



# Offering Memorandum

1565 Willson Place, Winnipeg MB

Turnkey Occupier Opportunity

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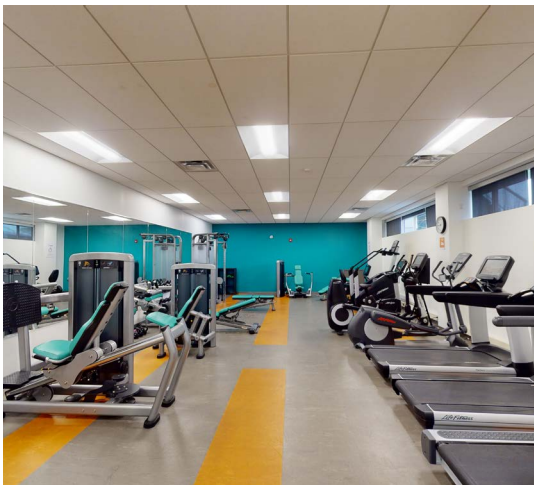
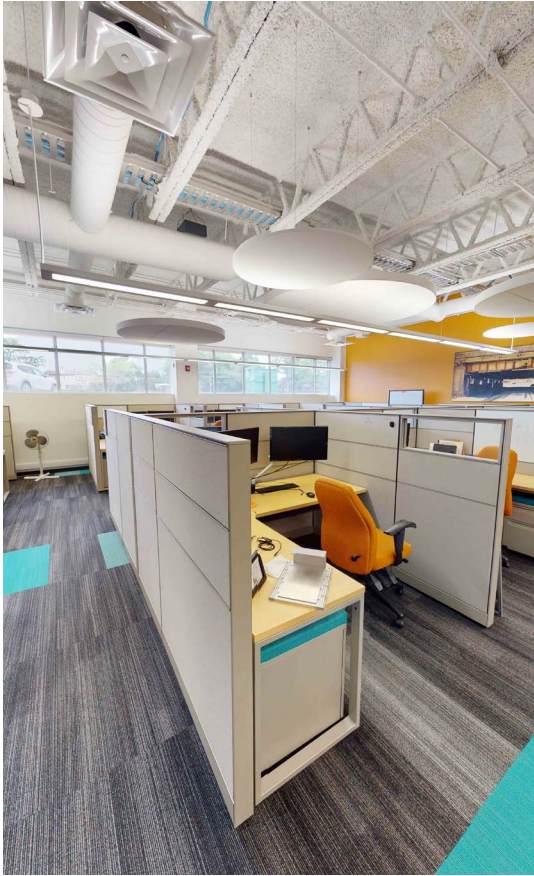
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Sharefile Data Room content available upon signing  
Confidentiality Agreement



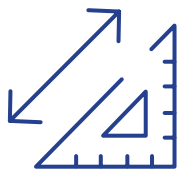
# Investment Overview

Colliers Winnipeg is pleased to announce we have been retained to act as the exclusive agent in the sale of 1565 Willson Place. Optimally located in the southwest quadrant of Winnipeg with ease of access by vehicle, rapid transit, and alternative transportation this building is available for vacant possession in Q3 2024. The existing improvements are exceptionally functional, efficient and amenity focused for any incoming occupier or office user. The building is surrounded by a blend of commercial and residential development with excellent amenities for employees within walking distance.

Civic Address	1565 Willson Place, Winnipeg MB
Building Size	48,650 SF
Floor Plate	±16,000 SF
Storeys	3
Parking	120 stalls on-site
Site Area	79,090 SF (1.82 acres)
Realty Tax	\$200,831.21 (2023)
Realty Tax Assessed Value	\$10,520,000 (2023)
Availability	Q3 2024
Financing	Treat property as free and clear of financing and encumbrances
Building to be vacant upon possession	

Offering Basis:  
*Unpriced*

# Investment Highlights



## High Quality Existing Improvements

- Constructed in 1977 and acquired by Payworks in 2012 this building underwent an extensive overhaul of systems and leasehold improvements.
- The current layout is a functional mix of private offices and open space with designated breakout areas
- Variety of meeting rooms and executive boardrooms
- Full-fledged fitness facility with showers and lockers
- Games areas, golf simulator room, and lunch areas on each level with surplus seating space including couches, bar seating and tv's
- The mechanical and electric systems have undergone significant upgrades since the acquisition with new air handling units and controls throughout the building and a main service of 1000 amp, 600 volt, 3-phase electrical.
- The building currently has fibre service by both Shaw and BellMTS with significant server room in-place.



