

NORTHWEST BUSINESS PARK

WINNIPEG



NORTHWEST BUSINESS PARK WINNIPEG

NorthWest Business Park (NWBP) is an 82 net acre industrial and commercial development that can house 1.2M SF of vertical space.

The industrial park consists of newly built 195 Haggart Avenue, 175 Haggart Avenue, 80 Haggart Avenue, 155 Haggart Avenue and additional proposed buildings for the site. There is availability within 175 and 155 Haggart Avenue.



QUICK VIEW



174,411 SF

155 HAGGART AVE
AVAILABLE IMMEDIATELY

68

TRUCK LEVEL
DOORS

3

DRIVE-IN
DOORS

32'

CLEAR
HEIGHT

200

VEHICLE
PARKING

LED

WAREHOUSE
LIGHTING

8,800 SF

BAY SIZE

55'x40'

TYPICAL BAY SIZE

9'x10'

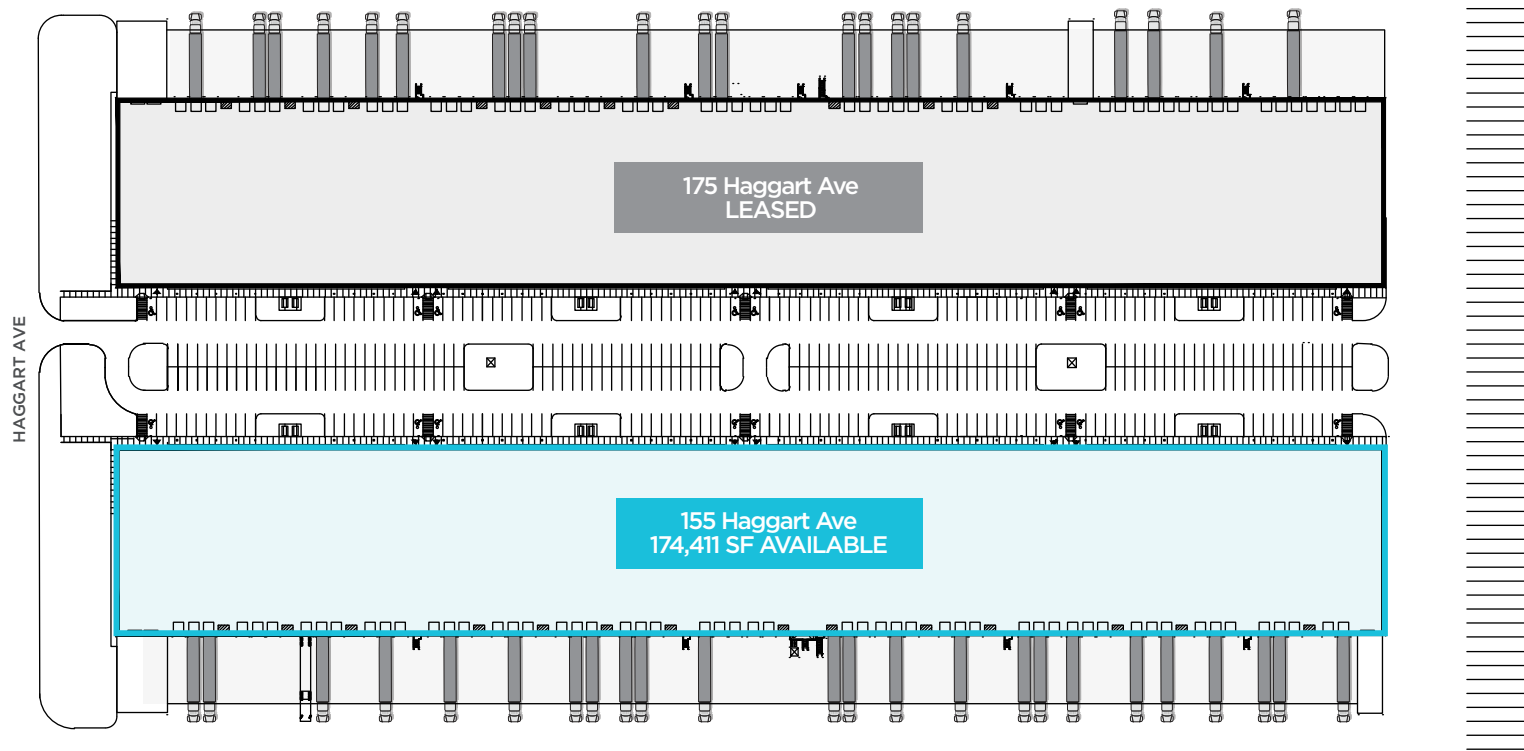
DOCK DOORS

12'x14'

