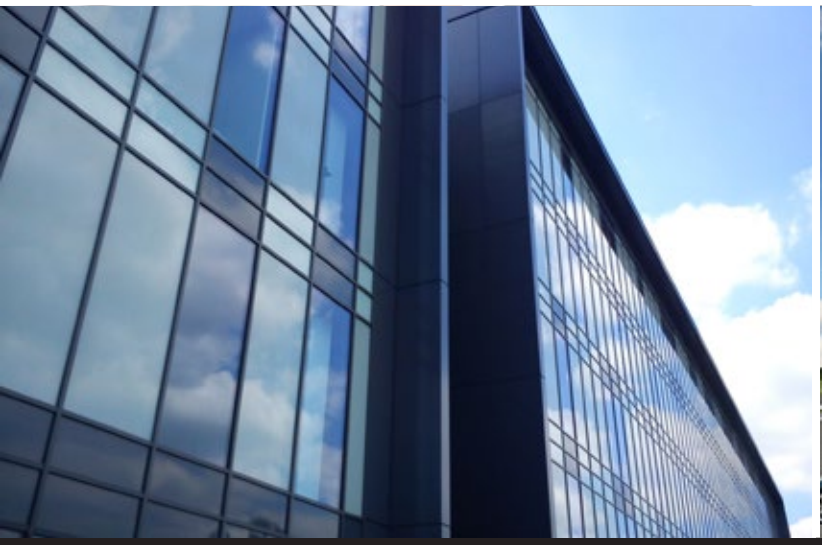
Grant Park Pavilions

Modern Offices in the heart of Southwest Winnipeg

1020 Taylor Avenue, Winnipeg, Manitoba



CLOSE TO AMENITIES

TRANSIT ORIENTED

VERY WALKABLE (Walk Score 88)

SUBSTANTIAL PARKING

GREAT ACCESS

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Grant Park Pavilions 1020 Taylor Avenue, Winnipeg, Manitoba

- **Exceptional Location**
- **Multi-storey (up to 80,000 sq. ft.)**
- **Open, modern design**
- **Underground parking**

GETTING HERE IS EASY!

Grant Park Pavilions' central location within the City means more customers and great opportunities!

Your customers will have no problem arriving at this great destination. There are a variety of transportation options available. There is an **extensive road network** connecting to major arteries that connect to all areas of the city. 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. **Ample parking** and **wide stalls** also ensure they will always have a safe place to park.

Taylor Avenue is the major thoroughfare for vehicle traffic from the neighbourhoods of Southwest Winnipeg to Pembina Highway and Downtown.

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LIVE

Luxurious living in a tranquil and beautiful setting.
Surrounded by lush landscapes, the luxury multi-family suites at The **Taylor Residences** are designed to provide a safe and accessible community for residents to enjoy. Surrounded by numerous businesses and amenities, you are never far from anything you need.

SHOP

Your one-stop shopping destination.
A Very walkable location in the heart of 5 major residential communities. Easily accessed by car or transit. Features numerous shopping options from large format retailers to local, boutique shops and several dining options from quick service to fine-dining.

WORK

Modern offices in the heart of Southwest Winnipeg.
Exceptional location close to Downtown with all the amenities of an urban office, but the conveniences of a suburban location. The Class A, multi-storey buildings are attractively designed with numerous pedestrian amenities and landscaping.

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.

- 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 (underground and on grade).
- Neighbourhood has some of the lowest crime rates in Winnipeg and features high quality multi-family and single-family homes.
- There are 250 existing on-site multi-family suites, with a total of 800+ luxury suites proposed.
- Surrounded by new residential developments, including Fulton Grove, a new multi-family residential development with plans to provide homes for up to 10,000 residents.

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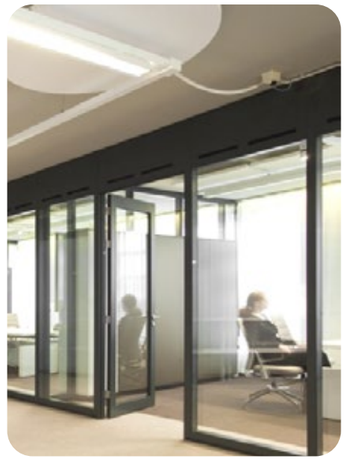
STUNNING DESIGN



The Grant Park Pavilions development is the first development of this size in River Heights in generations! This Class A, professional building will utilize efficient design resulting in best business performance. Flexibility in design and layout to encourage collaboration.

