



CUSHMAN &
WAKEFIELD
Winnipeg



 Stevenson

Meaningful connections







Cushman & Wakefield | Stevenson is a full-service provider of commercial real estate solutions located in Winnipeg, Manitoba. Their service offering is diverse, just like the changing needs of their clients, and include: commercial sales and leasing; valuation and advisory services; property management; and more. Their comprehensive range of services is fully adaptable to align with the specific real estate needs of their clients, and all their services are provided with the goal of transforming the real estate industry and redefining the client experience.

“We understand that real estate management is more than just a business – it’s about creating vibrant and thriving spaces where people can live, work, and grow,” says Nina Ladouceur, Manager, Multi Family Management for CW Stevenson.

“We want to make sure our clients know they can

count on us for trusted knowledge, guidance and support to help them make important decisions,” she adds. “We build long-term and meaningful connections and together with our clients, want to create a lasting legacy in communities.”

Though locally owned-and-operated, CW Stevenson is also a part of Cushman & Wakefield, a global commercial real estate services firm with over 400 offices in approximately 60 countries. That means CW Stevenson can provide local expertise while also having global reach. This combination has helped CW Stevenson evolve into one of the leading commercial real estate partners for clients in Winnipeg and Manitoba.

According to Nina, who has been with CW Stevenson for over 10 years, the evolution of the company has been significant over the past





decade. This was especially evident in the past few years, where the company has seen extensive growth in service offerings while also working to create excellence.

CW Stevenson currently manages approximately 4,500 multifamily units (condominium and apartment), and five million square feet of commercial space. Nina believes what sets them apart are the relationships they build with clients, contractors, and colleagues.

“In today’s interconnected business landscape, I think partnerships and relationships are what set a company apart,” Nina explains. “We have an extremely collaborative team as well as an inclusive environment which adds more value to those positive relationships.”

CW Stevenson is not just a property management company. According to Nina, “We deliver a real estate solution that caters to each client’s specific requirements,” she says. “We become their real estate partner. They come to count on us for trusted knowledge, guidance, and support to help them make important decisions.”

For example, CW Stevenson works closely with a number of local developers, not only managing their properties once they are up-and-running, but also helping them get up-and-running in the first place. Nina and the CW Stevenson team are partners from the conceptual phase and find positive benefits in providing their partners with guidance and support during pre-construction, pre-leasing and the occupancy phase to generate revenue faster and more efficiently. They provide those partners with advice and guidance during the pre-construction and construction phases of their project, and they offer their expertise in sales and leasing to accelerate lease-up campaigns.



Your Facility Isn't Clean

Until it is GDI Cleaned



Scan to
upgrade your
facility services





“By getting involved early, we can have a really positive effect on the overall operations of a newly-constructed building,” Nina explains.

As a recent example of a project where they had that effect, Nina cites Osborne Terraces, a six-storey apartment building in the heart of Osborne Village with commercial space on the main floor and 90 apartment suites scheduled to open August 1st. CW Stevenson is working with Sharfe Developments, partnering on property preparation, pre-leasing, data analysis, and management once the building opens. The project has been a true collaborative effort for CW Stevenson, combining their Property Management, Marketing, Business Solutions, and Brokerage services in order to prepare for the lease-up of both the residential suites and commercial units.

The team at CW Stevenson is extremely excited to take occupancy on this property, which features bachelor, one-bedroom, and two-bedroom suites and includes unique amenities such as spacious outdoor terraces and balconies, vaulted ceilings,

and oversized windows. The property also includes heated underground parking, secure bike storage, a car co-op, Snail parcel delivery system, and more. This new development aims to change the neighbourhood for the better and bring fresh energy to Osborne Village.

Another project proudly managed by CW Stevenson is 300 Main Apartments, which is the tallest building in Winnipeg. On that project, they worked closely with Artis REIT, providing professional leasing and property management services for the building. They are particularly proud of their efforts, as “it’s such an iconic building that is helping revitalize Winnipeg’s downtown and we’ve been honoured to be a part of creating history,” Nina says.

“The property is stunning and is truly one of a kind,” she explains. “It’s incredibly luxurious and has unique amenities. FORTY, the 40th floor amenity space, and tallest point in the city, includes an elegant dining room and fully equipped kitchen, modern games room, along with working spaces and reading nooks.”





Staying innovative

Over the years, CW Stevenson has invested in new technologies in order to create exceptional experiences for both their clients and team members. Nina advises that in recent years, technology has been evolving at a rapid pace, and CW Stevenson has invested a lot of time and effort into ensuring innovation is at its best.

Through strategic initiatives and improvements, CW Stevenson recently started utilizing Yardi

– an end-to-end residential property management software that combines accounting and property management data in a single, centralized system – as well as RentCafe – a tool that features a resident portal allowing tenants to seamlessly pay their rent online with flexible options, and effortlessly submit maintenance requests to the correct point of contact. The system also has a listing service that drives traffic and a tool where property managers

AON

We are a Proud Partner of Cushman & Wakefield | Stevenson

Aon clients are better informed, better advised and able to make better decisions.

aon.com



ServcoCanada

COMMERCIAL DIVISION



Commercial Maintenance & Service Solutions.

-  HVAC
-  Plumbing
-  Boilers & Pumps
-  Electrical
-  Millwright
-  Overhead Crane Services

Contact us to book!

431-588-3587

Service calls, Repairs,
Troubleshooting systems,
Maintenance Contracts

service@servcocanada.com
61053 PR 207
Sunnyside, MB
R5R 031



www.servcocanada.com



can list apartments for rent, and prospective renters can view detailed property information as well as contact the property and apply online.

“Implementing effective tools has really helped both our leasing workflow as well as day-to-day operational items become more consistent,” Nina explains.

“Those tools have also increased the effectiveness of our communication with our staff on-site – including residents and team members.”

CW Stevenson is always exploring new ways to enhance technology. With the introduction of their Business Solutions Team earlier this year, upcoming innovations are also under way including AI, and tools for areas such as rent

optimization and predictive maintenance.

“It will be interesting to see how the industry continues to evolve as a whole,” Nina says. “We certainly intend to stay at the forefront of that evolution.”

Moving forward, CW Stevenson is excited to continue building positive relationships and playing a key role in their community.

“So far, we have been very successful in achieving our goals,” says Nina, “and we are looking forward to continuing to redefine the industry and client experience.”



For more on Cushman & Wakefield | Stevenson, and to
get in touch with their experienced team of industry
experts – visit <https://cwstevenson.ca/>





**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