DRIVE IN DOORS

40,000

LB DOCK LEVELER



SCOPE OF FULL PROJECT

9

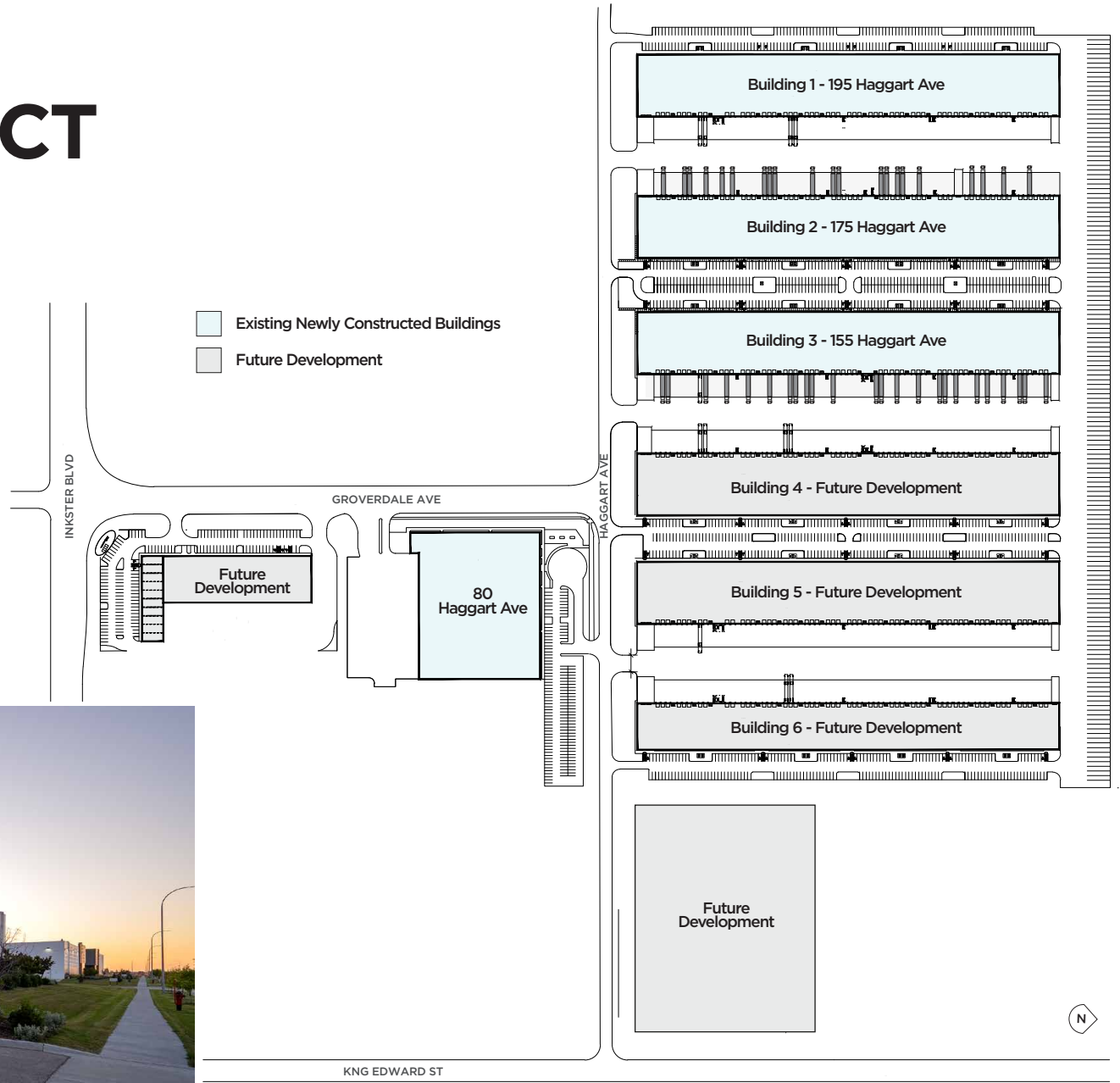
BUILDINGS

1.2M

+/- TOTAL SQUARE FEET

129

+/- TOTAL ACRES



ULTIMATE ACCESS

Easy access to Route 90, Inkster Boulevard and CentrePort Canada Way. It's a 10-minute drive to James Armstrong Richardson International Airport and a 5-minute drive to Perimeter Highway 101.

