NORTHWEST BUSINESS PARK

WINNIPEG

QuadReal™



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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 195 & 155 Haggart Avenue.







155 HAGGART AVENUE

61,611SF
155 HAGGART AVE
AVAILABLE IMMEDIATELY

19
TRUCK LEVEL
DOORS

9'x10'
DOCK DOORS

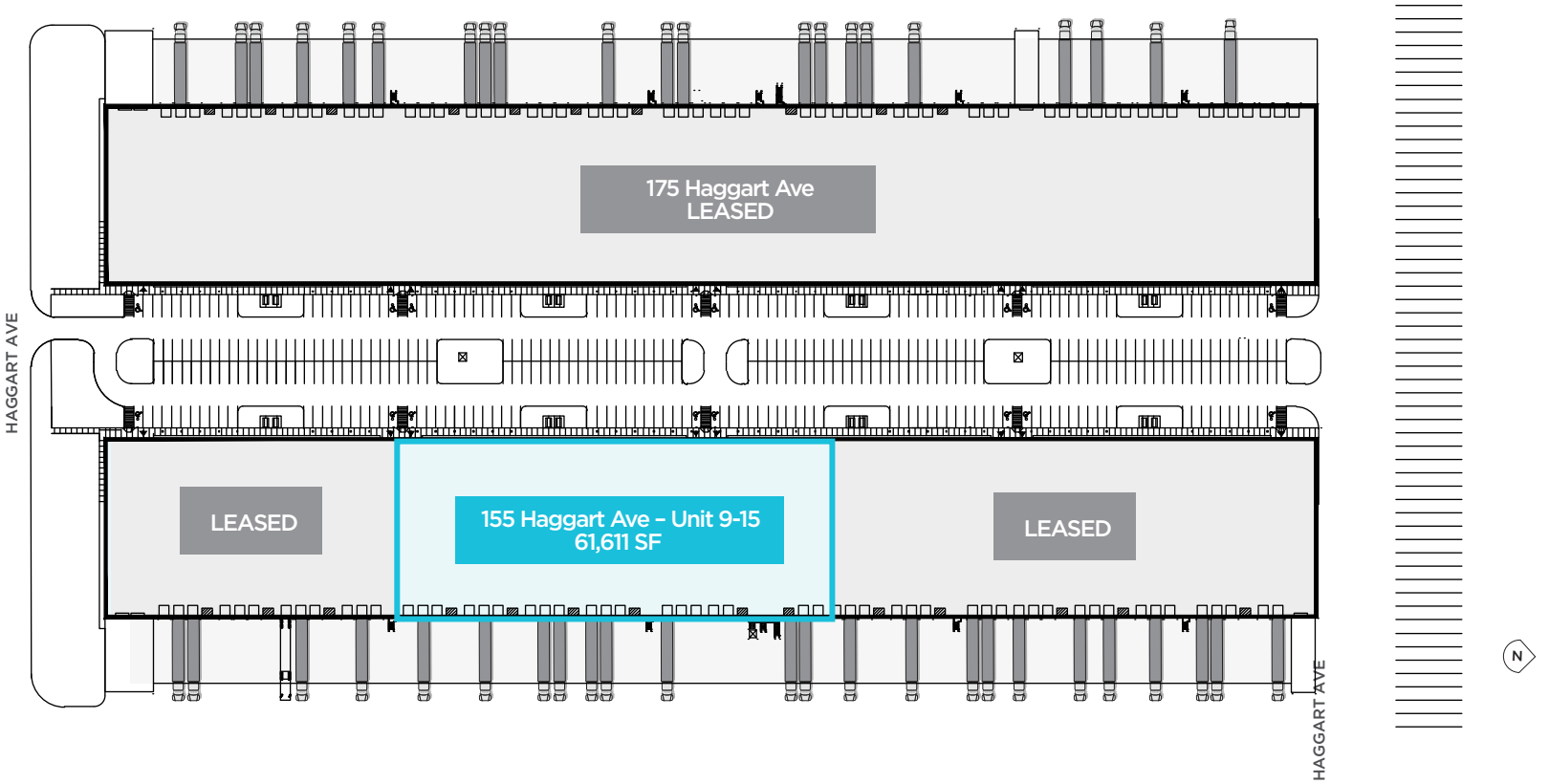
40,000
LB DOCK LEVELER

8,800 SF
BAY SIZE

32'
CLEAR HEIGHT

55'x40'
TYPICAL BAY SIZE

LED
WAREHOUSE
LIGHTING





195 HAGGART AVENUE

77,863SF
195 HAGGART AVE
AVAILABLE APRIL 2027

27
TRUCK LEVEL DOORS

9'x10'
DOCK DOORS

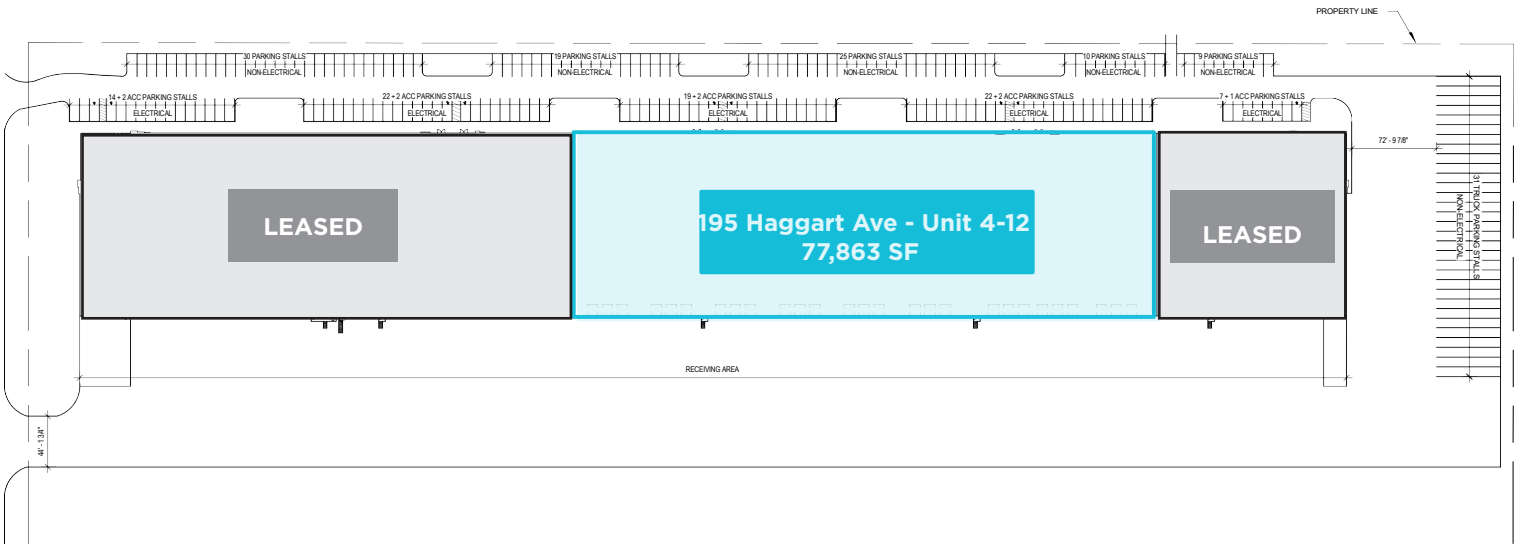
