

# 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 immediate availability within 155 Haggart Avenue.





# QUICK VIEW

**88,011 SF**

155 HAGGART AVE  
AVAILABLE IMMEDIATELY

**28**

TRUCK LEVEL  
DOORS

**9'x10'**

DOCK DOORS

**40,000**

LB DOCK LEVELER

**LED**

WAREHOUSE  
LIGHTING

**8,800 SF**

BAY SIZE

**32'**

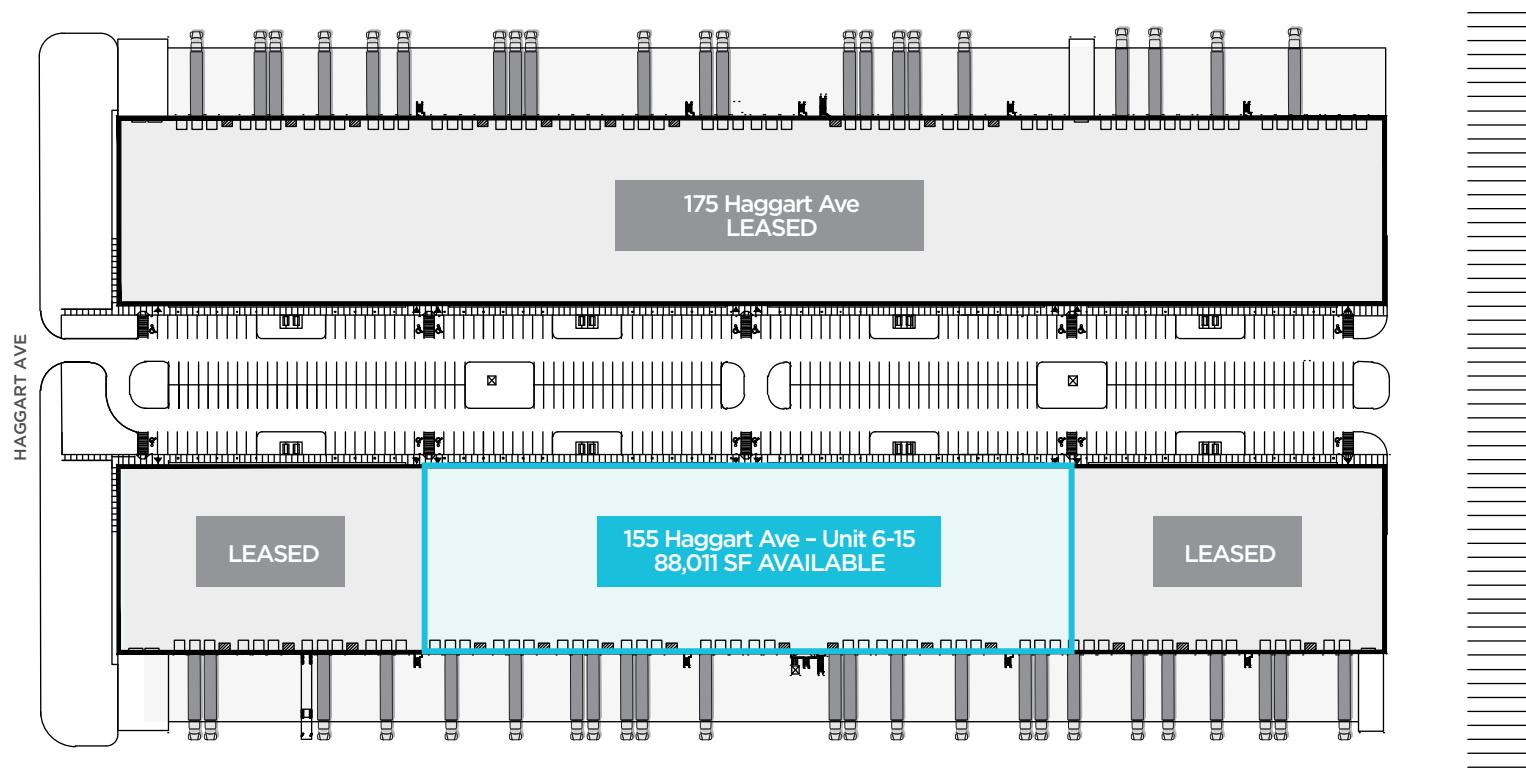
CLEAR HEIGHT

**55'x40'**

TYPICAL BAY SIZE

**200**

VEHICLE PARKING



# SCOPE OF FULL PROJECT

9

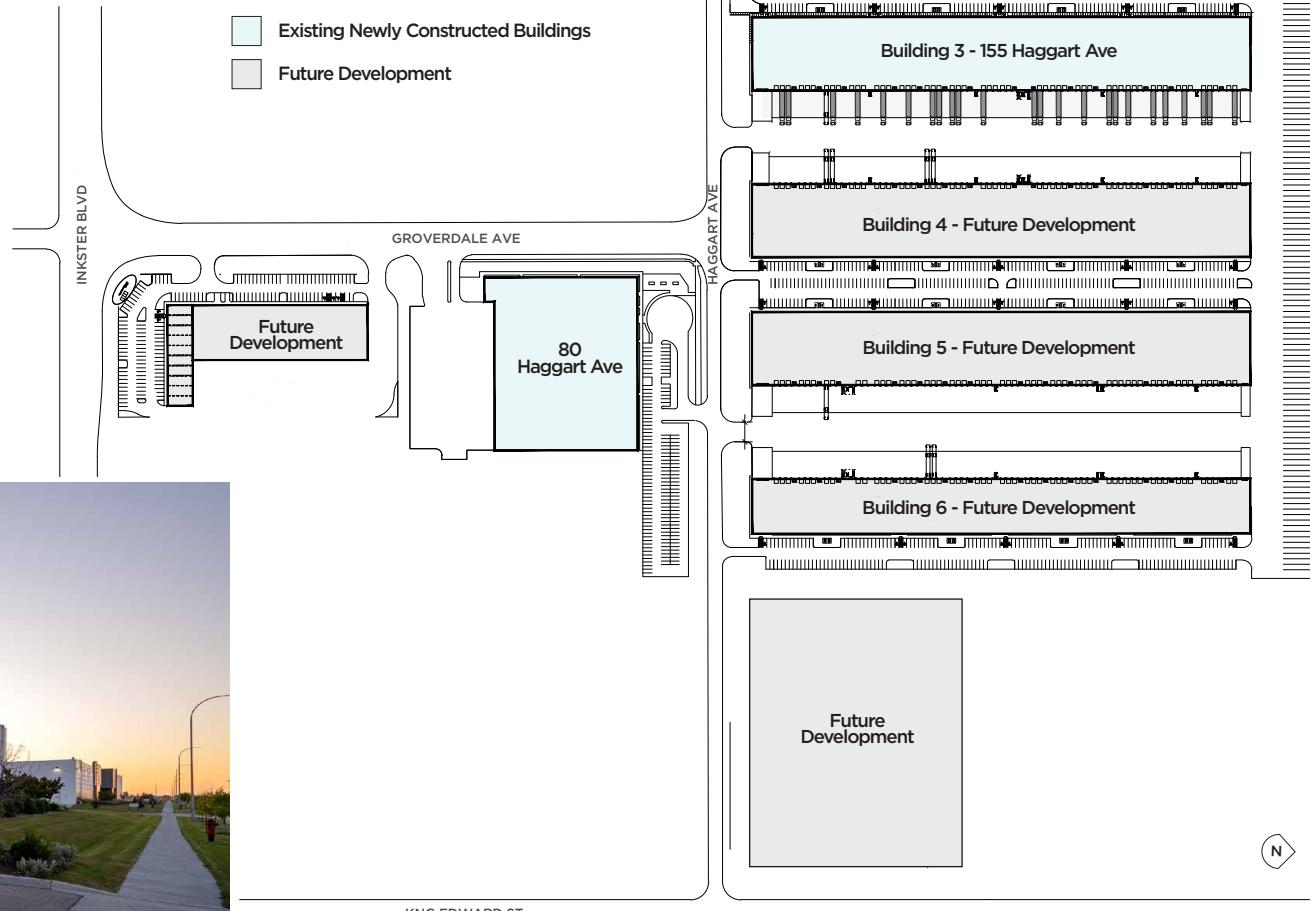
BUILDINGS

1.2M

+/- TOTAL SQUARE FEET

129

+/- TOTAL ACRES



KNG EDWARD ST

QUADREAL NORTHWEST BUSINESS PARK

