



# 90 SUTHERLAND AVENUE, WINNIPEG MB

66,500 Square foot Building Complex

20,000 Sq.ft. of extremely high quality warehouse space available

15,000 Sq.ft. of high quality office space available

Possession Immediate | Tenant improvements as required

# BUILDING DESCRIPTIONS

- **LOT AREA:** 40,156 SF/0.92 acres
- **MAIN FLOOR:** 21,693 SF plus the link to 100 Sutherland Avenue of 1,448 SF
- **SECOND FLOOR:** 16,093 SF
- **CEILING HEIGHT:** 16 ft. (+/-) to the underside of the joists
- **COLUMN SPACING:** 20 ft. x 20 ft.
- **CONSTRUCTION:** Wood Frame along with Concrete Masonry
- **SPRINKLER SYSTEM:** Yes
- **HEATING/COOLING:** Roof top HVAC for offices & warehouse
- **YEAR BUILT:** 1960, 1962, and 1999 - modernized throughout
- **ZONING:** M1 - Industrial
- **USE:** Office/warehouse

- **LOADING:** 3 dock level loading doors (8ft. x 8 ft.) with dock levelers
- **FLOOR DRAINS:** Floors drains in 100 Sutherland that accompany grade level loading and 16 ft. ceilings to the underside of the joists
- **LIGHTING:** Mix of T12 fluorescent, sodium and upgraded T8 fluorescent lighting throughout the buildings
- **HVAC:** The office buildings are cooled/heated by roof-top units, while the warehouse areas are heated by gas-fired unit heaters and cooled by rooftop units
- **ELECTRICAL SERVICE:** 3-Phase primary service and main distribution - more power information available
- **COMPOUND:** Fully fenced compound

# DISRAELI FREEWAY EXPOSURE

This multi-tenant complex presents a fantastic leasing opportunity for both new and established companies. High visibility location along the high traffic Disraeli Bridge provides great exposure with over 45,000 vehicles travelling by every day. The combination of extremely high quality warehouse space and high quality office space provides an ideal setting for a wide range of tenants.

With organizations such as the Winnipeg Regional Health Authority, Metis Child, Family and Community Services Agency, G R Prism Handyman, Pemmican Publications and others, MEDO Square is poised to help revitalize the area, and seeks to lead the charge in redeveloping Point Douglas. In their *Our Winnipeg Complete Communities Direction Strategy*, The City of Winnipeg has identified Point Douglas as the number one redevelopment site in Winnipeg. Come be a part of the excitement!

- + A Full range of Managed IT Services Available
- + On Site Building Manager
- + Ample parking