40,000
LB DOCK LEVELER

8,800 SF
BAY SIZE

28'
CLEAR HEIGHT

55'x40'
TYPICAL BAY SIZE

LED
WAREHOUSE LIGHTING



N

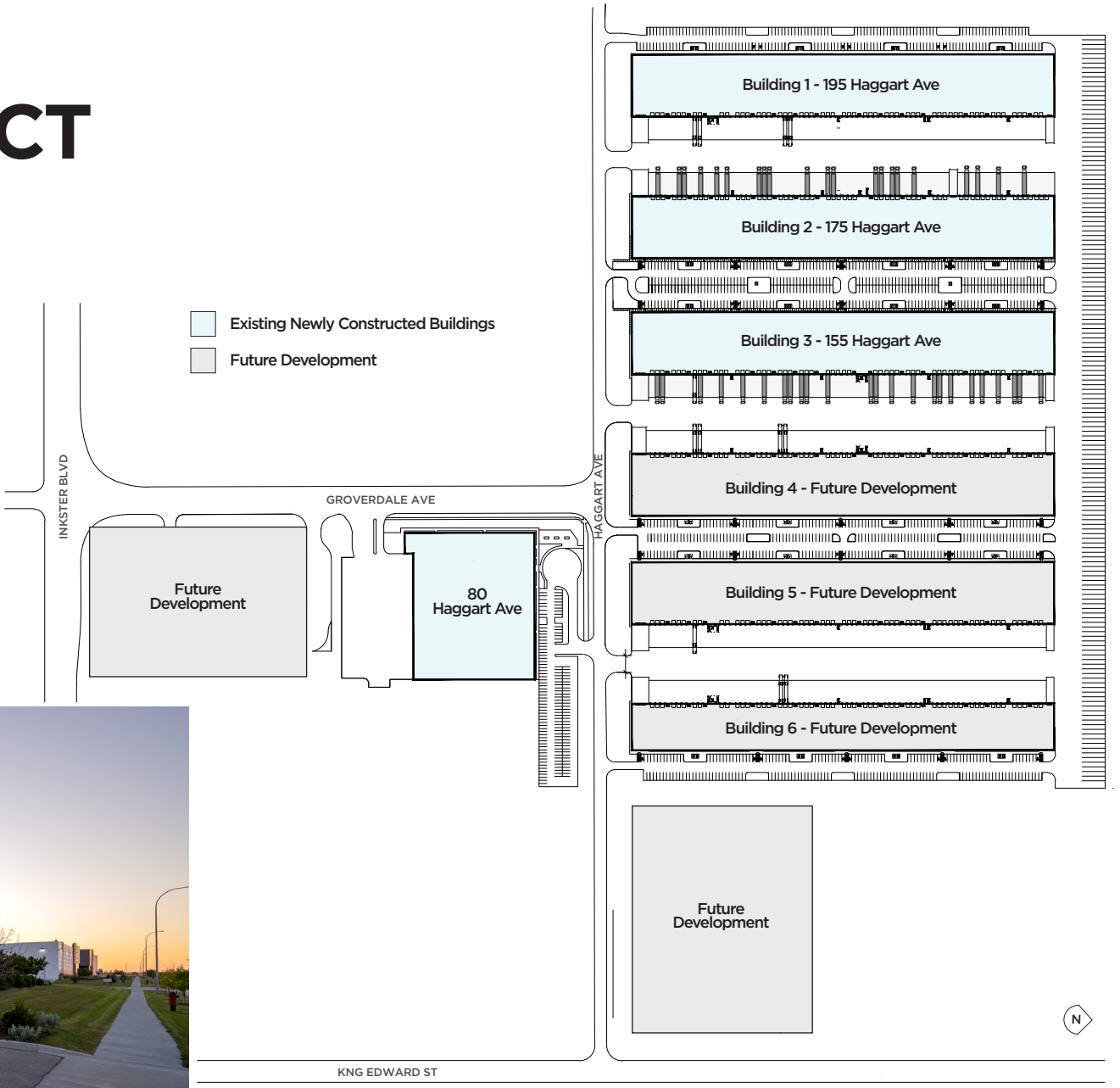
SCOPE OF FULL PROJECT

9
BUILDINGS

1.2M
+/- TOTAL SQUARE FEET

129
+/- TOTAL ACRES





ULTIMATE ACCESS

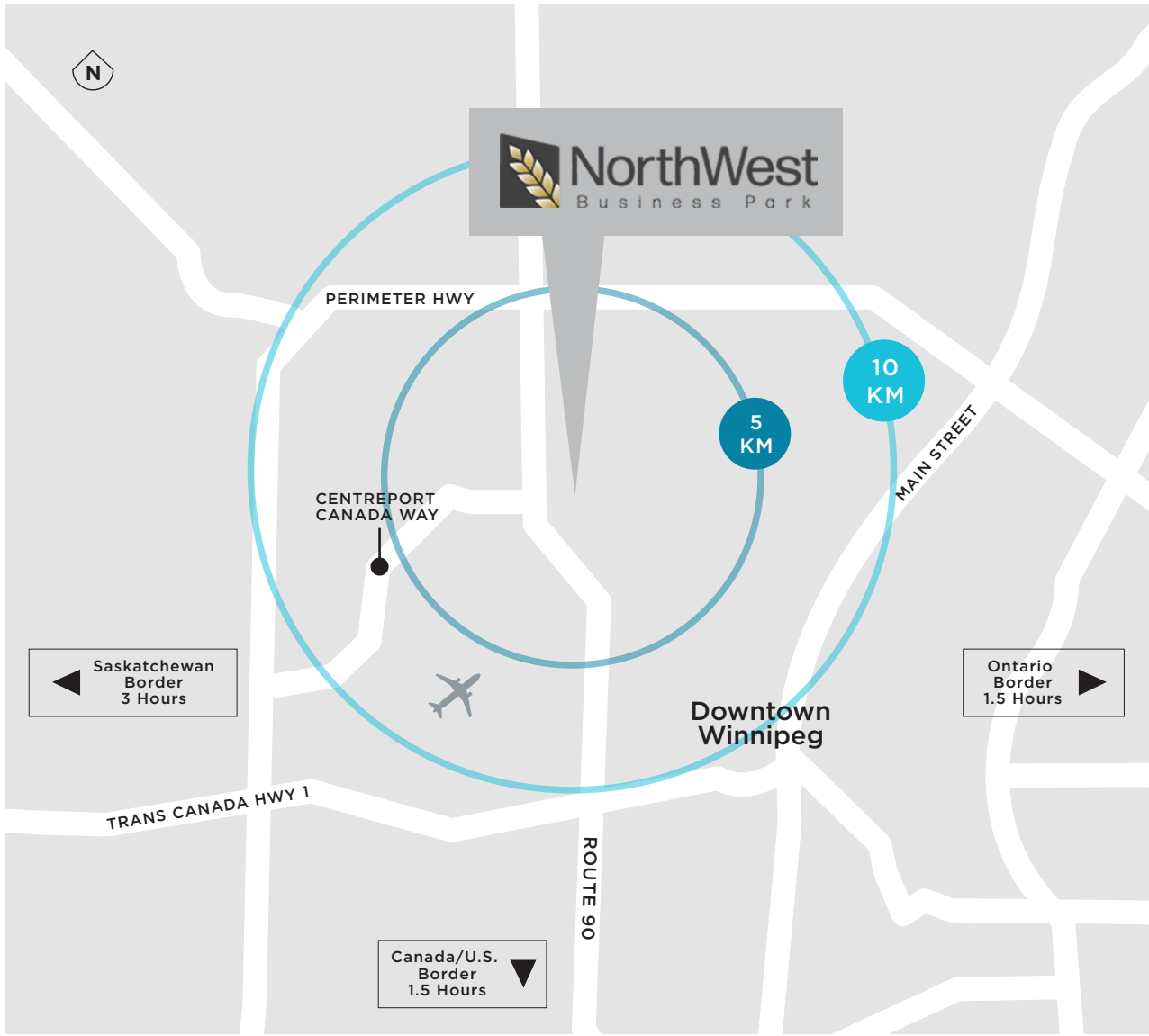
Easy access to Route 90, Inkster Boulevard and CentrePort Canada Way. It's a 10-minute drive to James Armstrong Richardson International Airport and a 5-minute drive to Perimeter Highway 101.

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 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.

