

# NEW BUILDING

Unique New Building for Lease at Sobeyes Anchored Development  
Grant Park Festival, 1170 Taylor Avenue, Winnipeg, Manitoba



**GREAT  
ACCESS**



**SUBSTANTIAL  
PARKING**



**RAPID  
TRANSIT**



**ON-SITE  
CUSTOMERS**

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Proposed rendering

204.474.2000

**Shindico**

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## FEATURES

- **Up to 4,500 sq. ft. proposed single storey building at lifestyle centre in Southwest Winnipeg.**
- Environmentally friendly, energy efficient building designed using Power Smart standards and practices.
- 1,200 feet of frontage.
- Parking with 9.5'+ stalls for over 900 vehicles (20% larger than standard).



## TRAFFIC LINKS/ACCESS

- Easy access to all major arteries including Pembina Highway, Route 90 and Grant Avenue.
- 4 access points with 3 left turn stacking lanes.
- 26,300 vehicles per day on Taylor Avenue between Nathaniel Street and Stafford Street.

City of Winnipeg Public Works Department 2018

## PUBLIC TRANSPORTATION

- **Adjacent to the Blue Line (Southwest Rapid Transitway).**
- 8 regular transit routes in close proximity.
- Proximity to several current and future active transportation paths.

## SURROUNDED BY NUMEROUS BUSINESSES AND AMENITIES

- **On-Site Customers!** New multi-family residential at the property is already underway with 124 luxury suites under construction at the Taylor Claire Residences. A total of 800+ new multi-family suites are proposed for site.
- Tenants include: **Sobeys**, Starbucks, **Boston Pizza**, Subway, Dollarama, Burger King, GameStop, Pet Valu, Peace Hills Trust, Village Orthodontics, SkinWise Dermatology, G is for Glasses, Holt Dental, Orangetheory Fitness, Chosabi, Oh Doughnuts, Ultracuts, Farmer Jane Cannabis and Grant Park Animal Hospital.
- Adjacent to the new Grant Park Pavilions mixed-use development, anchored by **Walmart Supercentre**, Pavilion Medical Clinic and Scotiabank, featuring 1 million sq. ft. of retail, restaurant, office and residential.
- Close proximity to many of Winnipeg's finest recreational facilities and sport complexes, including the Reh-Fit Centre, Taylor Tennis Club and Soccer Fields, 80,000 sq. ft. state-of-the-art Pan Am Clinic and **New Bill & Helen Norrie Library (opening 2021)**.
- Adjacent to Manitoba Hydro (with approximately **1,500 employees**) and Royal Bank (with approximately **1,000 employees**). One block south of Grant Park High School and Arena with a student/teacher population of **1,200**.
- Surrounded by vibrant residential communities featuring multi-family, and high quality single family dwellings.

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# Shindico

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