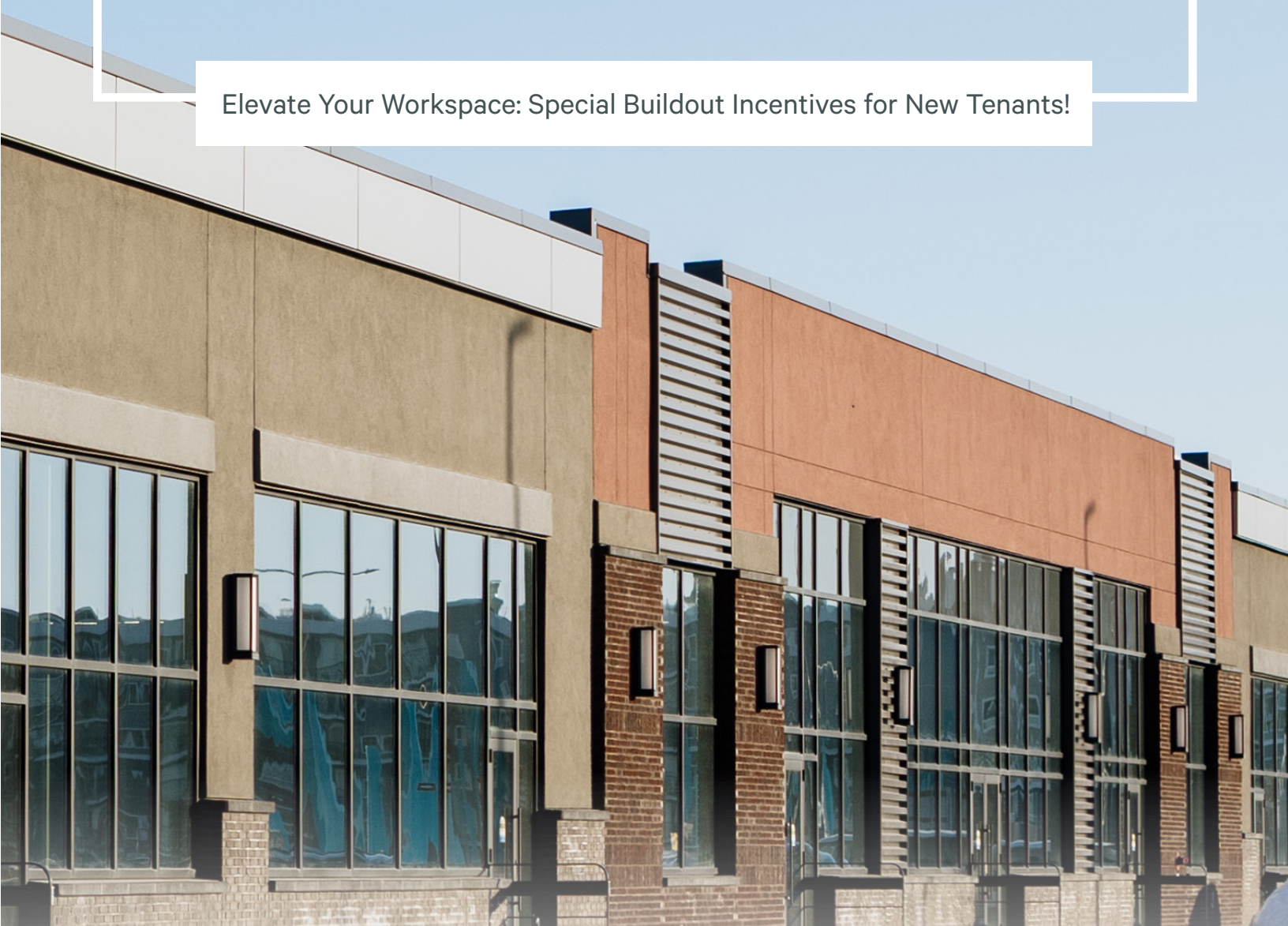
