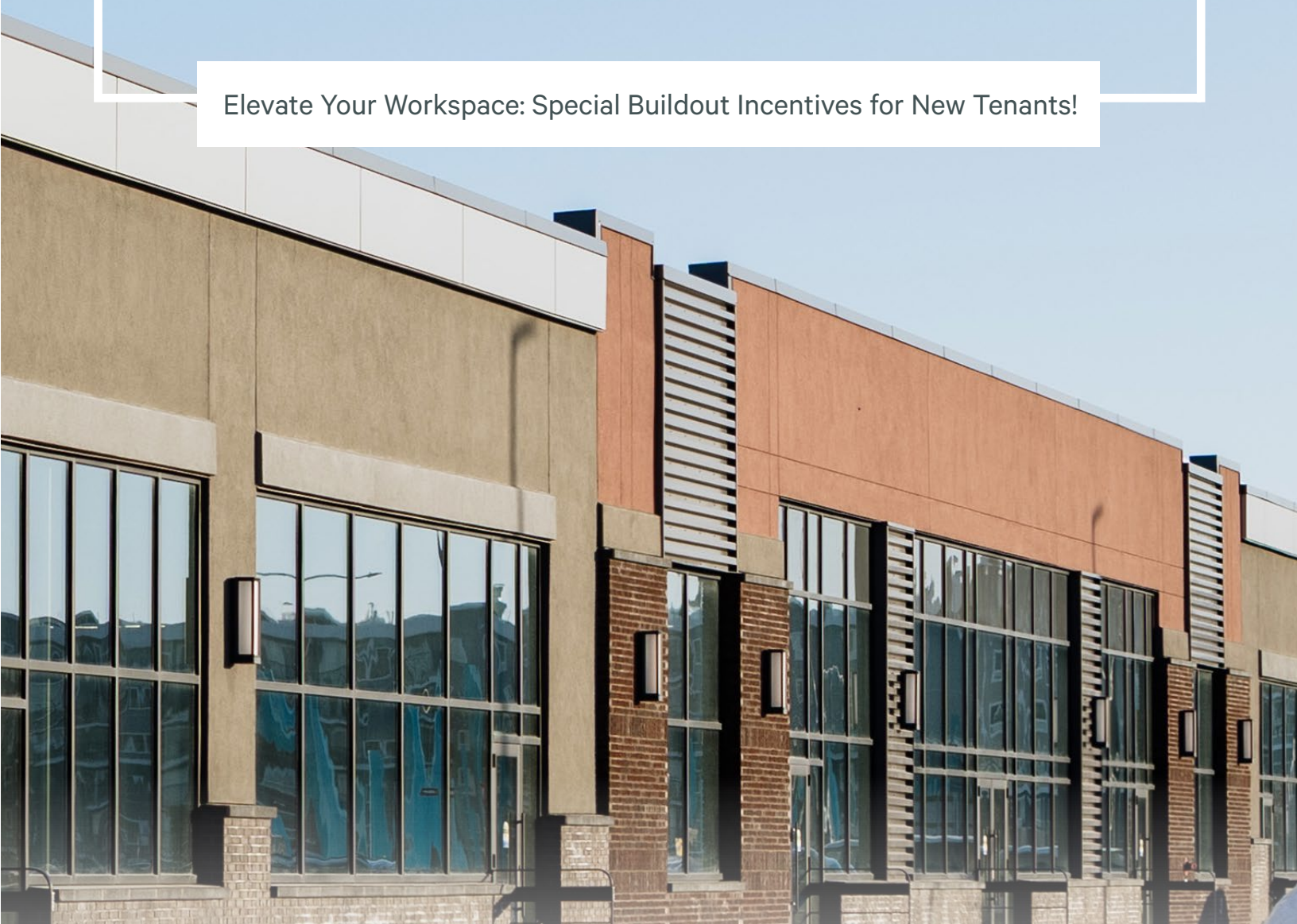