## Strategically Positioned in Fort Garry Business Park

- The property has 253 feet of frontage on the east side of Waverley Street with ease of access from the intersection of Waverley Street and Willson Place.
- The existing parking layout includes 120 parking stalls on-site with potential for additional leased parking from the neighboring Ralph Cantafio Soccer Complex.
- Opportunity to be located in the vicinity of several high profile neighboring tenants including KGS Group, InTouchCX, WSP, PCL, Assante Wealth Management, Manitoba Liquor and Lotteries and Architecture49.



## Excellent Suburban User Building Opportunity

- The building is currently optimized for a single occupier with an efficient layout providing a competitive opportunity for large tenants.
- With two main staircases reaching each level and the location of the elevator outside the secure entrance to each floor, there is potential for demising each level if the incoming purchaser does not require the full footprint.
- Significant building branding opportunity

# The **Property**

# Second Floor

In Place Configuration:

- 8 private offices
- 2 meeting rooms
- Main lunch room
- Coffee bar
- 74 workstations
- Main server room

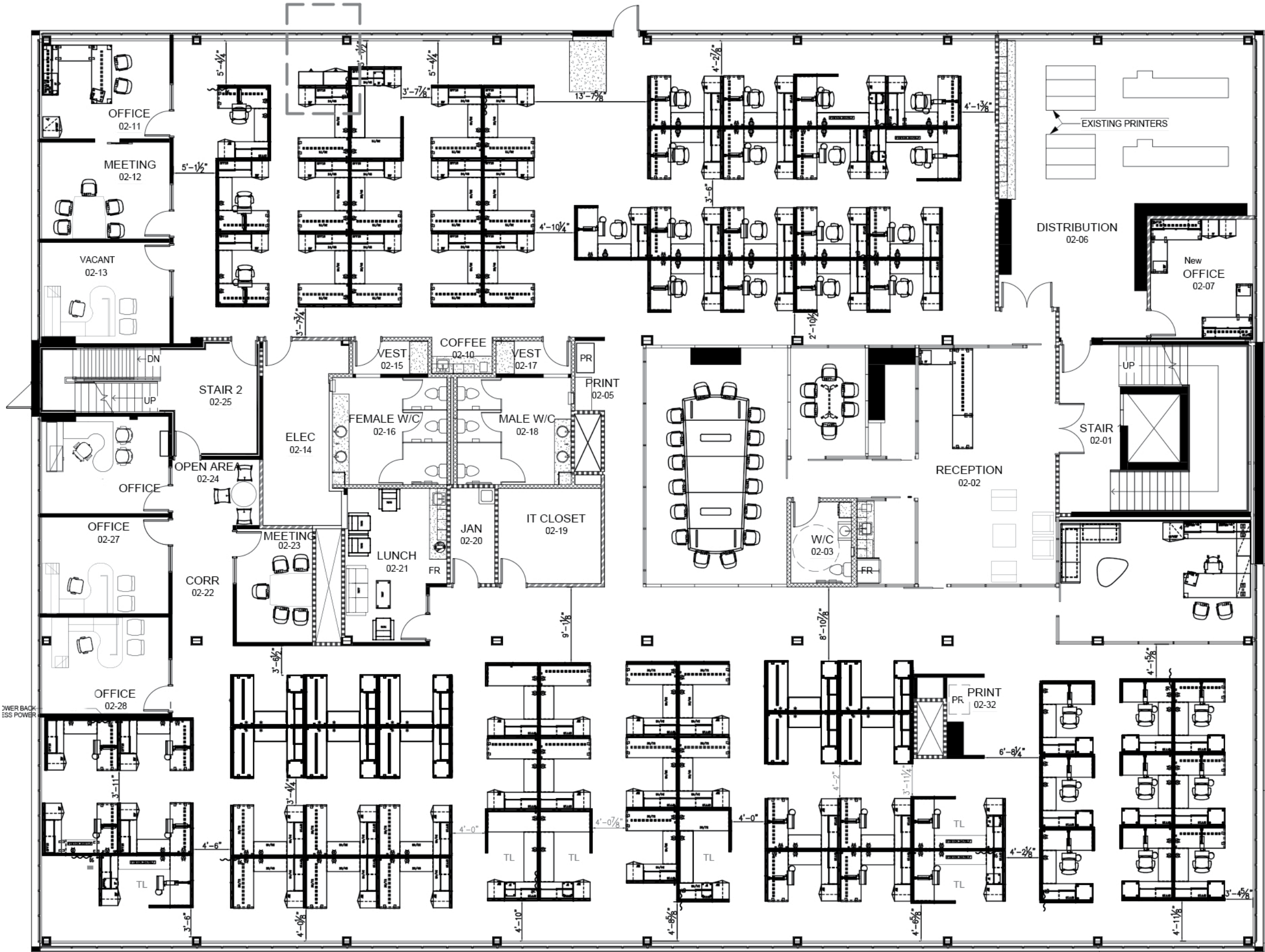




# Main Floor

In Place Configuration:

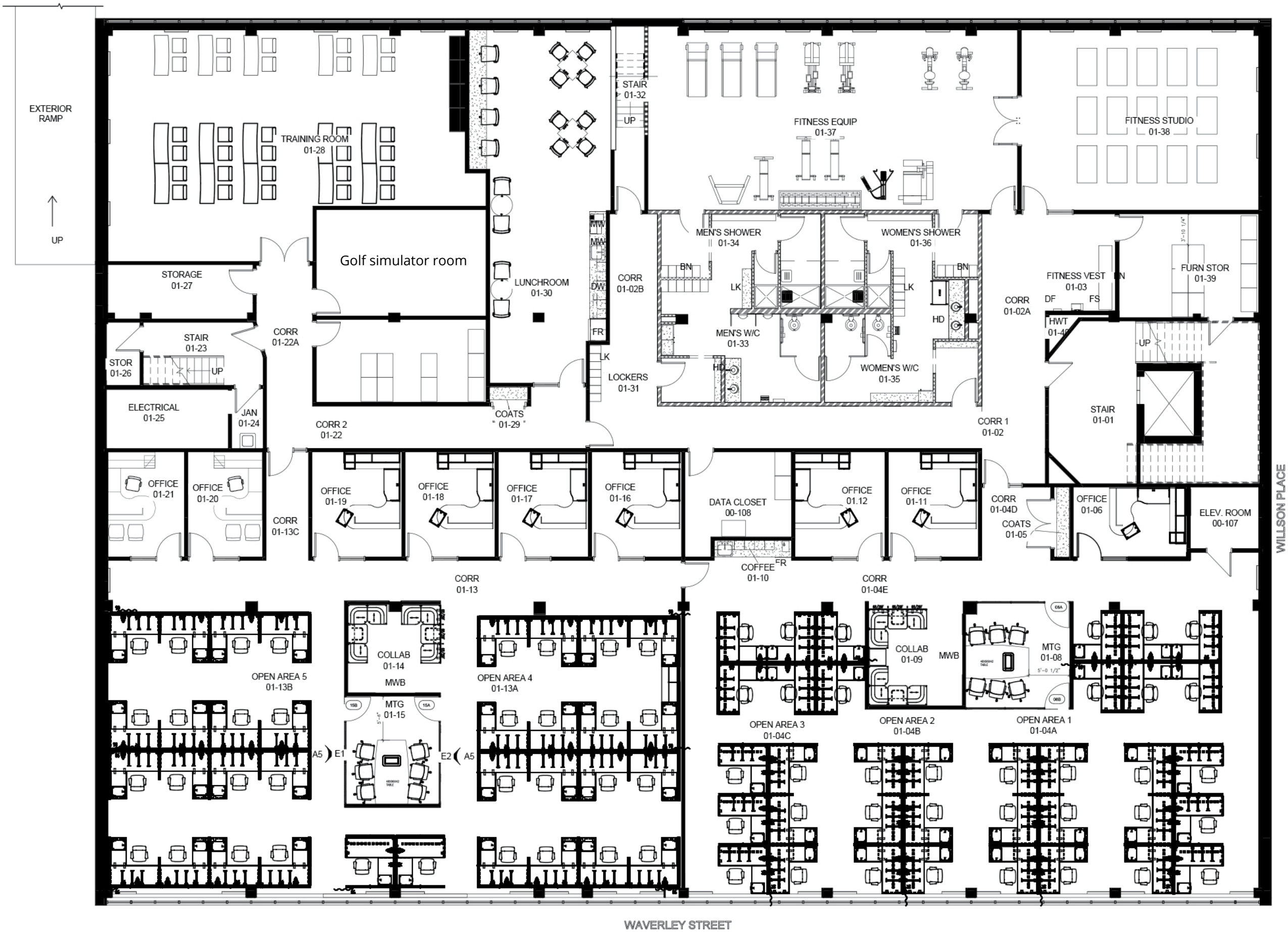
- Reception area
- 7 offices
- 3 meeting rooms
- Executive boardroom
- 80 workstations
- 2 coffee bars
- Lunch room
- IT closet



