



**Build to suit opportunities also available!**

**Phase I Availability: Second Floor Office**

Address	Units / Sizes	Ceiling Height	Comments
990 Lorimer	Unit 201: (+/-) 2,870 sf	(+/-) 12' clear	Enclosed lift can be provided for a qualified tenant to provide handicap access
990 Lorimer	Unit 203: (+/-) 4,000 sf	(+/-) 12' clear	
990 Lorimer	Unit 201&203: (+/-) 6,870 sf	(+/-) 12' clear	

**Net Rent: \$17.00 psf**  
**CAM & Tax: \$5.25 psf (est. 2009 includes mgmt fee)**

**Stephen Sherlock**  
Sales & Leasing Associate  
stephen.sherlock@dtzbarnicke.com  
**Direct Tel: (204) 928 5011**

**Gail Auriti**  
Sales & Leasing Associate  
gail.auriti@dtzbarnicke.com  
**Direct Tel: (204) 928 5007**

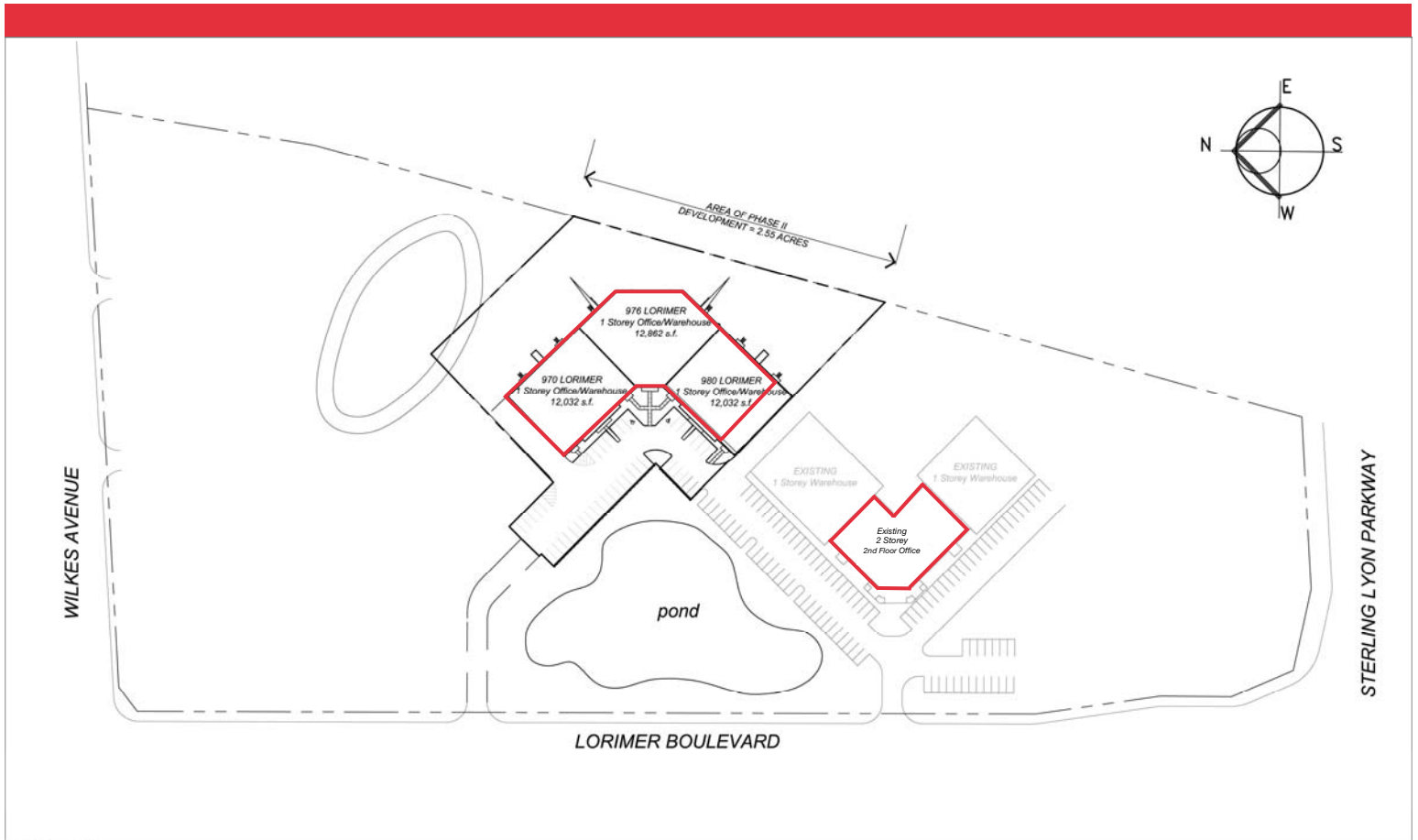
**Phase II Availability: Office / Warehouse**