Building features include:

- Exclusive building naming rights.
- Innovative parking including underground and surface lots.
- Custom interior amenities to meet your requirements.
- Large windows, providing plenty of natural sunlight
- Attractive exterior design with pedestrian amenities and landscaping.

Ensure your brand is reflected in everything you do, especially where you work. First impressions begin the minute someone steps into the lobby.

ECO-FRIENDLY

Grant Park Pavilions will apply the latest in sustainable features and construction techniques, providing a range of transportation and access options (pedestrian, transit, vehicle).

- Environmentally friendly, energy efficient building designed using Power Smart standards and practices.
- LED lighting, providing a clean, bright, uniform appearance for increased security and safety.
- Significant energy savings (up to 70%)

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ATTRACT, DEVELOP & ENGAGE

Studies have shown that workplace environment can affect employee productivity and job satisfaction. Employees thrive when they feel proud of their and connected to their work environment.

At Grant Park Pavilions, attractive floor plans optimized using open concepts offer more workspace in a smaller footprint and help drive collaboration and increase productivity. Combining technology, modern design and sustainability practices to provide an enjoyable atmosphere that your employees will want to work in. Bright, natural light and open spaces will energize your employees and keep then engaged.

The explosive growth of retail and multi-family developments in the surrounding area provides great after-hours amenities for your employees and also numerous high quality options for them to live. They can complete their shopping and attend appointments nearby without having to fight rush-hour traffic in a commute from downtown. Numerous high quality restaurants in the vicinity offer a variety of cuisines for business lunch meetings to after-work celebrations and functions.

TRADE AREA DEMOGRAPHICS

84,073
Total Population

78,833
Daytime Population

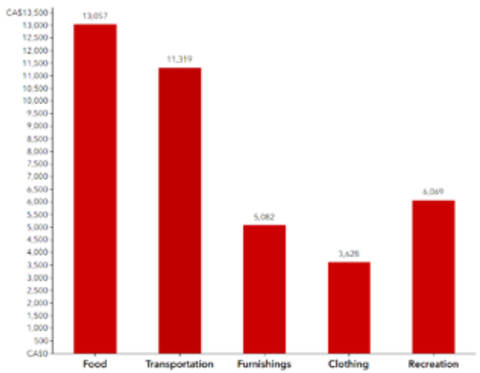
40.7
Median Age

39,883
Total Households

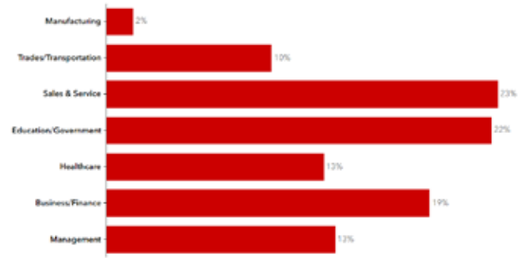
2.10
Average Household Size

$120,651
Avg. Household Income

HOUSEHOLD SPENDING



JOBS BY SECTOR



EDUCATION

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IN THE HEART OF THE GRANT PARK RETAIL NODE!

Surrounded by numerous businesses and amenities, Grant Park Pavilions' unique location allows visitors and residents to Live, Shop and Work, all in one convenient, central development, saving them money and time spent traveling.

- Next door is **Grant Park Festival**, anchored by Sobeys and featuring great tenants, including: Boston Pizza, Starbucks, Subway, SkinWise Dermatology, G is for Glasses, Holt Dental, Orangetheory Fitness, Douglas Financial, Chosabi, Oh Doughnuts, Farmer Jane Cannabis and Bagelsmith.
- North is Grant Park Shopping Centre, featuring Canadian Tire, Co-op Food Store, Landmark Cinemas, Liquor Mart, Winners, Shoppers Drug Mart and Goodlife Fitness.
- More than 20 restaurants are in close proximity, offering a wide range of dining options from quick service to fine dining.
- Several recreational and health facilities are nearby including the Bill & Helen Norrie Library, Pan Am Pool Complex, Pan Am Clinic, Winnipeg Soccer Complex, Taylor Tennis Club and Reh-Fit Centre.

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