# Lower Level

In Place Configuration:

- 9 offices
- 70 workstations
- 2 meeting rooms
- 2 collab areas
- Lunch room
- Training room
- Data closet
- Fitness facilities
- 2 storage rooms
- Coffee counter





# Building Elements

## Fibre Optics and Service Providers:

- Shaw and Bell MTS Fibre services both active in this building.

## Structural Systems

- Raised full concrete lower level with main floor elevated approximately six feet above surrounding grade.
- Steel beam construction for exterior walls and roof.
- Full height stairwell off the front entrance and a full height stairwell off the north (rear) side of the building that services all three levels.
- Third stairwell located on the north end of the building provides emergency egress for both lower level and main floor.

## Building Envelope

- Building Envelope consists of pre-finished metal cladding recently installed in 2017.
- On each floor windows cover all four sides of the exterior.

## Elevator

- There is a single 2500 pound capacity elevator servicing all three levels of the building.
- Elevator aesthetic renovation completed in 2017.

## Electrical

- The main service consists of 3 phase, 1000 AMP, 600V.

## Heating/Cooling Systems

- Mechanical systems replaced and upgraded since building purchase in 2012.
- Heating/Cooling equipment includes 8 Carrier RTU's, 5 Mitsubishi Ductless split systems, 2 HRV's, 1 humidifier, and supplemental electric baseboard heating at the perimeter of the building.
- 8 predominant HVAC zones split into multiple subzones through in line electric duct heating.

## Washrooms

- All washrooms in the building are accessible via door control and stall separation size.
- Total 6 multi-occupant and 2 universal washrooms in the building. Separated per level:
  - Lower Level: 4 showers, 3 stalls
  - First Floor: 6 stalls, 1 universal washroom
  - Second Floor: 2 stalls, 1 universal washroom