Address	Sizes	Loading	Ceiling Height
970 Lorimer	(+/-) 3,000 sf to 12,000 sf	Dock	(+/-) 20' clear
976 Lorimer	(+/-) 3,700 sf to 12,862 sf	Dock & Grade	(+/-) 20' clear
980 Lorimer	(+/-) 3,000 sf to 9,000 sf	Dock	(+/-) 20' clear

**Net Rent: \$10.95 psf**  
**CAM & Tax: \$4.65 psf (est. 2010 includes mgmt fee)**

**Martin McGarry**  
President  
martin.mcgarry@dtzbarnicke.com  
**Direct Tel: (204) 928 5005**

**DTZ Barnicke Winnipeg Ltd.**  
Unit 5-986 Lorimer Boulevard  
Winnipeg, Manitoba R3P 0Z8  
**Tel: (204) 928 5000**  
**Fax: (204) 928 5010**  
www.dtzbarnicke.com



STERLING LYON BUSINESS PARK PHASE II

SITE PLAN

**DANIEL SERHAL ARCHITECTURE**  
 102 - 970 Lorimer Blvd  
 Winnipeg, Manitoba R3P 0Z9  
 p: 204.488.5470 f: 204.257.5561  
 e: ds@dsarchitecture.ca

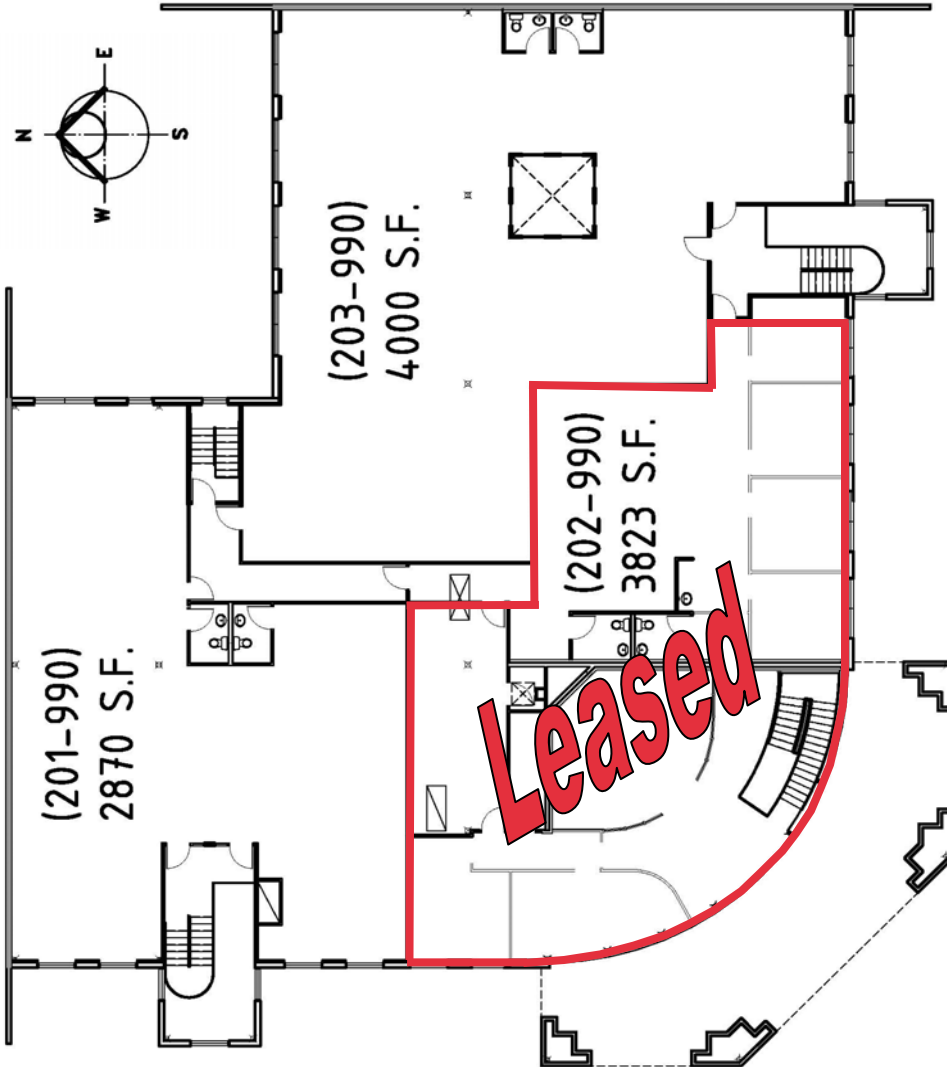