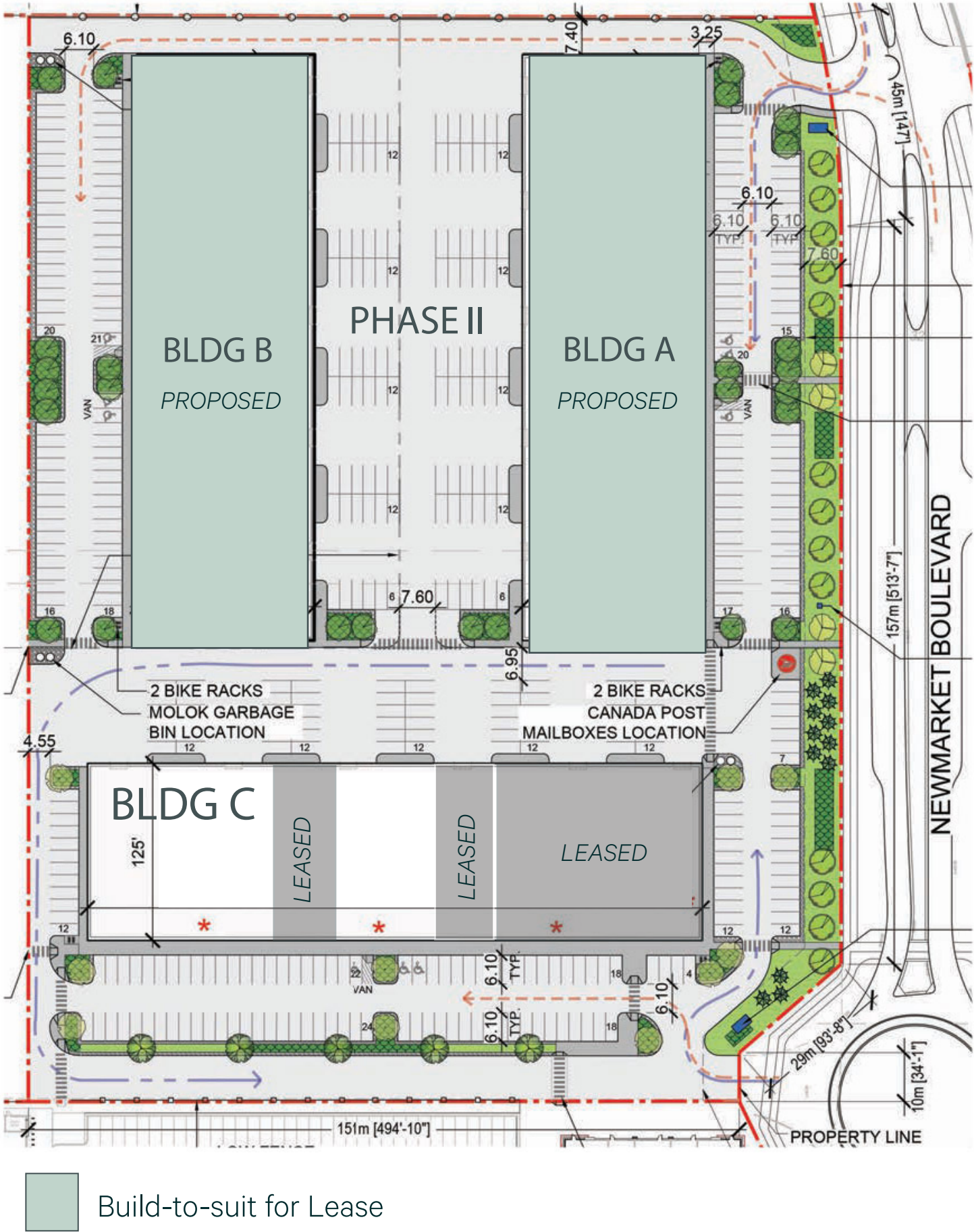