## Roof

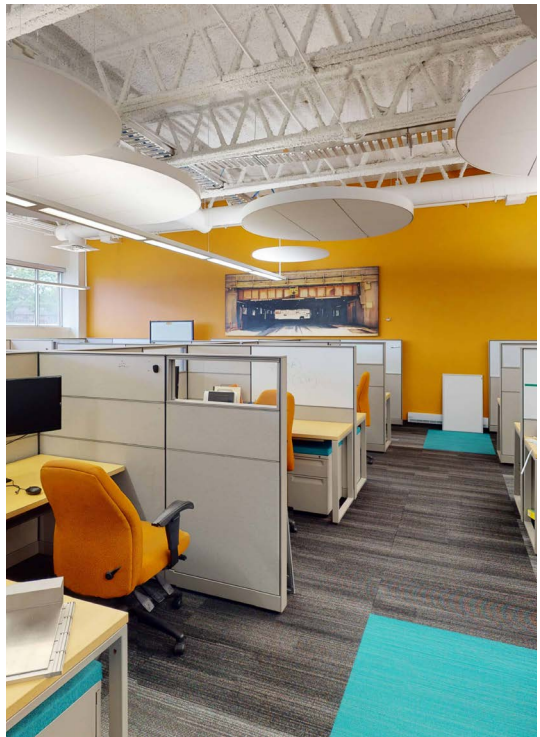
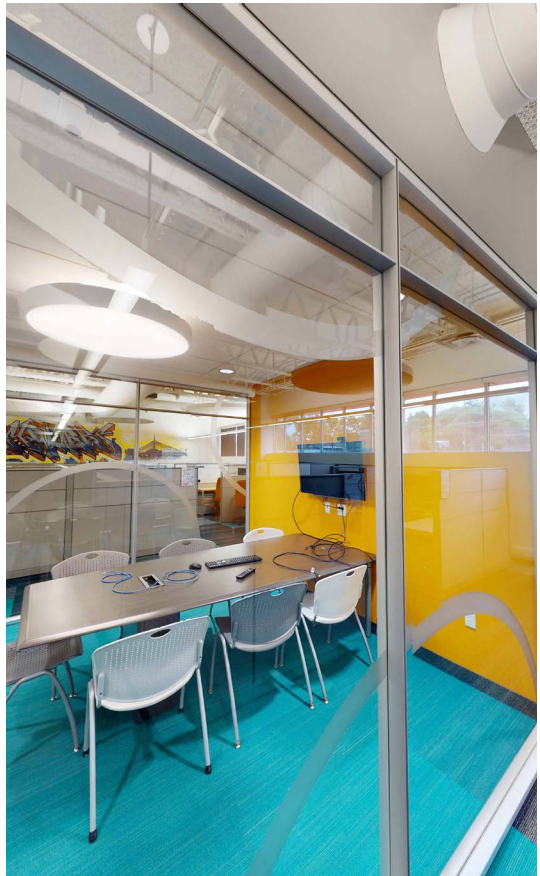
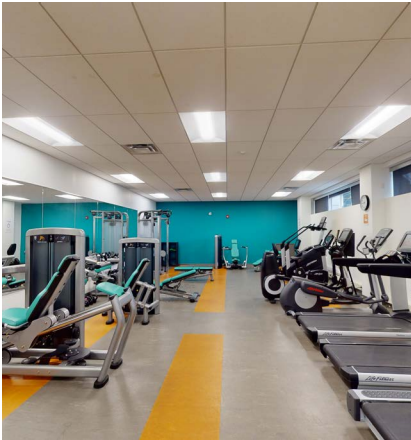
- New modified bituminous membrane roof completed in 2015.

## Furniture, Fixtures, and Equipment

- Seller to retain existing furniture and equipment.

## Generator

- MTU Onsite Energy, Model DS125DS6
- 125 kWe standby generator
- Only 194 Hours on it
- Installation in 2012



### Clockwise from top

Lunch bar, bright meeting room, open office area, reception, main board room, gym