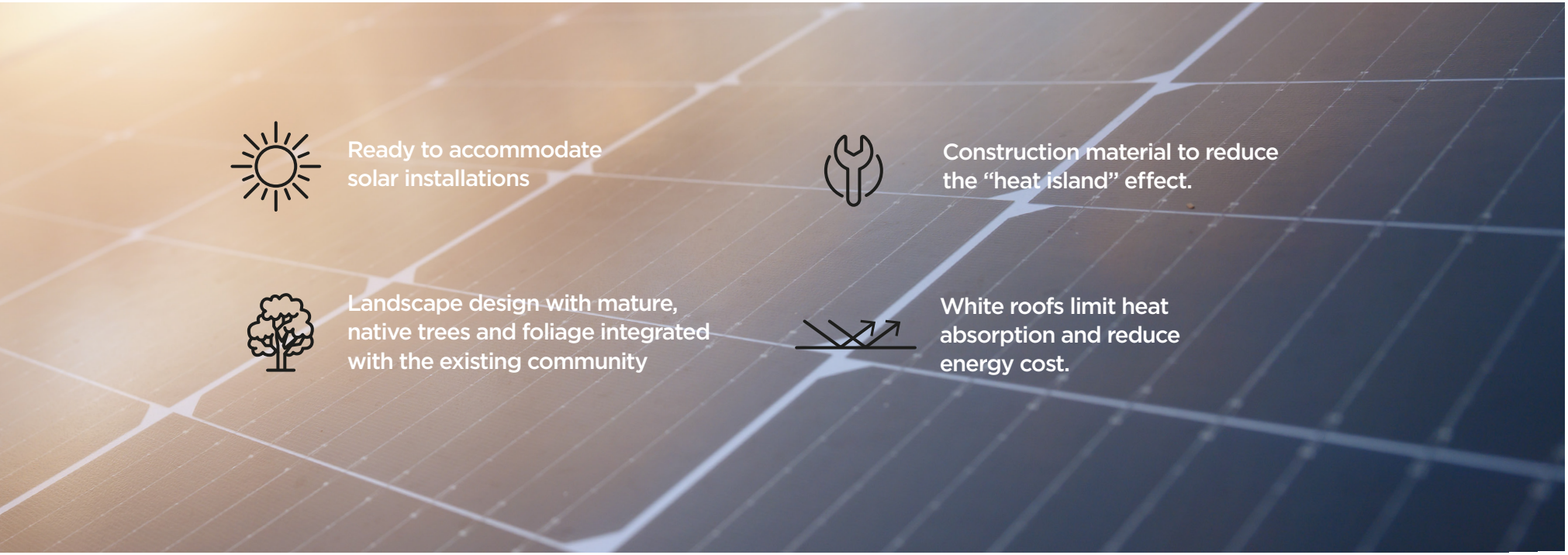


COMMITTED TO REAL, ACTIONABLE SUSTAINABILITY

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

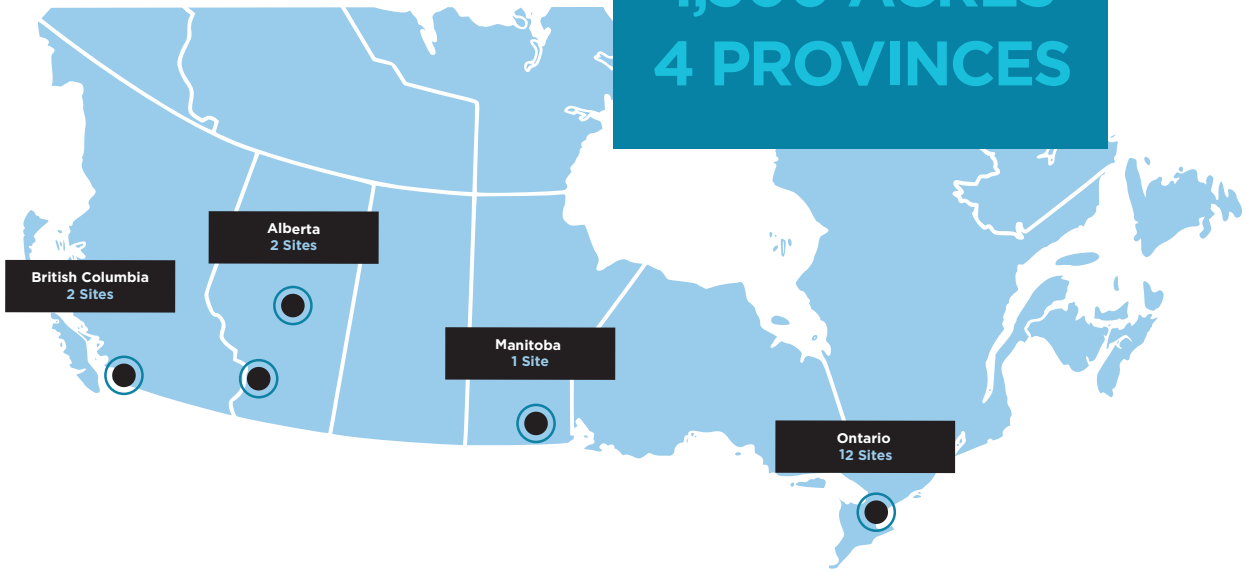
The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

