico.com)  
\*Services provided by Dino Alevizos Personal Real Estate Corporation

**Shindico Realty Inc.**  
 200-1355 Taylor Avenue  
 Winnipeg, Manitoba R3M 3Y9  
 P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)

# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.111224