

TURNKEY OFFICE FOR SUBLEASE IN TUXEDO BUSINESS PARK

OFFICE FOR SUBLEASE
158 COMMERCE DRIVE

Chris Macsymic
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PROPERTY HIGHLIGHTS

(+/-) 11,978 SF AVAILABLE

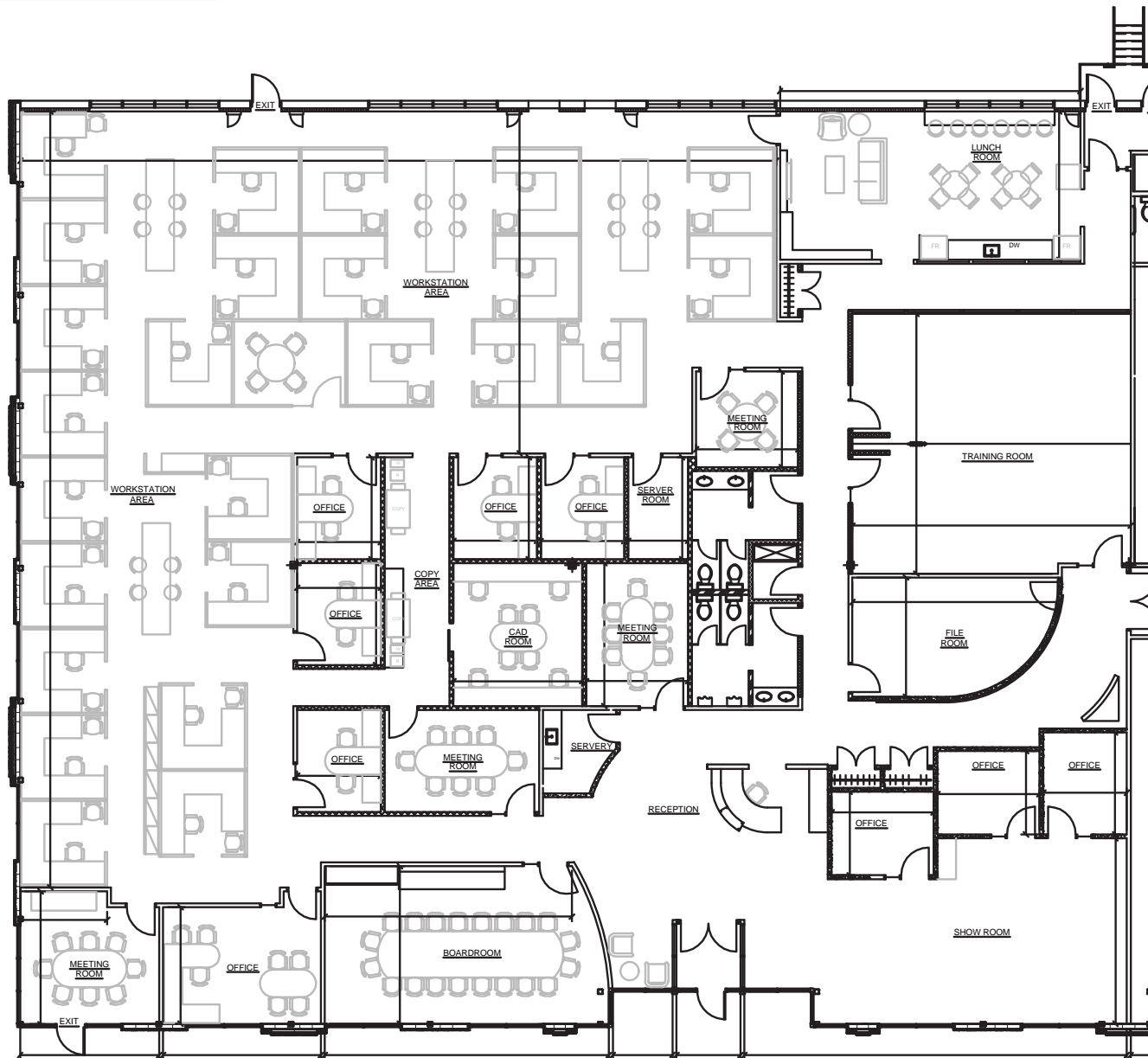
- Turnkey Office for Sublease
- Headlease expiry: December 31, 2026
- Layout features six private offices, five meeting rooms, one large boardroom, large training room, reception, open showroom, lunchroom and large open concept work area
- Abundance of natural light throughout
- Building signage opportunity
- Ample parking available on-site
- Zoning: MMU

LEASE RATE: CONTACT AGENT

CAM & TAX: \$7.95 (2024 EST.)