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'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

QuadReal™


60 Birmingham St
GTA

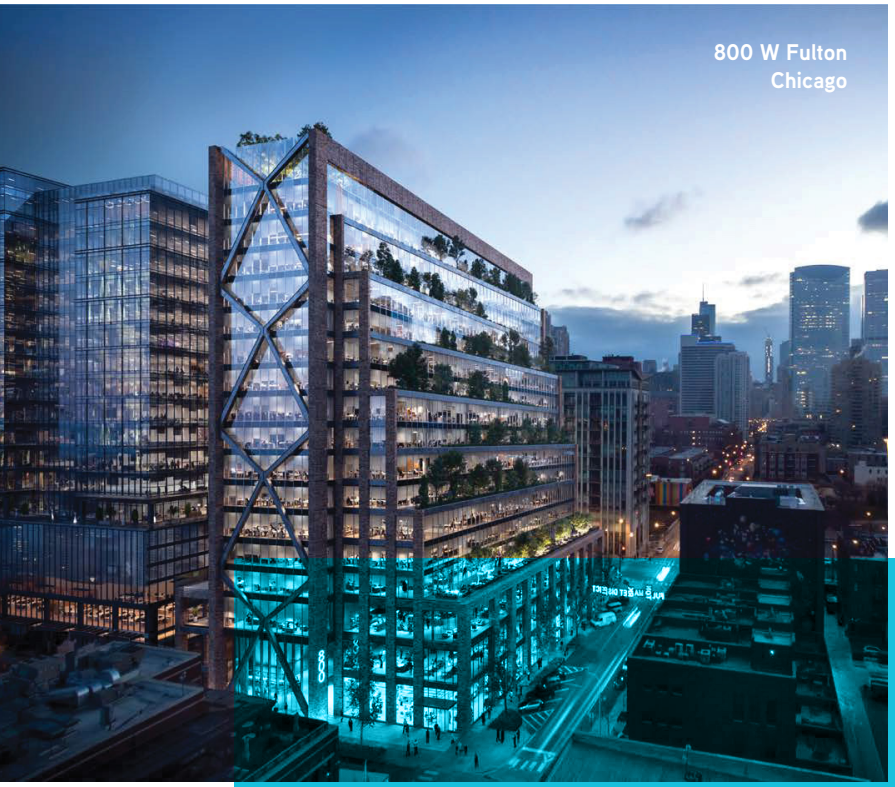

22 Bishopsgate
London

OUR
INDUSTRIAL PORTFOLIO

GLOBAL
142.7M SF

NATIONAL
24.8M SF

REGIONAL
WINNIPEG 2.4 SF



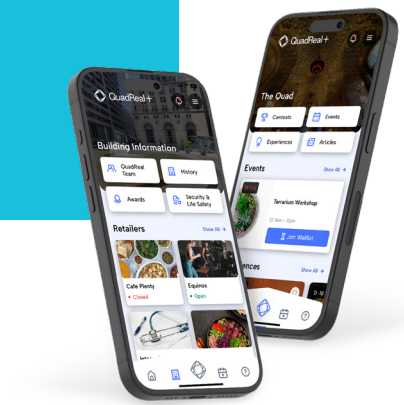
QUADREAL: EXCELLENCE LIVES HERE

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

QUESTIONS? CONTACT:

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QuadReal™