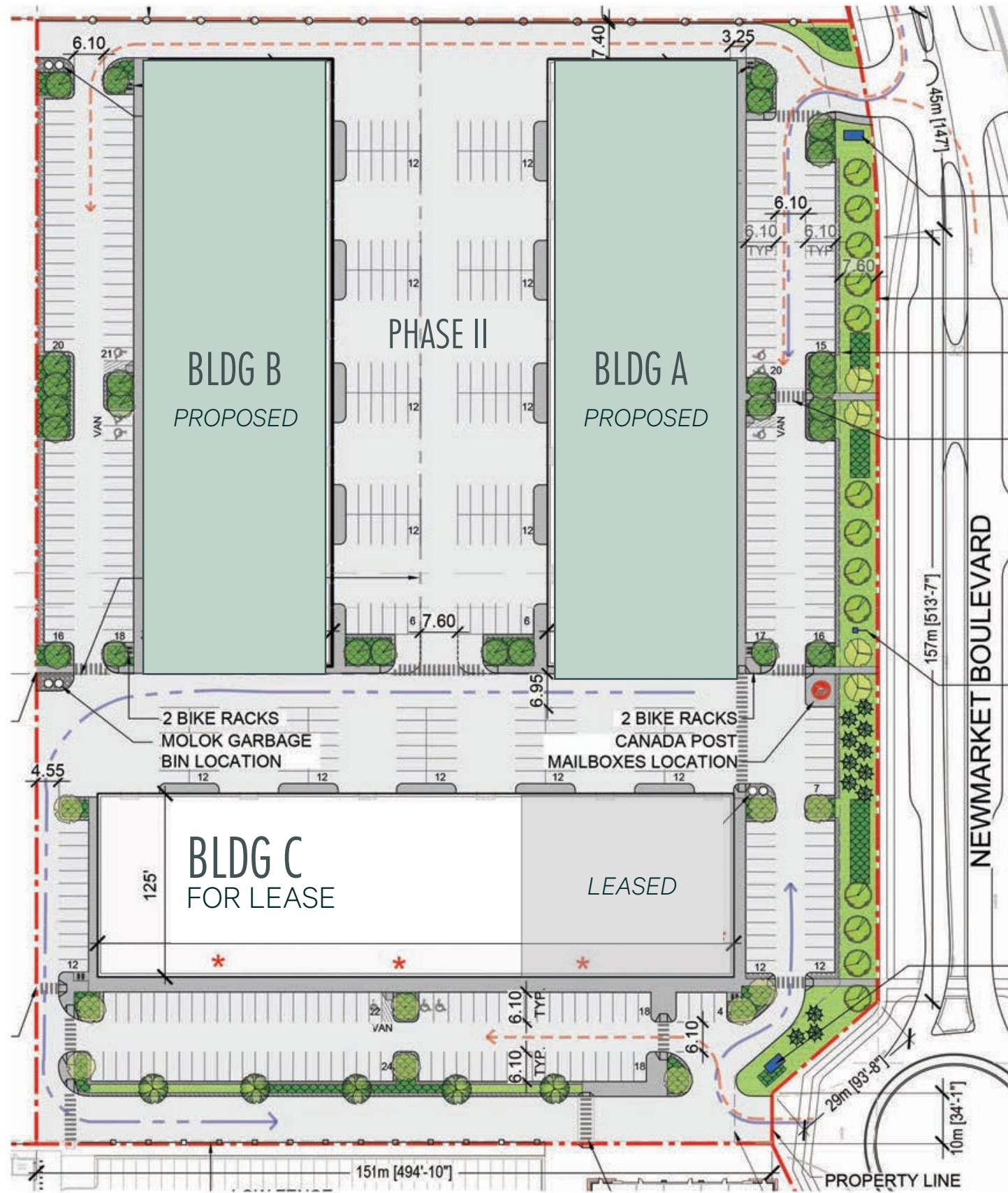