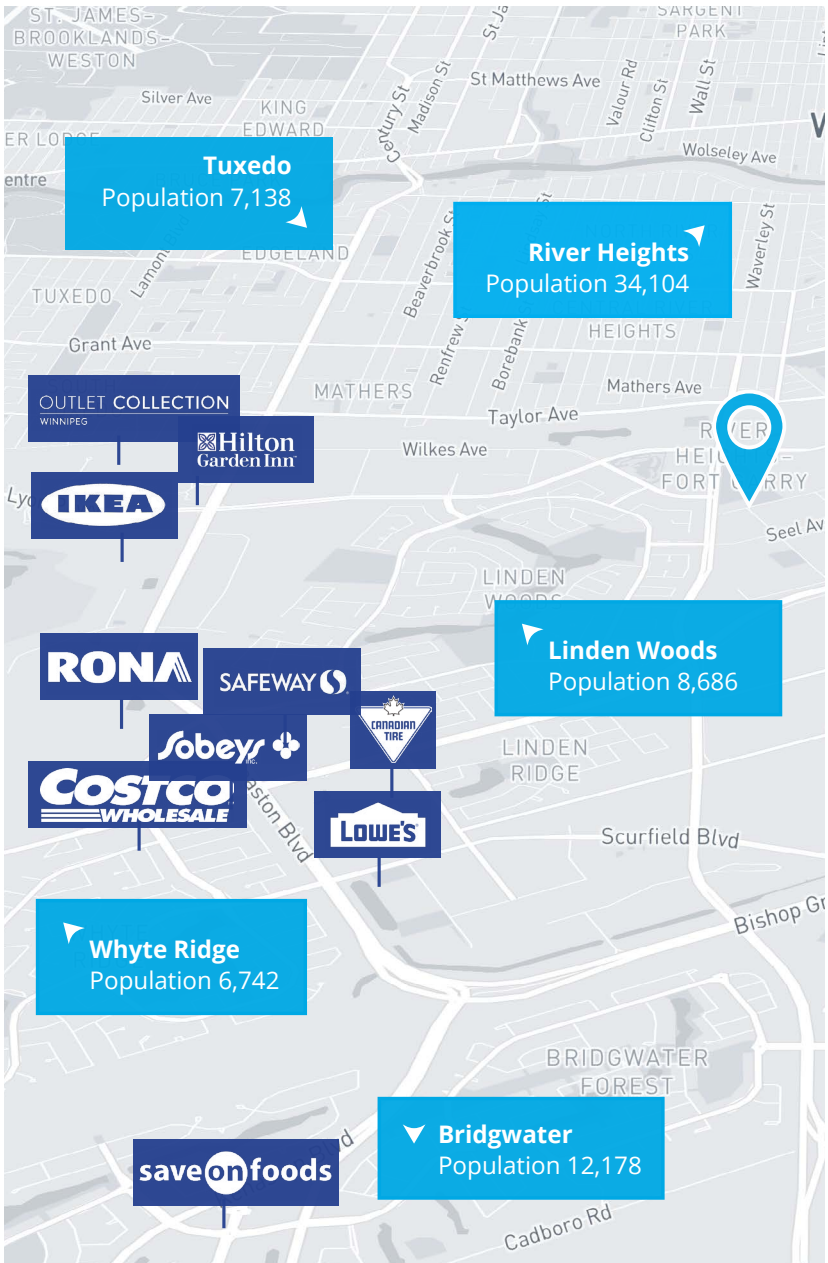


# The **Location**



# Location Overview

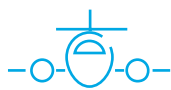
Located in the centre of the southwest quadrant with ease of access to the major retail centres of Seasons of Tuxedo, Kenaston Commons and Linden Ridge. The area has seen continued growth and has increasing density planned around the southwest rapid transit corridor.



3km radius				
Current Population	Projected Population	Average Household Income	Median Age	2022 Dwellings
56,519	63,980	\$119,702	40	22,771



TransCanada Highway  
12 minutes



Airport  
20 minutes



Downtown  
13 minutes



## Food Options in the Area

- A&W
- Bellissimo Restaurant
- Tim Horton's
- Cora Breakfast
- Oh Doughnuts

## TransCanada Brewing Co.

- Joey Kenaston
- The Keg
- Clay Oven
- Wendy's
- Boston Pizza

## Shopping in the Area

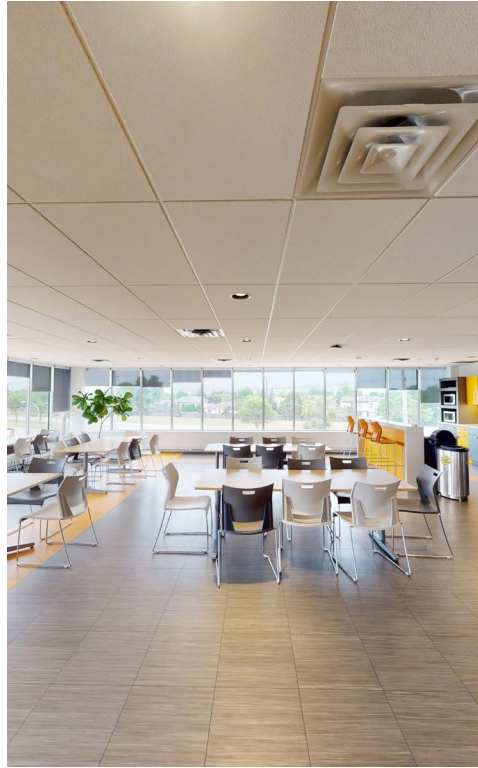
- Walmart Supercentre
- Sobeys
- Grant Park Shopping Centre
- Winners

## Canadian Tire

- Ikea
- Outlet Mall
- Cabelas
- HomeSense
- Home Depot

# Offering **Process**





# Offering Process

The Property is to be sold on an “as-is” basis with the Seller retaining all of its furniture and equipment.

All offers to purchase for the Property are to be submitted to the Agent and will be reviewed and considered by the Seller as received. The Seller reserves the right to establish an offers date.

Physical property inspections will be made available for qualified purchasers only after a detailed review of all offering material is undertaken. Please contact the Colliers team in this regard.