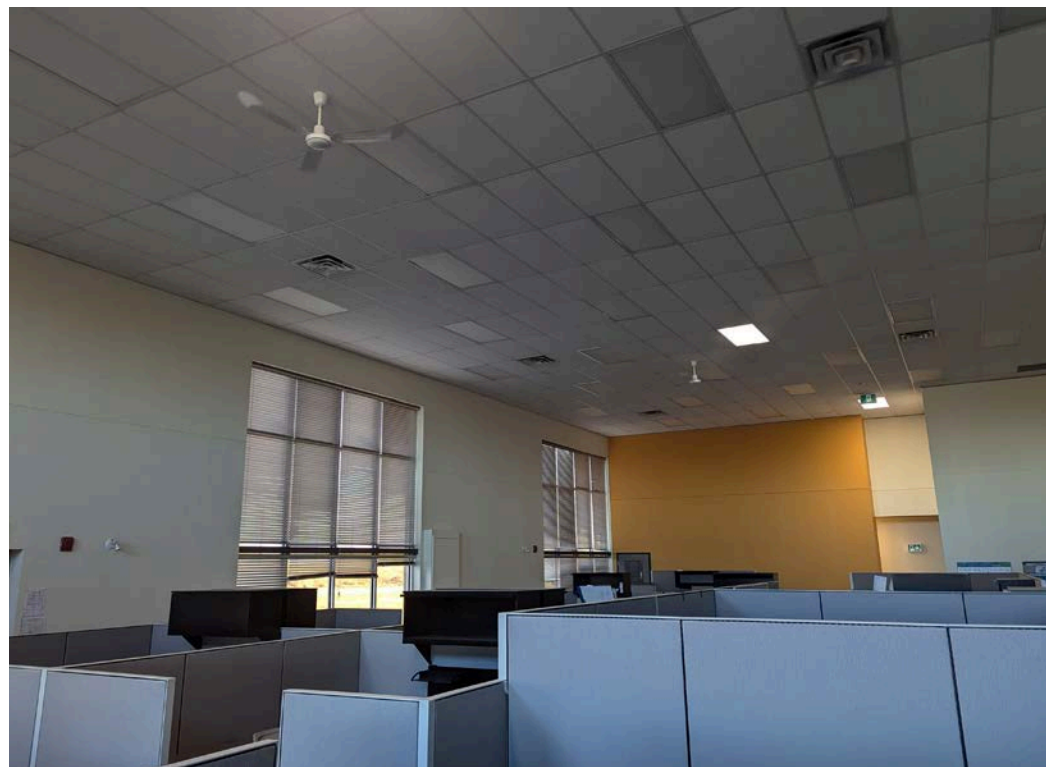


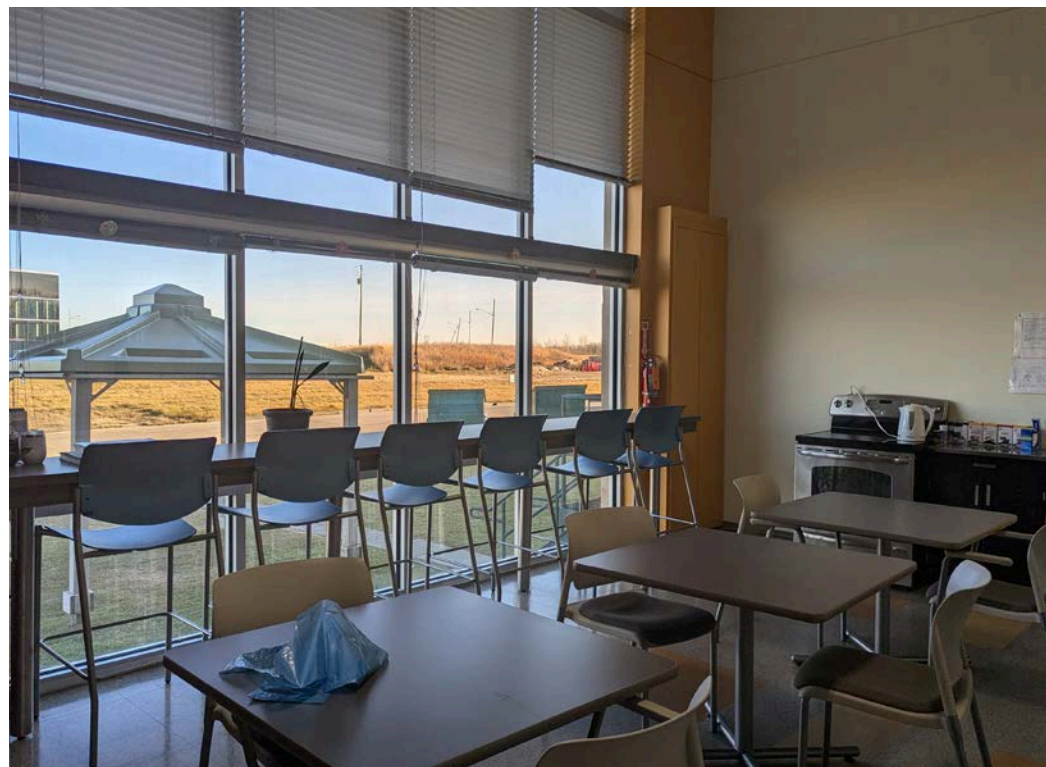
FLOOR PLAN

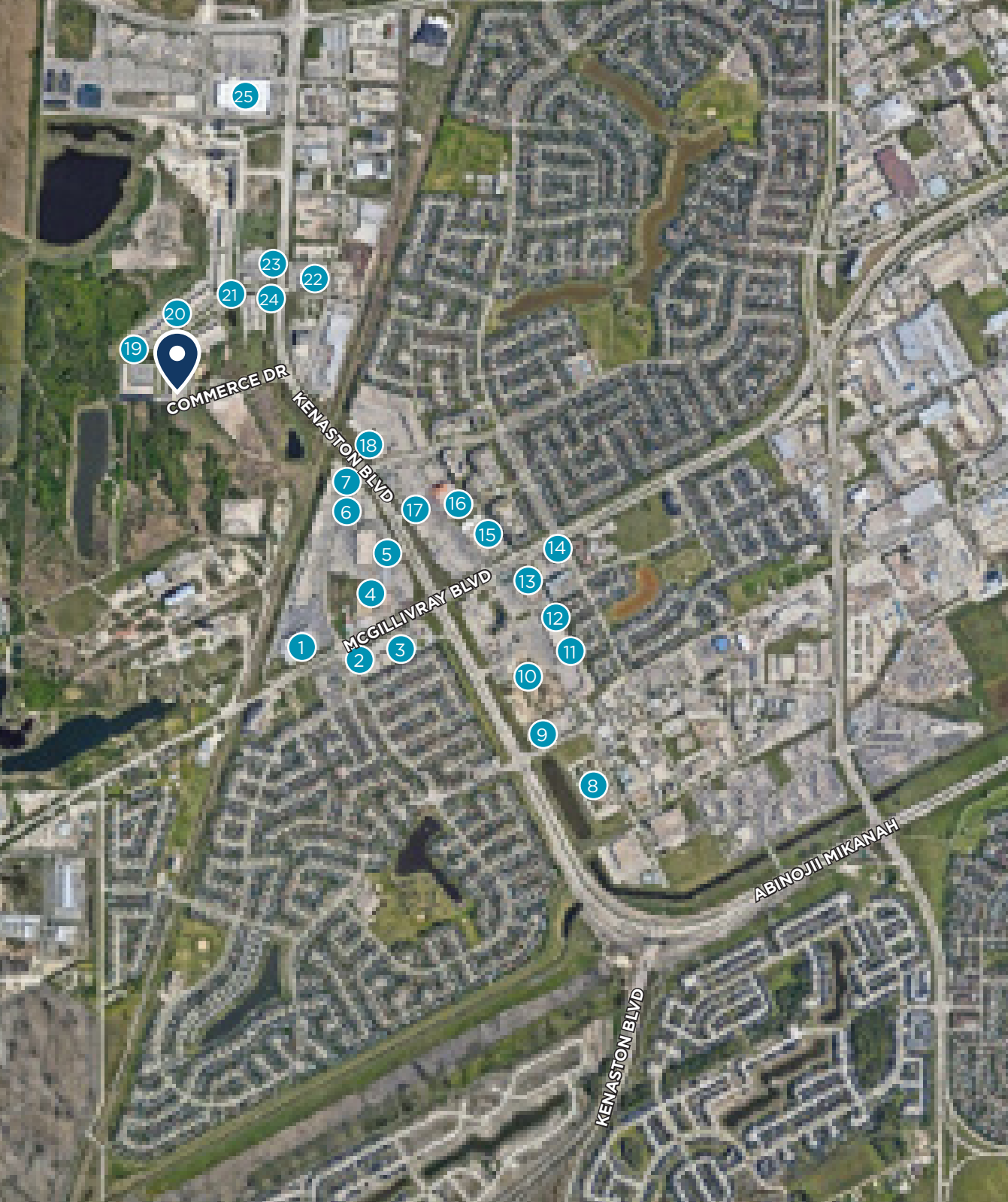


*furniture shown for reference









LOCAL AMENITIES

- | | |
|----|---|
| 1 | COSTCO WHOLESALE |
| 2 | THE ORIGINAL PANCAKE HOUSE |
| 3 | CINEPLEX ODEON |
| 4 | SOBEYS |
| 5 | BOSTON PIZZA |
| 6 | MOXIES |
| 7 | JOEY |
| 8 | MANITOBA INSTITURE OF TRADES & TECHNOLOGY |
| 9 | BEN & FLORENTINE |
| 10 | MARK'S |
| 11 | LINDEN RIDGE SHOPPING CENTRE |
| 12 | THE BRICK |