# 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

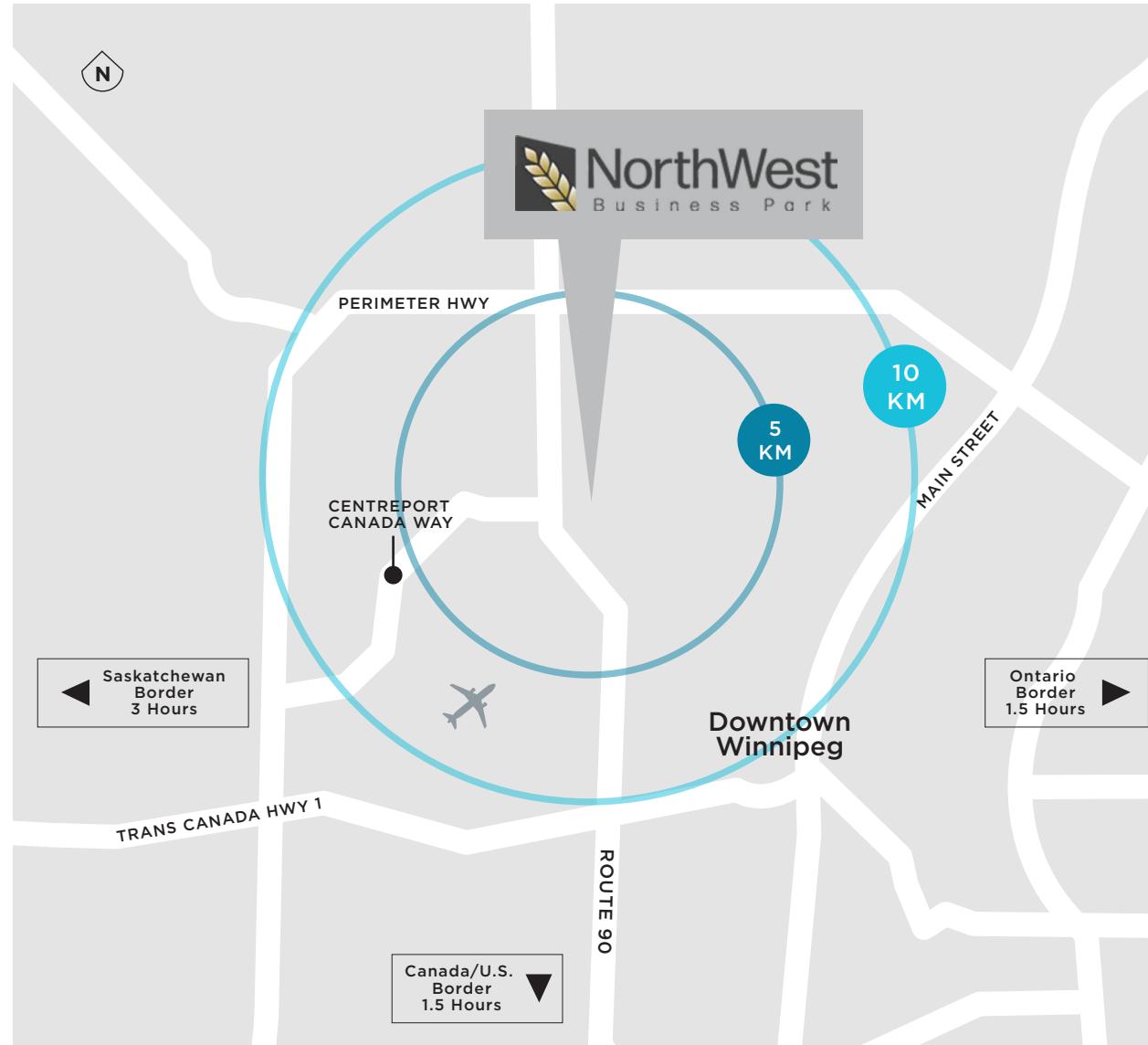
5 MIN

## Trans Canada 1

15 MIN

JAMES ARMSTRONG RICHARDSON  
INTERNATIONAL AIRPORT  
DOWNTOWN WINNIPEG

10 MIN  
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 Restaurant
4. Oak Point Restaurant
5. Tegaru 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:

TOTAL  
POPULATION

**+376K    +886K**

HOUSEHOLD  
POPULATION IN THE  
LABOUR FORCE

**+310K    +730K**

AVERAGE  
HOUSEHOLD  
INCOME

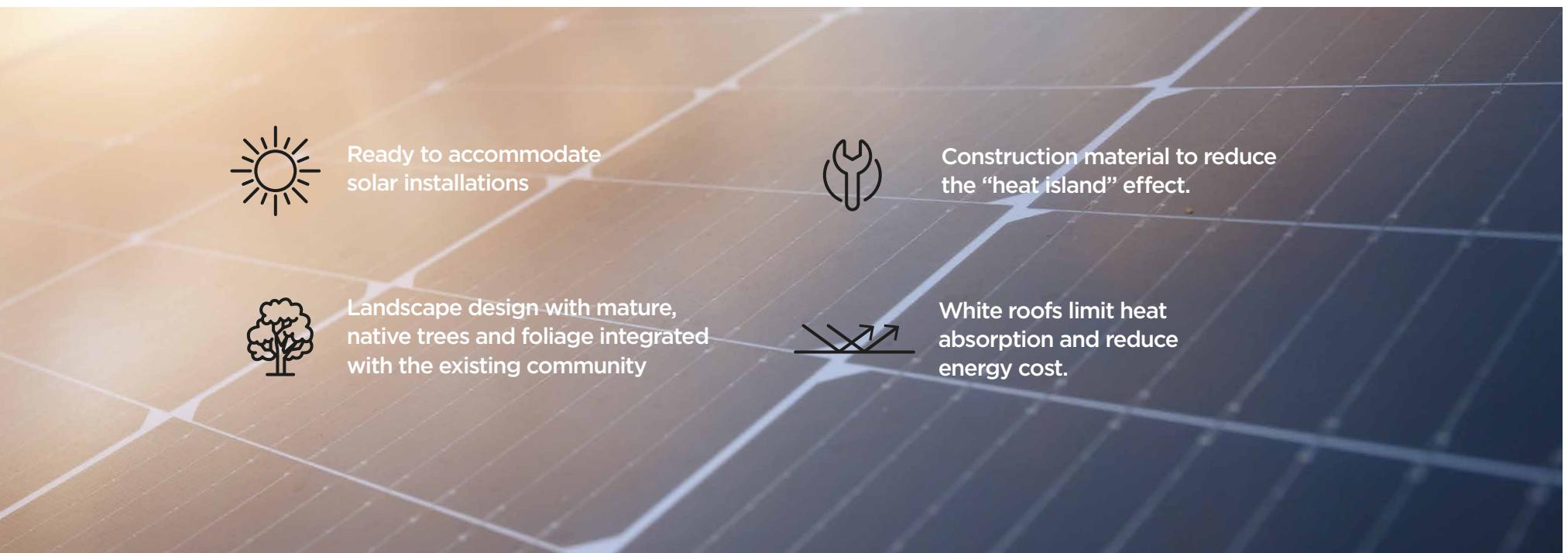
**\$96K    \$115K**

# 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.



# 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    2030    2040    2050**

NET ZERO  
TRANSITION  
PLANS IN  
PLACE FOR  
CANADIAN  
DIRECTLY  
MANAGED  
PORTFOLIO

50% ABSOLUTE  
CARBON  
REDUCTION FOR  
CANADIAN  
DIRECTLY  
MANAGED  
PORTFOLIO

ALL CANADIAN  
DIRECTLY  
MANAGED OFFICE  
BUILDINGS  
ACHIEVE NET  
ZERO EMISSIONS

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 are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

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



60 Birmingham St  
GTA



## OUR INDUSTRIAL PORTFOLIO

### GLOBAL

**142.7M SF**

### NATIONAL

**24.8M SF**

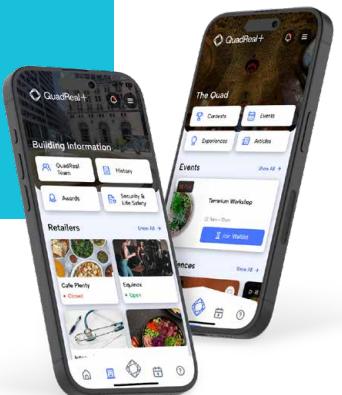
### REGIONAL

**WINNIPEG 2.4 SF**





CONTACT QUADREAL CONNECT  
THROUGH THE QUADREAL+ APP or  
1 877-977-2262  
[quadrealconnect.com](http://quadrealconnect.com)