## Agency

Pratt McGarry Inc. o/a Colliers International and it’s salespersons are herein collectively referred to as “Colliers” or the “Agent”. In representing the parties in the negotiations for the purchase of the Property, the Agent represents the Seller and does not represent the Buyer.

## ShareFile Data Room Content

Additional property due diligence information has been posted on the Colliers Sharefile website. Access will be provided to qualified buyers upon completion of the Confidentiality Agreement.

- Drawings and Plans
- Building Reports
- Property Tax Documents
- Title Searches

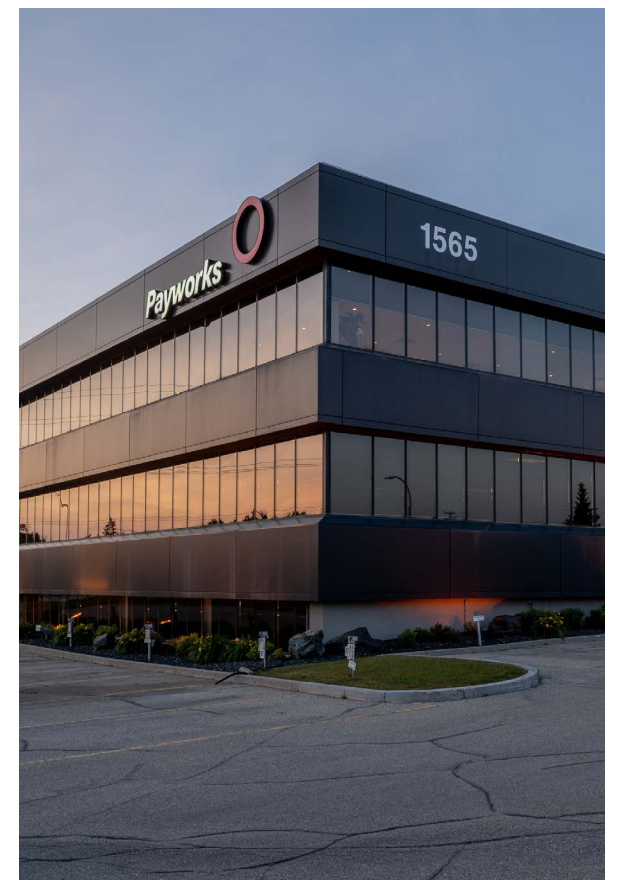
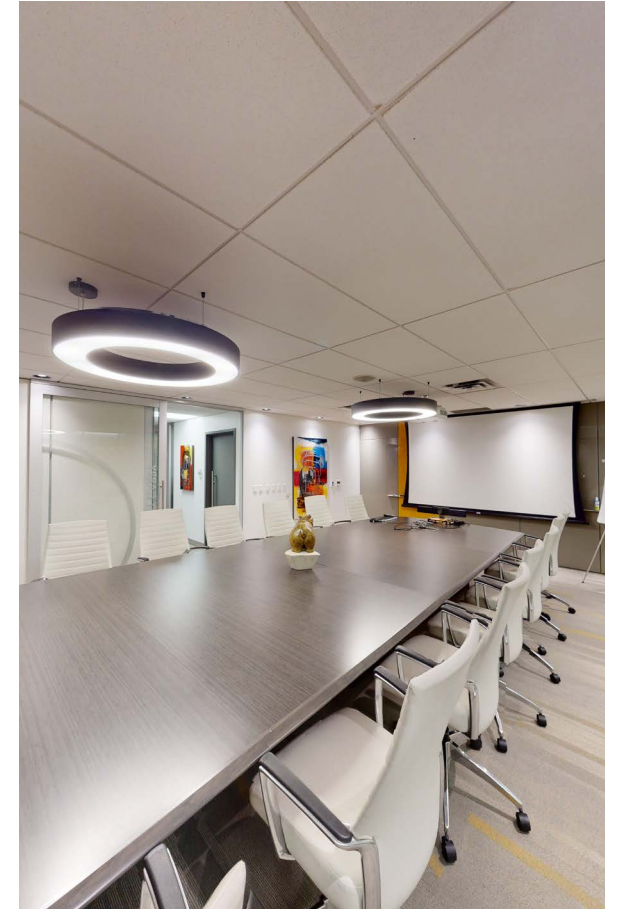
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