| 13 | CANADIAN TIRE |
| 14 | THE KEG STEAKHOUSE & BAR |
| 15 | WALMART SUPERCENTRE |
| 16 | HOME DEPOT |
| 17 | SMITTY'S RESTURANT & LOUNGE |
| 18 | SCOTIABANK |
| 19 | MB HYDRO |
| 20 | THE DUFRENE GROUP |
| 21 | AAA SECURITY |
| 22 | TIM HORTONS |
| 23 | CANADIAN WESTERN BANK |
| 24 | CRUNCH FITNESS |
| 25 | IKEA |

TUXEDO BUSINESS PARK

LINDEN WOODS

AVG. HOUSEHOLD INCOME: \$165,503
TOTAL HOUSEHOLDS: 3,357
TOTAL POPULATION: 9,213
AVERAGE AGE: 45

158 COMMERCE DRIVE



LINDEN RIDGE

AVG. HOUSEHOLD INCOME: \$88,177
TOTAL HOUSEHOLDS: 402
TOTAL POPULATION: 1,153
AVERAGE AGE: 50

WEST FORT GARRY INDUSTRIAL

WHYTE RIDGE

AVG. HOUSEHOLD INCOME: \$83,325
TOTAL HOUSEHOLDS: 2,570
TOTAL POPULATION: 6,760
AVERAGE AGE: 36

WAVERLEY HEIGHTS

AVG. HOUSEHOLD INCOME: \$80,942
TOTAL HOUSEHOLDS: 2,821
TOTAL POPULATION: 7,346
AVERAGE AGE: 36

BRIDGWATER FOREST

AVG. HOUSEHOLD INCOME: \$219,969
TOTAL HOUSEHOLDS: 1,591
TOTAL POPULATION: 4,811
AVERAGE AGE: 34



CONTACT

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