

# FULLY BUILT-OUT OFFICE SPACE FOR SUBLEASE IN EAST WINNIPEG

## 90 TERRACON PLACE



**James Toker**  
**Associate**

T 204 934 6210

C 204 914 8423

[james.toker@cwstevenson.ca](mailto:james.toker@cwstevenson.ca)







# PROPERTY HIGHLIGHTS

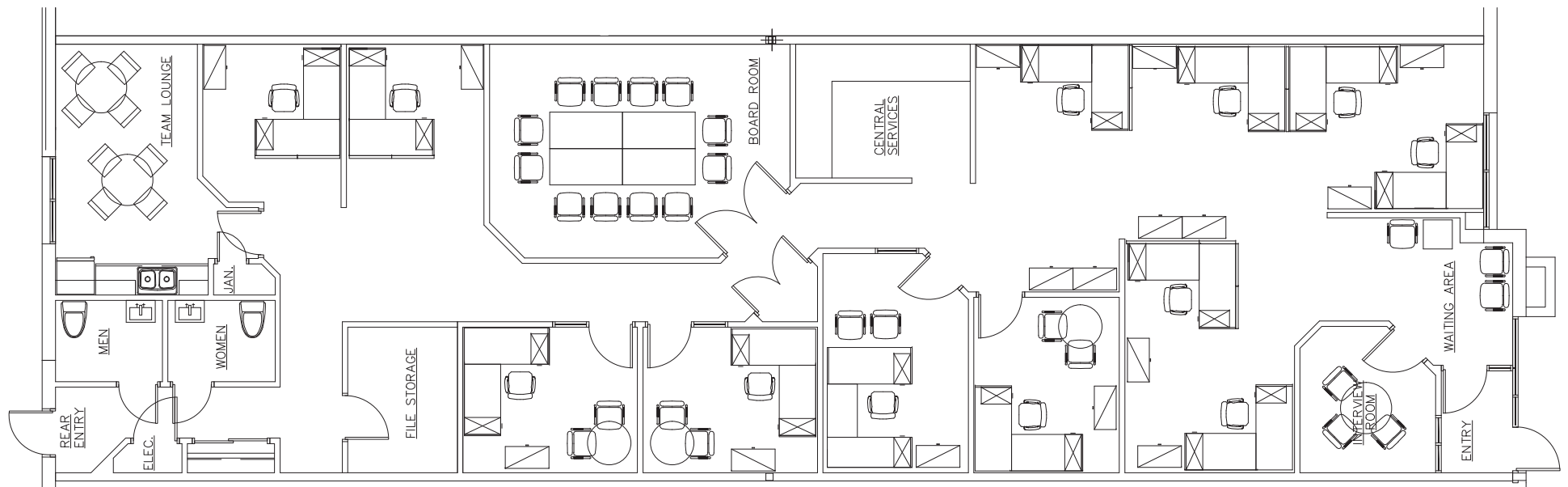
**UNIT SF:** (+/-) 3,000 SF

- Turnkey office space available in highly desirable Terracon Business Park
- Unit features 8 private offices, a large board room, a kitchenette lunchroom, reception area and open work space
- 6 parking stalls including 3 electrified spots
- Terracon Business Park features numerous premium amenities including on-site security, transit access and a park like atmosphere for Tenant's to enjoy
- Head lease expiry February 28, 2027
- Zoning: MMU