# MODERN DEVELOPMENT



+ Full kitchen



+ Large eating/conference area



+ Office and meeting spaces ready for immediate finishing

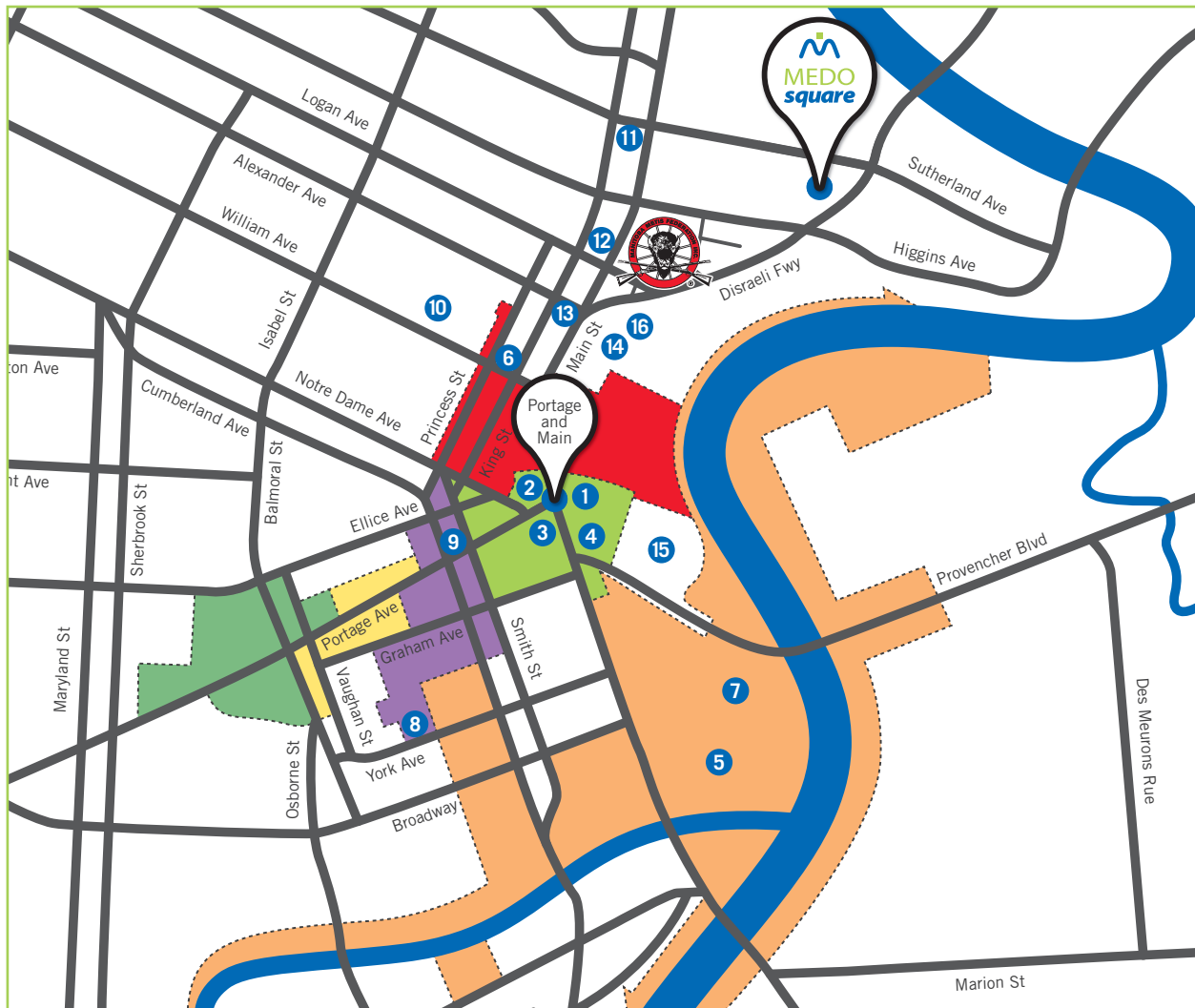


+ High end warehouse space

FOR MORE INFORMATION PLEASE CALL: 204.942.7535



# AREA MAP



## LEGEND

- |                                    |  |
|------------------------------------|--|
| 1. Richardson Building             | 12. Winnipeg Regional Health Authority |
| 2. Canwest Place                   | 13. United Way                         |
| 3. Bank of Montreal                | 14. Manitoba Museum of Man & Nature    |
| 4. Scotiabank                      | 15. Shaw Park                          |
| 5. The Forks                       | 16. Sport for Life Centre              |
| 6. City Hall                       |  |
| 7. Canadian Museum of Human Rights | ● University District                  |
| 8. Convention Centre               | ● Retail District                      |
| 9. MTS Centre                      | ● Sports & Entertainment District      |
| 10. Red River College              | ● Commercial District                  |
| 11. Youth for Christ               | ● Exchange District                    |

## WATERFRONT PLAN

There is greater potential for linkages between The Forks and adjacent lands. CentrePlan, the City of Winnipeg's downtown vision document, emphasizes the importance of integrating The Forks' development with the rest of the downtown in order to capitalize upon the opportunities that it provides.

Credit: The Forks North Portage Building Connections 2010-2020

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