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The Refinery District

Elevate Your Workspace: Special Buildout Incentives for New Tenants!





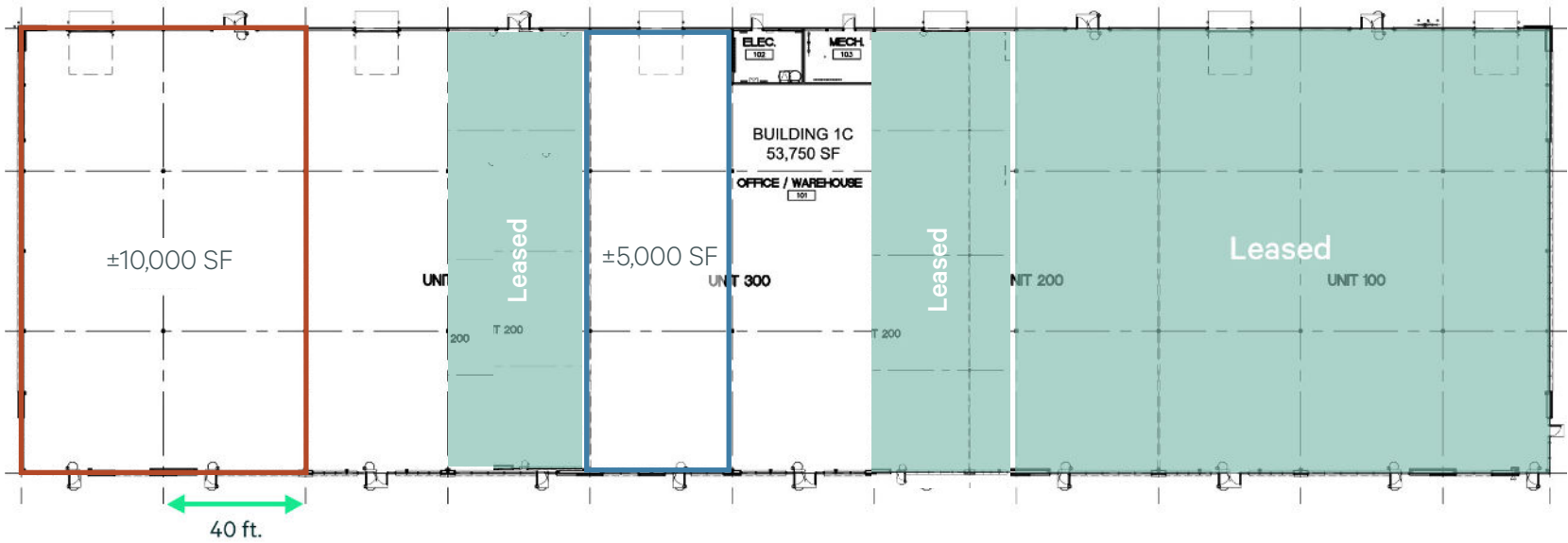
Property Details

Located in a vibrant 102-acre mixed-use development, this property offers immediate occupancy. This unique opportunity provides flex-office users to be part of a thriving community. Surrounded by a new lifestyle centre featuring residential, hotel, office, and retail spaces, this property benefits from a diverse range of amenities and services.