**Green Site:**

The site is a 'Green Site' achieved through the use of drought tolerant native plantings which remove pollutants from storm water runoff, and manage the rate at which it infiltrates into the storm sewer. The Landscape also uses natural means to limit inhabitation by geese and mosquitoes. The second floor office space is LEED Core and Shell Registered; awaiting certification.

**Site:**

Brand new construction located on Lorimer Blvd. off of Sterling Lyon Parkway in Southwest Winnipeg. In close proximity to Wilkes, Waverley and Kenaston Blvd. The site has excellent amenities in neighborhood and ample parking. Zoned M2.



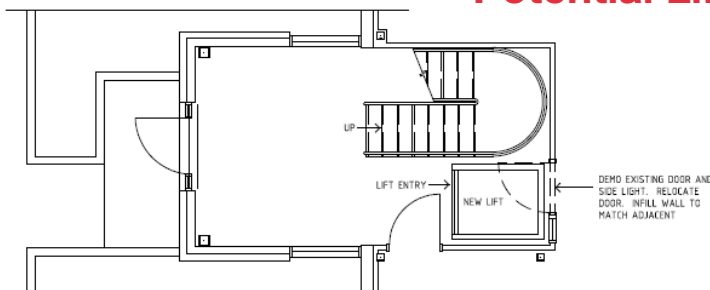


**2nd Floor Office Space**

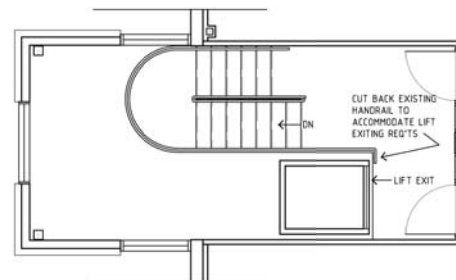
**990 Lorimer Boulevard:**

- Units 201 & 203 can be combined to total (+/-) 6,870 sf
- 12' Clear ceiling height
- LEED Core and Shell Registered; awaiting certification
- Enclosed lift can be installed for a qualified tenant to provide handicap access
- Please contact the listing agents for further details