Route 90

2 MIN

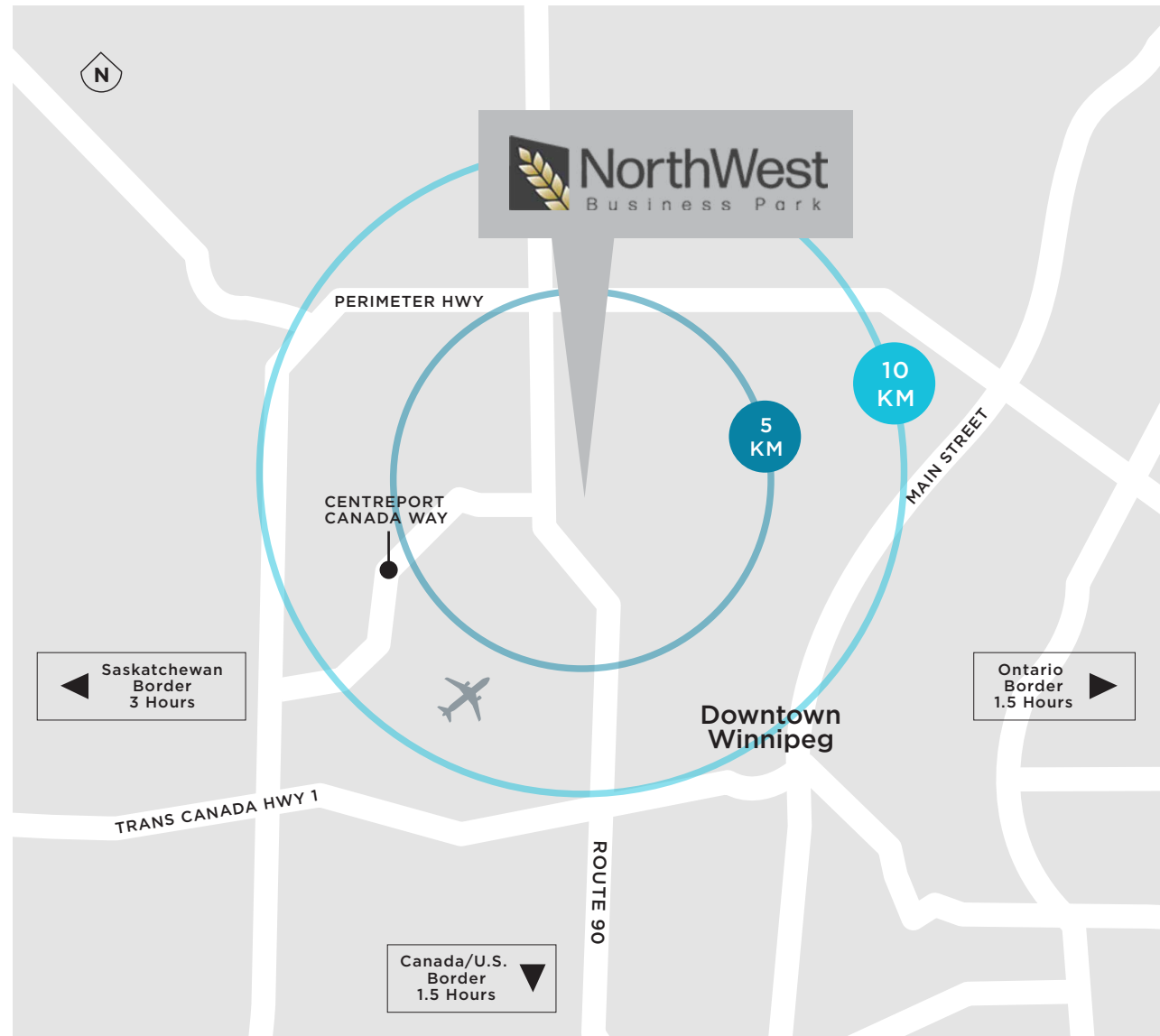
Perimeter Hwy

5 MIN

Trans Canada 1

15 MIN

JAMES ARMSTRONG RICHARDSON INTERNATIONAL AIRPORT	10 MIN
DOWNTOWN WINNIPEG	18 MIN



THE NEIGHBOURHOOD

Located close to downtown Winnipeg, this site offers quick access to food, coffee shops, gas stations and more throughout the region.