FLEX-OFFICE FOR LEASE // WPG, MB

The Refinery District

Elevate Your Workspace: Special Buildout Incentives for New Tenants!





Build-to-suit for Lease

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.) *+ 3% mgmt fee on net rent and the tenant's proportionate share of the operating costs*

Unit Sizes Building C: 35,000 sf
Tenant sizes starting at 2,500 sf

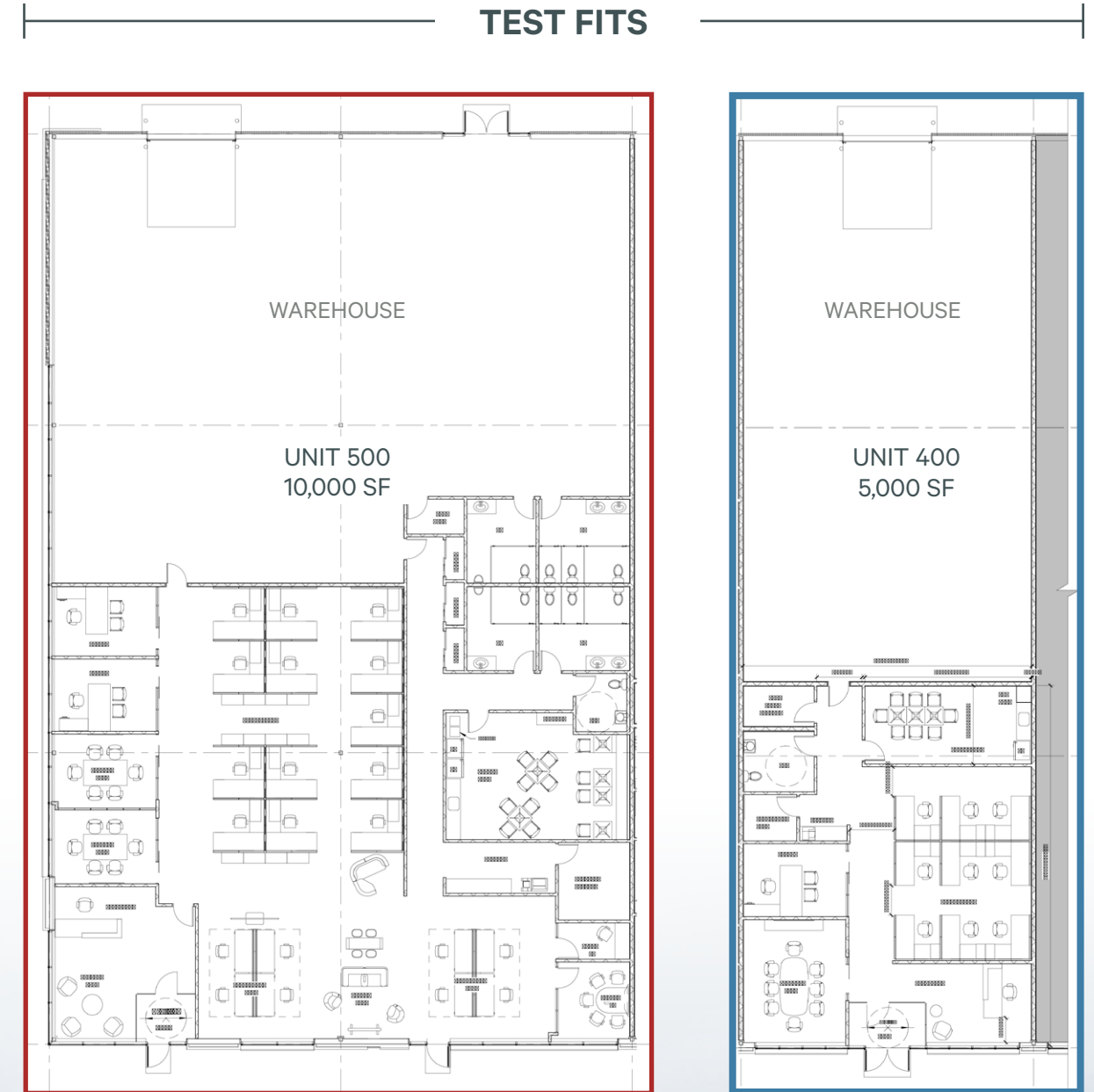
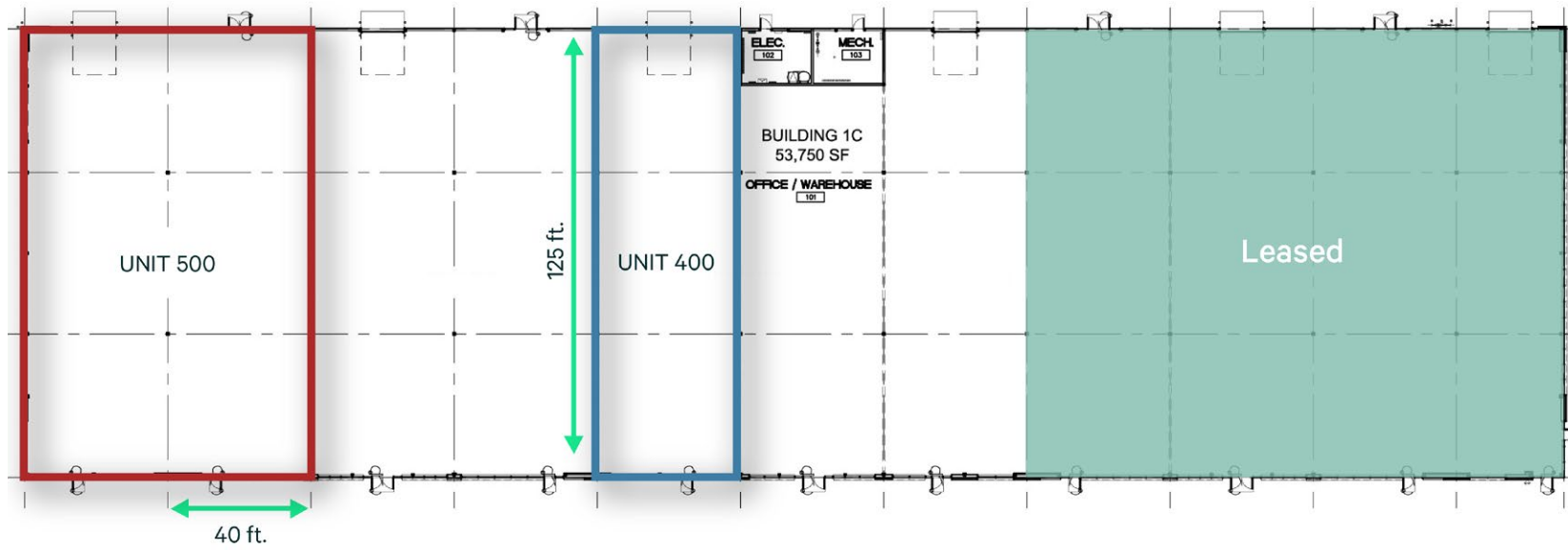
Ceiling Height 18' Clear in existing building