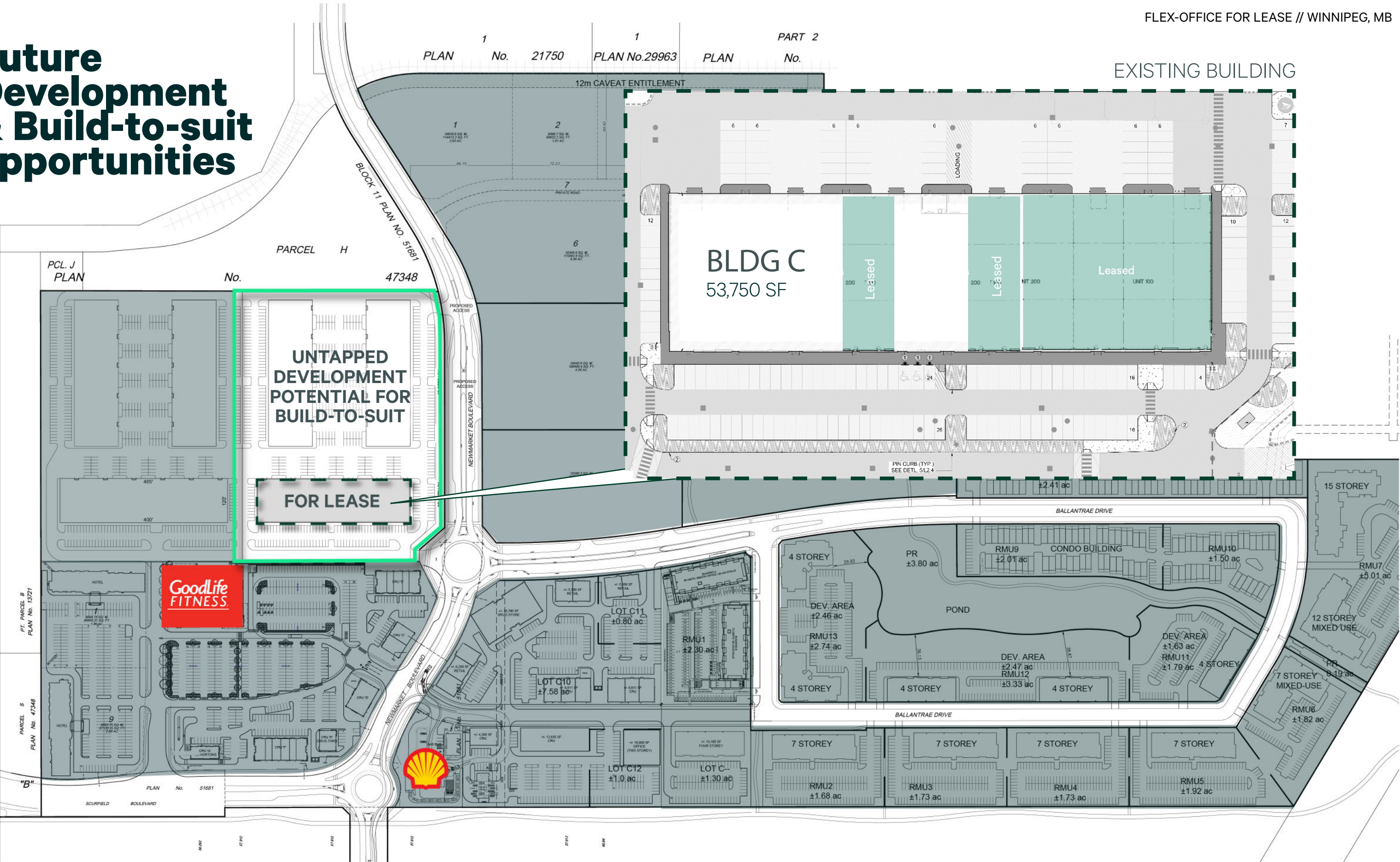
Phase I is one building comprised of 53,750 sf, please contact agent on Phase II.

Asking Net Rent	\$18.95 psf
Additional Rent	\$6.33 psf (2026 est.) <i>+ 3% mgmt fee on net rent and the tenant's proportionate share of the operating costs</i>
Available Area	±25,000 sf
Unit Size	Starting at ±5,000 sf
Bay Size	±5,000 sf
Ceiling Height	18' Clear in existing building
Loading	12'x12' Grade loading doors
Zoning	M2 - Manufacturing General
Parking Ratio	1 reserved stall per 450 sf