RESTAURANTS

1. Aristocrat Restaurant
2. Four Crowns Restaurant
3. Lucita's Restuarant
4. Oak Point Restaurant
5. Tegarú Restaurant
6. The Farmer's Cuisine

QUICK PICKUPS

7. A&W Canada
8. Apna Spicy Hut
9. Burger King
10. Dairy Queen Grill & Chill
11. McDonald's
12. My Indigo Indian Street Food
13. Popeyes Louisiana
14. Subway

COFFEE

15. Tim Hortons

SHOPPING

16. Costco
17. Garden City Shopping Centre
18. Lucky Supermarket
19. Northgate Shopping Centre
20. Safeway
21. Shoppers Drug Mart
22. The Home Depot
23. Walmart Supercentre

BANKS

24. BMO Bank of Montreal
25. CIBC
26. RBC Royal Bank
27. Scotiabank
28. TD Canada Trust

FITNESS & RECREATION

29. Anytime Fitness
30. Fit4Less
31. Goodlife Fitness
32. Planet Fitness

HOTELS

33. Best Western Plus
34. Canada Inns Destination Centre Garden City
35. Hilton Winnipeg Airport Suites

CHILD CARE

36. Huron Child Care Inc
37. Inkster Community Child Care Inc
38. Seven Oaks Child Day Care Centre
39. Splash Child Care Inc



Local Transit Routes

UNPARALLELED PROXIMITY

As the sole master planned development of substantial size in Winnipeg's north-west quadrant, NWBP offers a strategic advantage in the region. Multiple entry points facilitate connectivity to key transportation arteries, including CentrePort Canada Way, Route 90, Perimeter Highway and Inkster Boulevard (Highway 25). With close proximity to the airport, you're ensured swift access to global markets.

Additionally, being positioned near CentrePort Canada, North America's largest trimodal inland port, you're provided with unrivaled logistical efficiency and access to a vast network of trade opportunities



Access to multiple bus routes within a 1 km walk of NorthWest Business Park, providing connections locally and beyond.



WITHIN A
10KM RADIUS:

WITHIN A
30KM RADIUS:

TOTAL
POPULATION

+376K **+886K**

HOUSEHOLD
POPULATION IN THE
LABOUR FORCE

+310K **+730K**

AVERAGE
HOUSEHOLD
INCOME

\$96K **\$115K**

QUADREAL NORTHWEST BUSINESS PARK

COMMITTED TO REAL, ACTIONABLE SUSTAINABILITY

Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive - today and for future generations.

QuadReal is Committed to:

1. Being a global sustainability leader while driving long-term financial value.
2. Setting property-specific targets for energy, water, and waste (domestically).
3. Creating and managing buildings that promote well-being and higher productivity.
4. Being transparent and reporting on progress publicly.



Ready to accommodate
solar installations



Construction material to reduce
the "heat island" effect.



Landscape design with mature,
native trees and foliage integrated
with the existing community



White roofs limit heat
absorption and reduce
energy cost.