**Potential Lift Location**

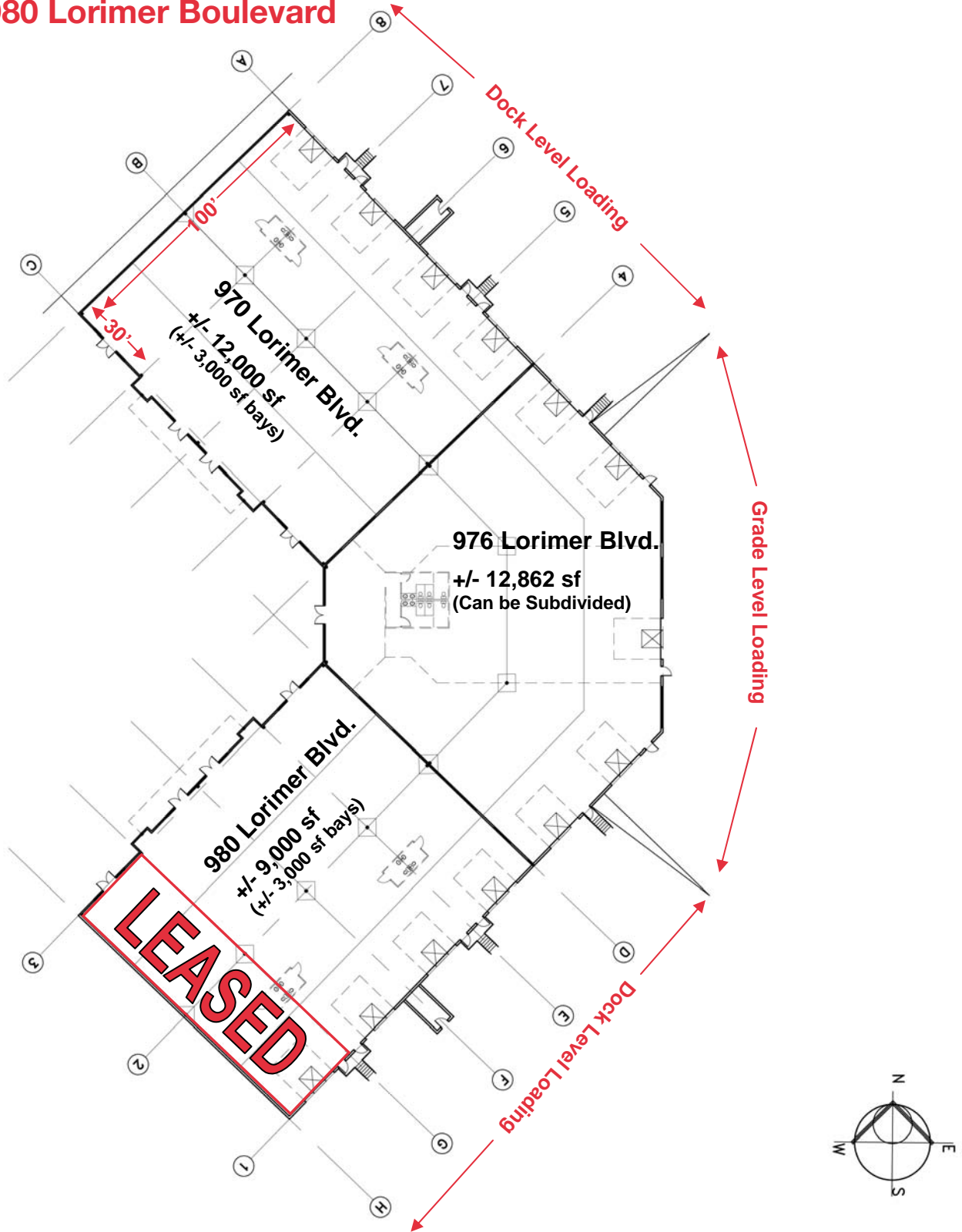


1  
A1 MAIN FLR STAIR  
3/16" = 1'-0"



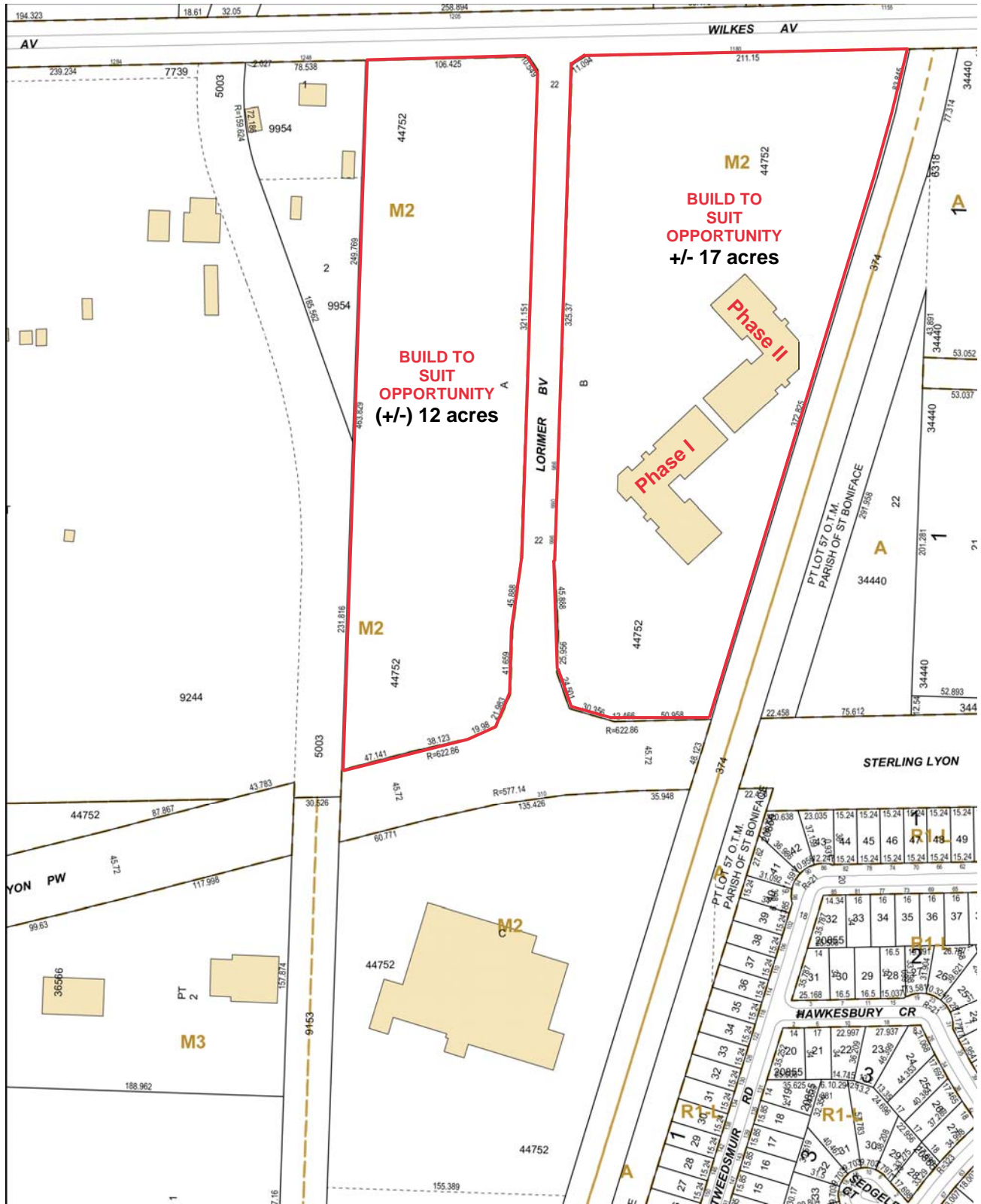
2  
A1 2ND FLR STAIR  
3/16" = 1'-0"

## 970, 976 & 980 Lorimer Boulevard



# Sterling Lyon Business Park

## Build to Suit Opportunity



### Base Building Specifications – 990 Lorimer Blvd.

<b>Walls</b>	Demising walls taped, filled, sanded and ready for paint.
<b>Flooring</b>	Standard 28 oz. grade commercial carpet to be provided from the Landlord's standard selection.
<b>Ceiling</b>	A non-rated 2' x 4' acoustical ceiling tile provided throughout.
<b>Roof</b>	Insulation to R30.
<b>HVAC</b>	All ductwork will be in ceiling space and outlet grills in the ceiling on an open plan concept.
<b>Electrical</b>	Landlord will provide: <ul style="list-style-type: none"><li>- A power supply will be brought to the Premises up to and including an empty distribution panel.</li><li>- Install recessed fluorescent lighting fixtures on an open plan concept.</li><li>- Electrical outlets every 12' along the demising wall</li></ul>
<b>Telephone</b>	An empty conduit will be provided.