Loading 12'x12' Grade loading doors

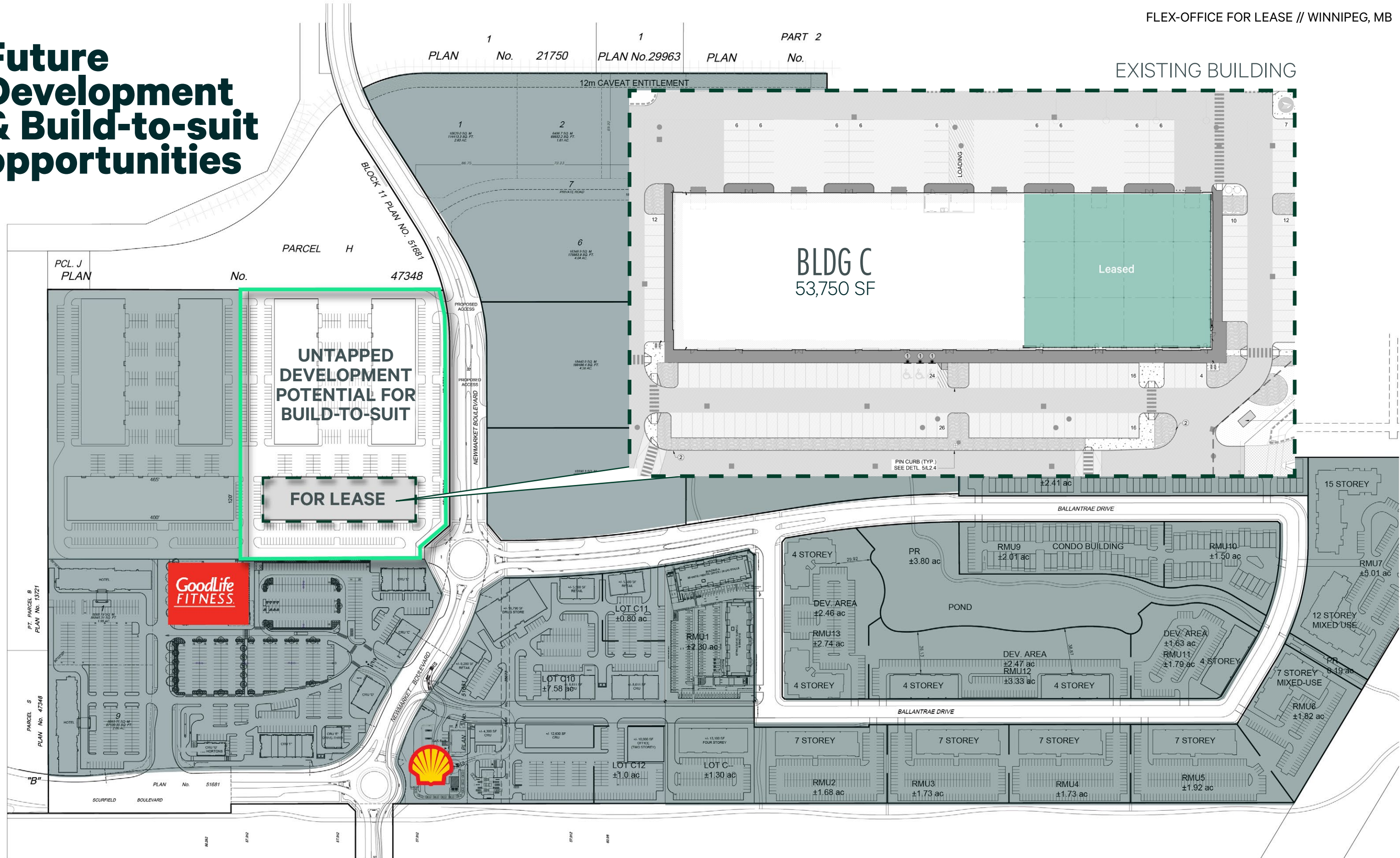
Zoning M2 - Manufacturing General

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

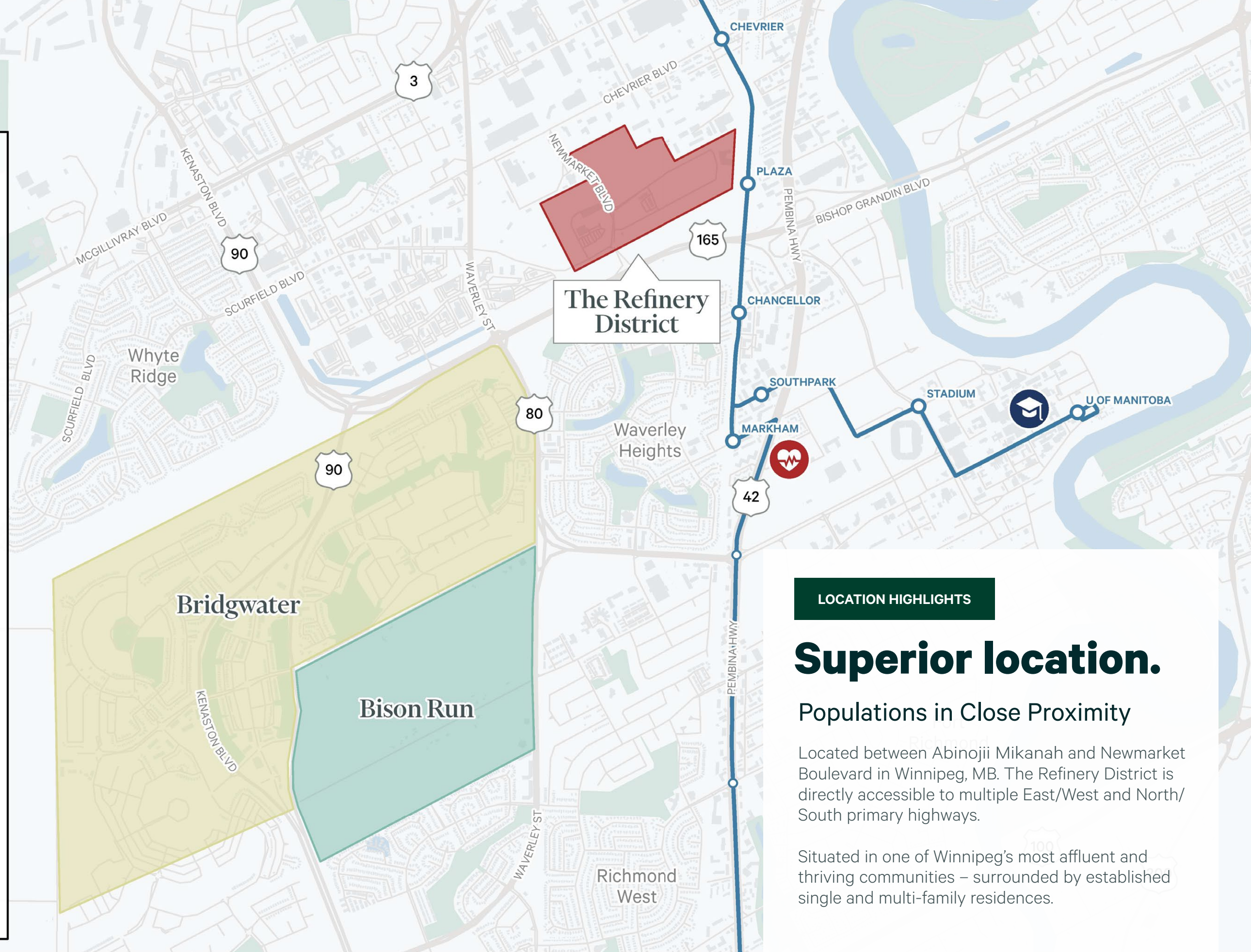
Rapid Transit

-  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