**LEASE RATE:** \$10.95 PSF

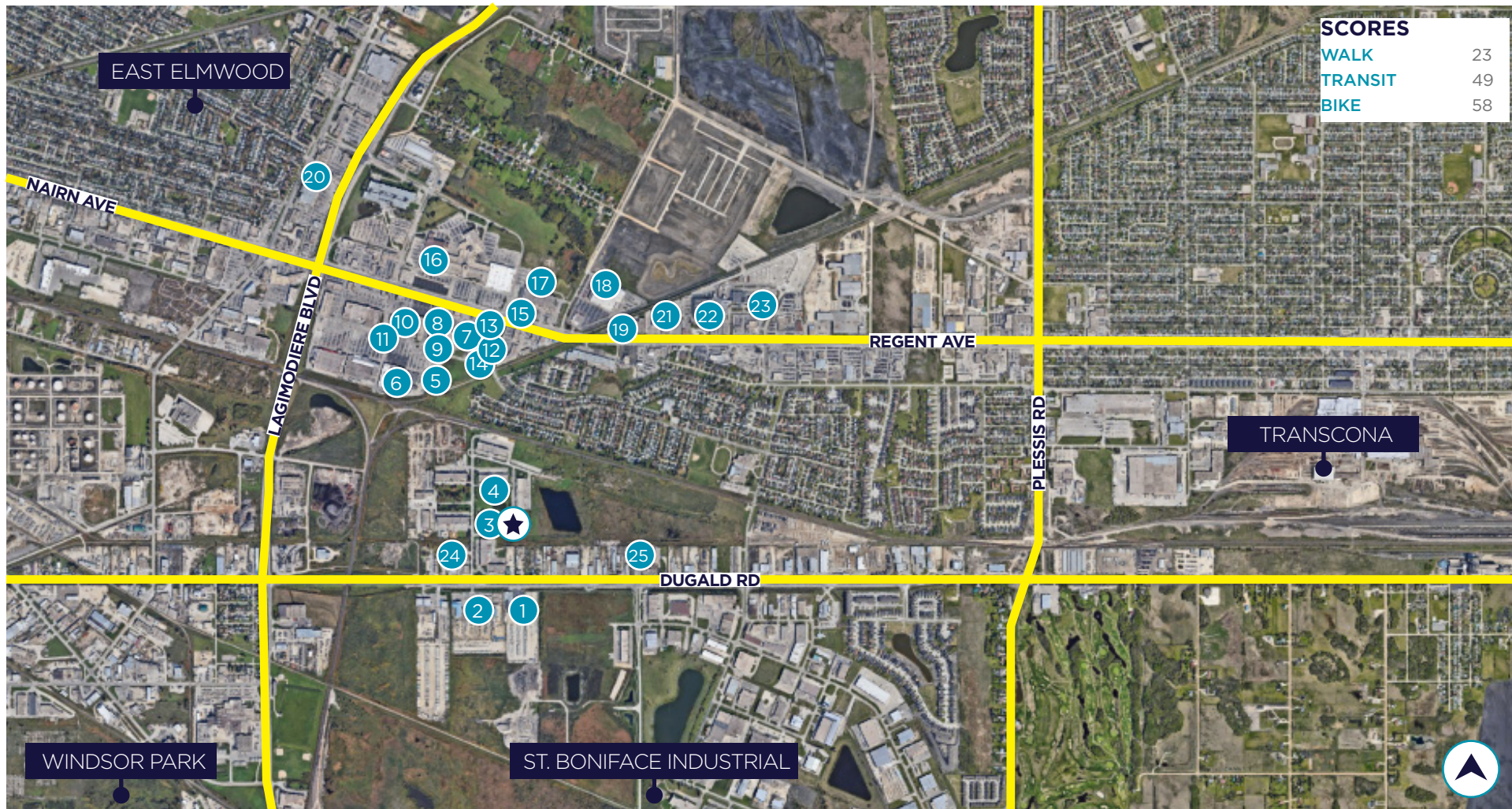
**CAM & TAX:** \$6.50 PSF (2025 EST.)  
*\*PLUS A MANAGEMENT FEE OF 5% OF BASIC RENT*





# FLOOR PLAN





SCORES	
WALK	23
TRANSIT	49
BIKE	58

# AREA AMENITIES

- |                             |                   |                       |
|-----------------------------|-------------------|-----------------------|
| 1 GO RV WINNIPEG            | 11 MICHAEL'S      | 21 THE BRICK          |
| 2 ROND'S MARINE             | 12 LIQUOR MART    | 22 MCDONALD'S         |
| 3 RELIANCE SUPERIOR HEATING | 13 RBC            | 23 CLUB REGENT CASINO |
| 4 COMPUTERS FOR SCHOOLS     | 14 SALLY BEAUTY   | 24 SUBWAY             |
| 5 PETLAND                   | 15 SMITTY'S       | 25 TIM HORTONS        |
| 6 WALMART                   | 16 KILDONAN MALL  |                       |
| 7 STAPLES                   | 17 CANADIAN TIRE  |                       |
| 8 DOLLARAMA                 | 18 COSTCO         |                       |
| 9 PLANET FITNESS            | 19 TIM HORTON'S   |                       |
| 10 SPORT CHEK               | 20 FIREHOUSE SUBS |                       |













## CONTACT

**James Toker**  
**Associate**

T 204 934 6210

C 204 914 8423

[james.toker@cwstevenson.ca](mailto:james.toker@cwstevenson.ca)



**CUSHMAN &  
WAKEFIELD**  
Winnipeg

**Stevenson**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.