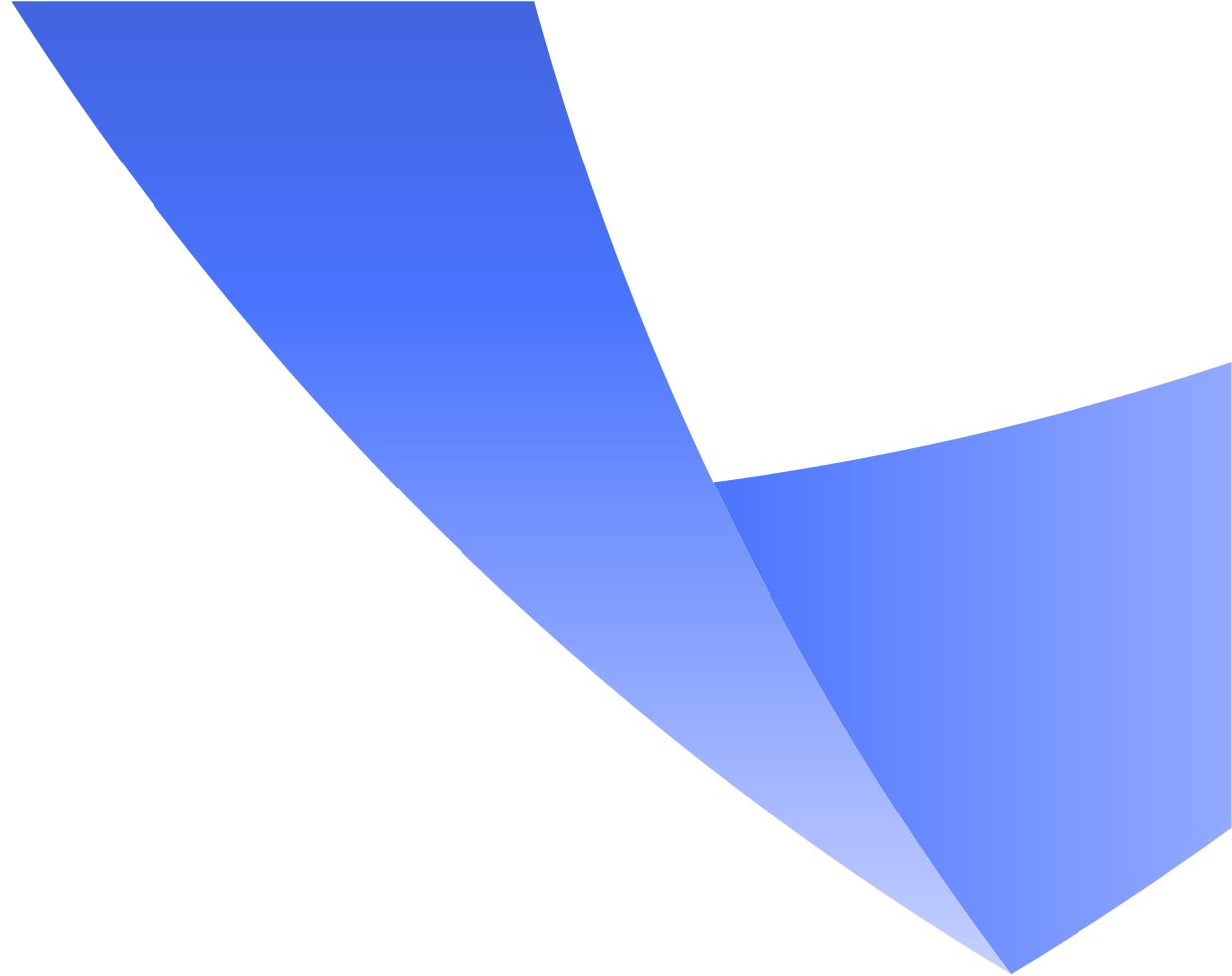
# QUADREAL: EXCELLENCE LIVES HERE

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.

[quadreal.com](http://quadreal.com)



## QUESTIONS? CONTACT:

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