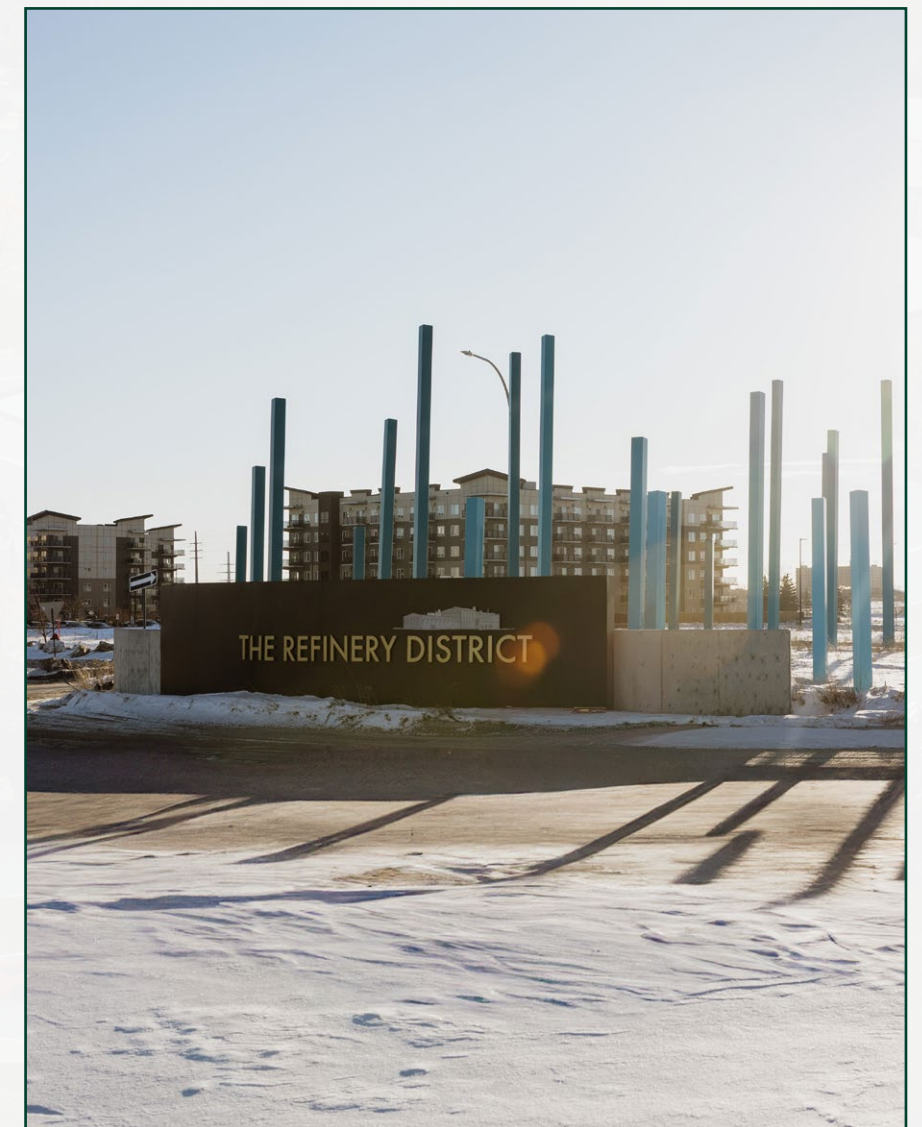
HOPEWELL DEVELOPMENT

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.



FLEX-OFFICE FOR LEASE // WPG, MB

The Refinery District

Hopewell[®]
DEVELOPMENT

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