Proposed Unit Layouts



Future Development & Build-to-suit opportunities



Developments

-  The Refinery District
-  Bridgwater
-  Bison Run

Landmarks

-  University of Manitoba
-  Victoria General Hospital

Rapid Transit

-  BLUE Line

AREA DEMOGRAPHICS

Population Estimate
71,870

2024 Population Projected
74,999

2026 Population Projected
77,198

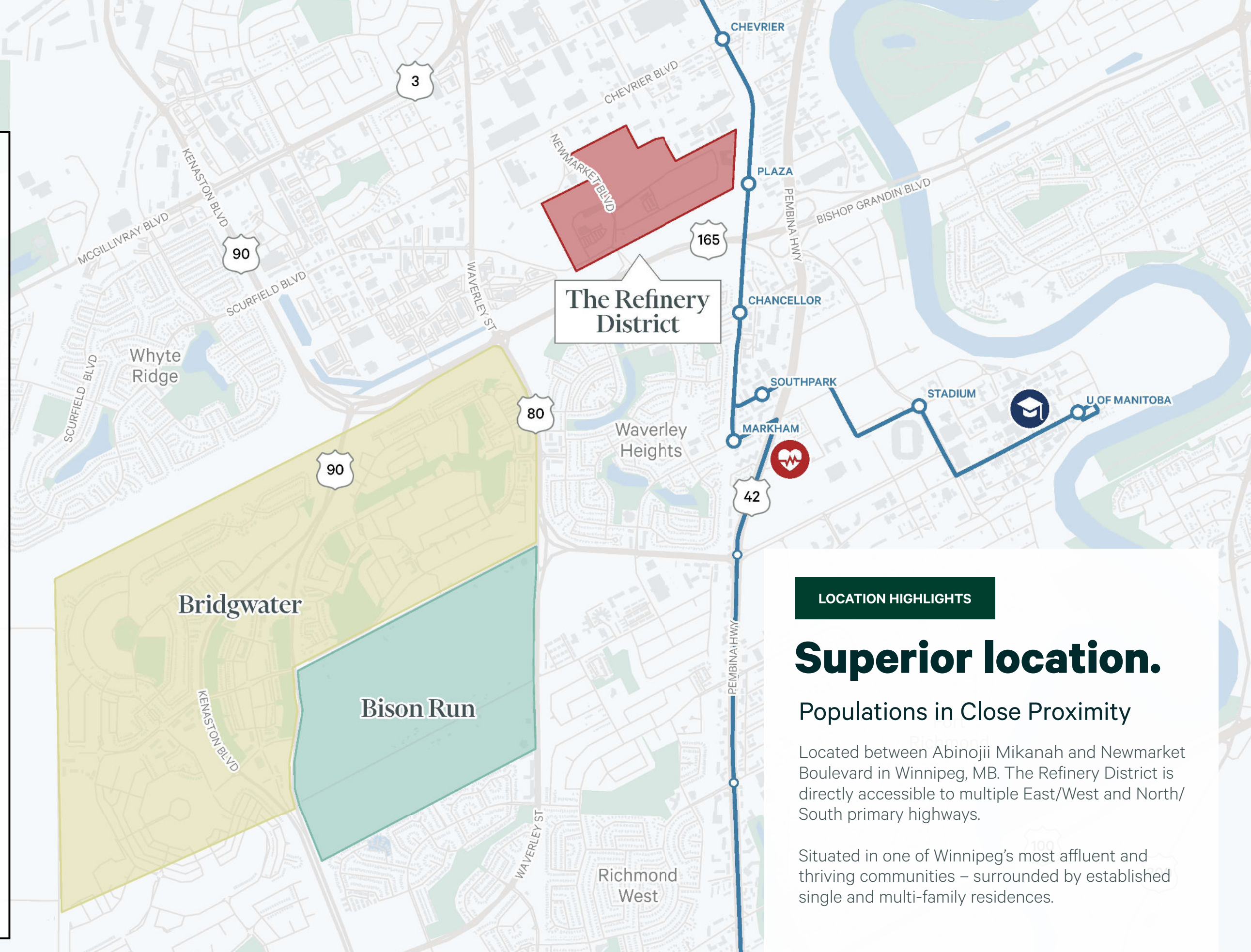
% Pop. Change (2021-2026)
7.4%

Median Age
34.8

Persons per Household
2.8

Average Household Income
\$127,735

Source: SiteWise, 2021 Estimate, 10 minute drive time area



LOCATION HIGHLIGHTS

Superior location.

Populations in Close Proximity

Located between Abinojii Mikanah and Newmarket Boulevard in Winnipeg, MB. The Refinery District is directly accessible to multiple East/West and North/South primary highways.

Situated in one of Winnipeg's most affluent and thriving communities – surrounded by established single and multi-family residences.

THE
REFINERY
DISTRICT
by
Hopewell
DEVELOPMENT

HOPEWELL DEVELOPMENT

**Experienced
Development
Team.**

Hopewell is one of Canada’s leading commercial real estate developers with projects throughout Western Canada, Ontario and the United States.

The Refinery District is Hopewell’s latest major development in Winnipeg. Hopewell has developed a number of projects in Winnipeg which include the 118,000 SF grocery store and pharmacy in Bridgwater Town Centre, the 73,000 SF Kildonan Green commercial plaza, and the 400,000 SF Kenaston Common destination power centre.

Hopewell is a two-time ‘Best Managed Companies Platinum’ member.



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The Refinery District

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