DEVELOPMENT

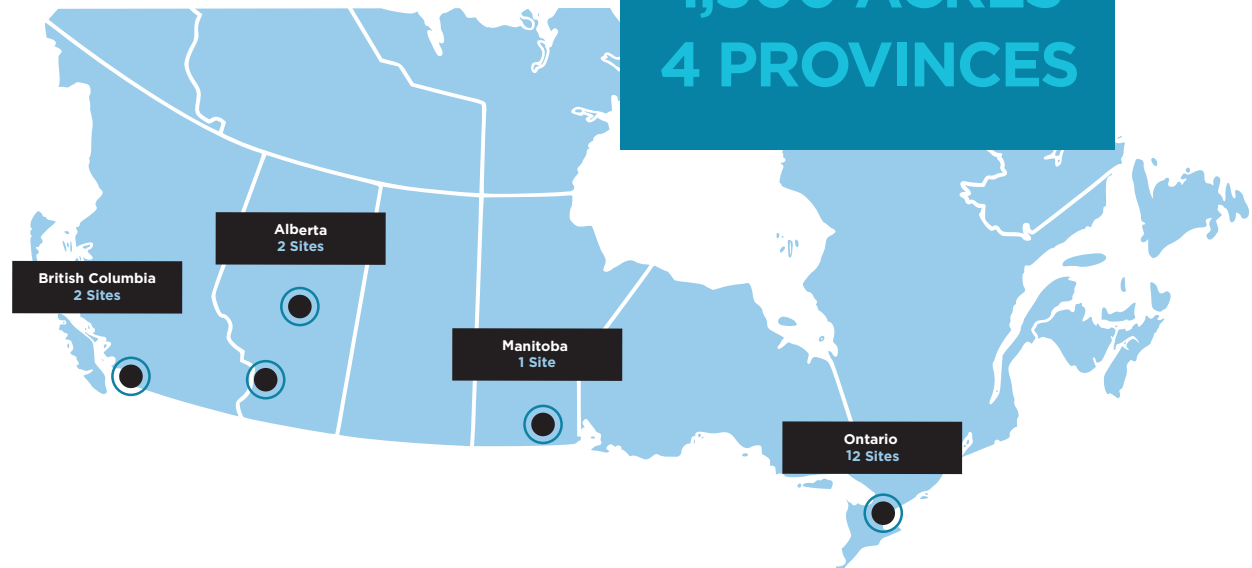
The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience.

There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

OUR NATIONAL
INDUSTRIAL
DEVELOPMENT
PIPELINE

18 SITES
24.5M SF
1,500 ACRES
4 PROVINCES



\$6B+

FIVE-YEAR DEVELOPMENT
PIPELINE IN CANADA,
QUADREAL'S DEVELOPMENT
APPROACH



QUADREAL NORTHWEST BUSINESS PARK

QUADREAL'S PATH TO NET ZERO

2025

NET ZERO
TRANSITION
PLANS IN
PLACE FOR
CANADIAN
DIRECTLY
MANAGED
PORTFOLIO

2030

50% ABSOLUTE
CARBON
REDUCTION FOR
CANADIAN
DIRECTLY
MANAGED
PORTFOLIO

2040

ALL CANADIAN
DIRECTLY
MANAGED OFFICE
BUILDINGS
ACHIEVE NET
ZERO EMISSIONS

2050

GLOBAL
DIRECTLY
MANAGED
PORTFOLIO
ACHIEVES NET
ZERO



SUSTAINABILITY IS BUILT INTO HOW WE THINK

At QuadReal, we integrate sustainable practices into every stage of our work. From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

We're on a pathway to achieve net zero carbon emissions across our portfolio, with key milestones along the way:

THE TEAM

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

Its assets under management total \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

40M SF

CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$94B

ASSETS SPANNING
CANADA, THE U.S.,
EUROPE, AND ASIA-PACIFIC



OUR INDUSTRIAL PORTFOLIO

GLOBAL



142.7M SF

NATIONAL



24.8M SF

REGIONAL

WINNIPEG 2.4 SF



800 W Fulton
Chicago

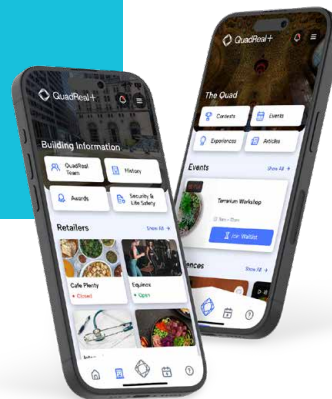
QUADREAL: EXCELLENCE LIVES HERE

NorthWest Business Park is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities.

Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP or
1 877-977-2262
quadrealconnect.com



quadreal.com

QUADREAL NORTHWEST BUSINESS PARK

QUESTIONS? CONTACT:

MARISSA POSELUZNEY
Vice President, Leasing
QuadReal Property Group

T 204 259 7390 E marissa.poseluzney@quadreal.com

