



# Office available **For Sublease** in Tuxedo Business Park

Significant office buildout in place for incoming tenant to take advantage of. There are currently fifteen offices, two meeting rooms, boardroom, a kitchen, and workstation area.

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# Property Overview

The property offers high visibility to Kenaston and is located between high traffic shopping districts and major retailers such as Nike, Canadian Tire, and Home Depot.

- Excellent surrounding amenities include Time Hortons, Northern Lights Hearing Centre, Fort Whyte Alive, Transcanada Brewing
- High-visibility signage on busy Kenaston Blvd.
- Access to major traffic corridors such as Kenaston, Bishop Grandin, Macgillivray Boulevard, and Sterling Lyon Parkway
- Ample on-site parking

|                   |   |
|-------------------|---|
| Address:          | 1325 Kenaston Boulevard                   |
| Zoning:           | MMU                                       |
| Parking:          | 24 parking stalls                         |
| Available:        | 6,000 SF                                  |
| Net Rent:         | TBN                                       |
| Additional Rent:  | \$7.95 + 5% on net rent (Management fees) |
| Headlease Expiry: | 5/31/2030                                 |



## Key Highlights



Access to public transit stop



Restaurants in area



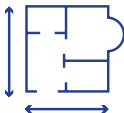
On-site parking



Green space nearby



Existing Office Buildout



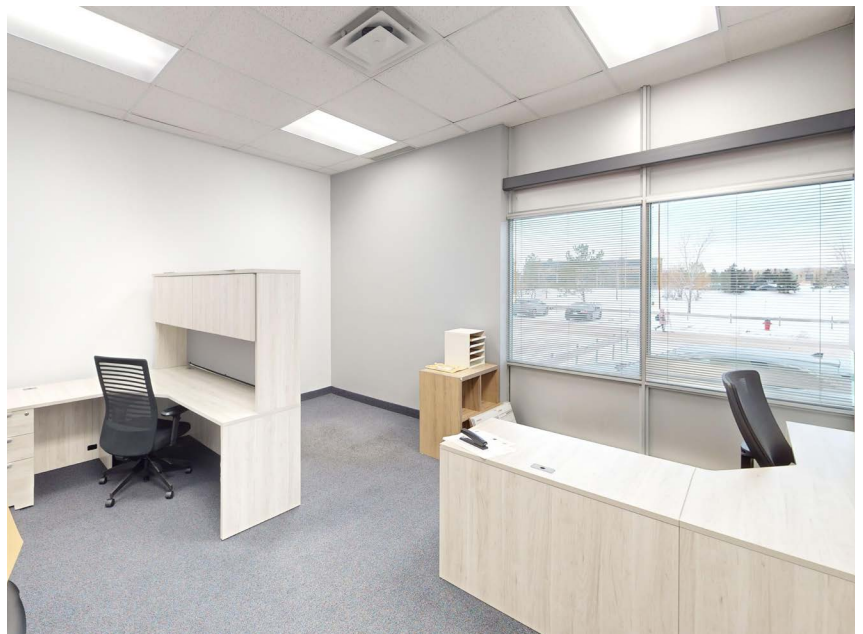
6000 square feet



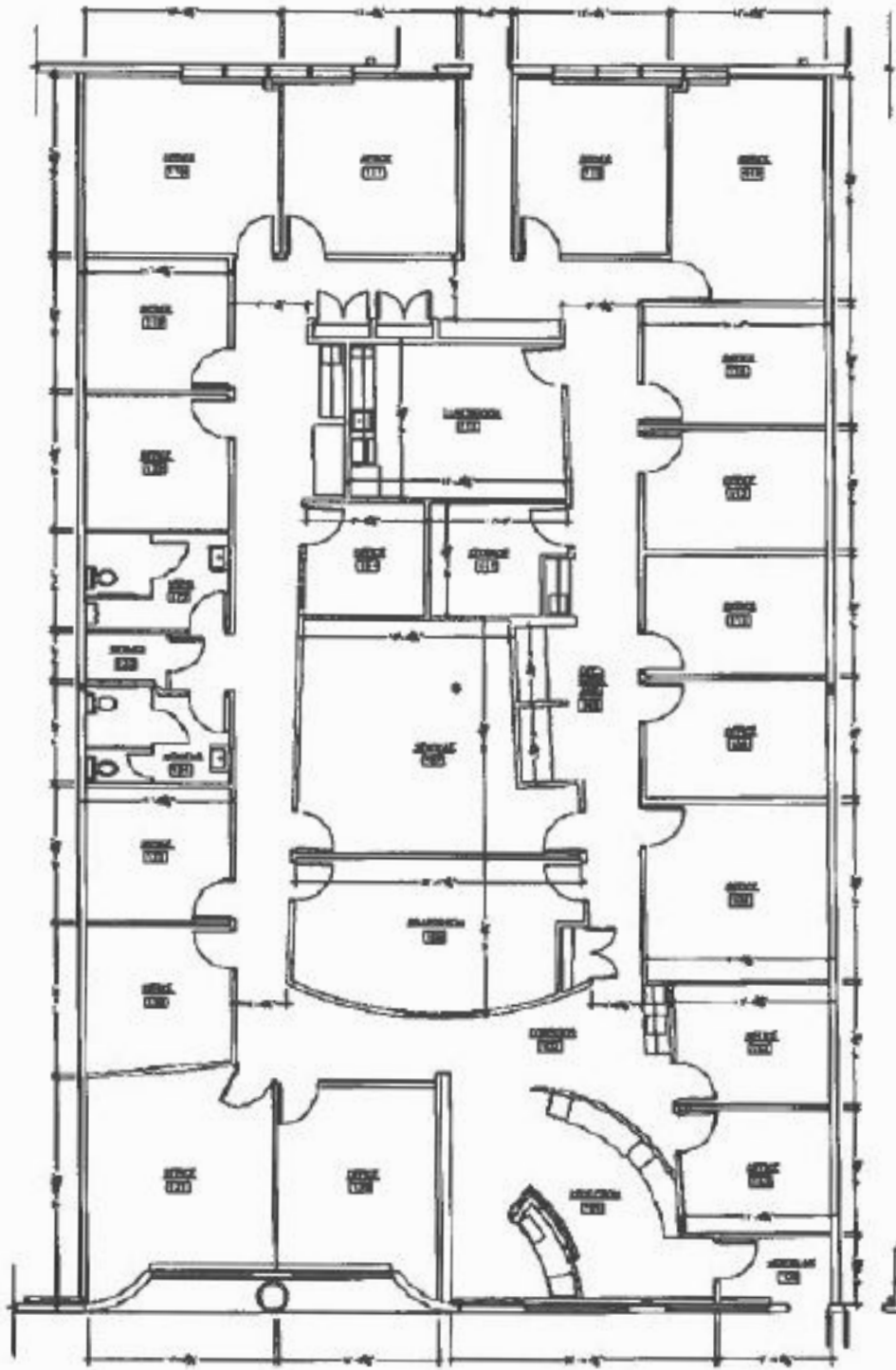
Access to major routes



# Photos



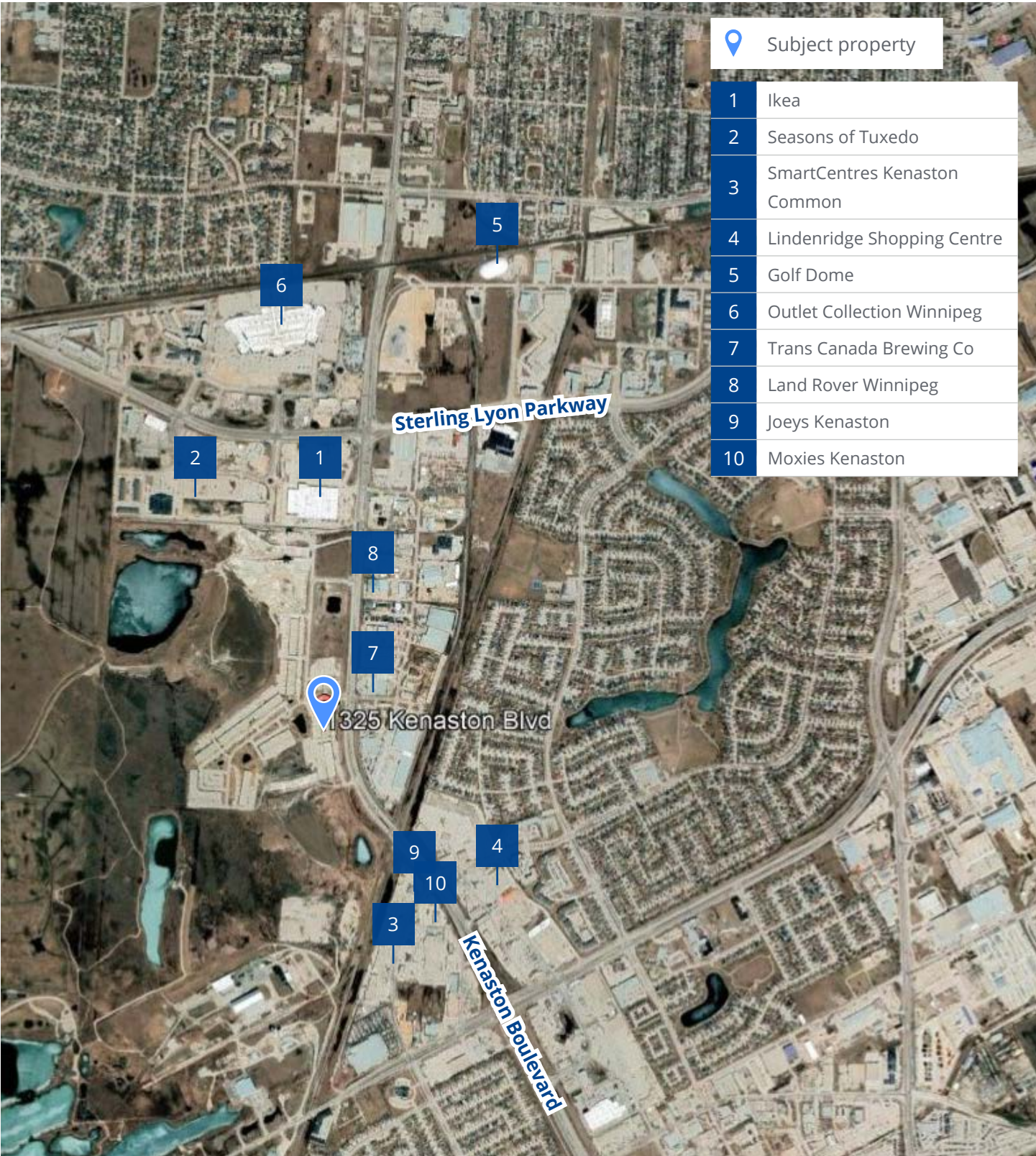
# Floorplan



View virtual walk through 



# Surrounding Amenities







1325 Kenaston Boulevard, Winnipeg MB

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