<b>Plumbing</b>	Washroom(s) pursuant to code, complete with hand basin and toilet and a 6 gallon hot water tank.

### Base Building Specifications - 970, 976 & 980 Lorimer Blvd.

<b>Walls</b>	Front walls to be insulated, taped, sanded and ready for paint. Demising walls taped, filled, sanded and ready for paint.
<b>Flooring</b>	Smooth trowelled concrete floor slab designed to support a live load of 100 lbs. per sq. ft.
<b>Roof</b>	Insulated to R20.
<b>HVAC</b>	Roof top HVAC unit to heat / cool 50% of space.
<b>Electrical</b>	A power supply will be brought to the Premises up to and including an empty distribution panel. 3 Phase, 600 Volt, 600 Amp main with 70 Amp 347/600 Volt 3 Phase 4 Wire per bay.
<b>Telephone</b>	An empty conduit will be provided.
<b>Plumbing</b>	Domestic water supply and rough in plumbing provided for each bay.
<b>Loading Doors</b>	All overhead door openings are 14'x16' to be adjusted depending on Tenant Requirements. Dock level complete with dock levelers, seals and bumpers.
<b>Lighting</b>	Up to 50% warehouse lighting shall be provided. (T5 HO lighting on an open concept)

\* Base building specifications subject to change. Please confirm with Landlord's representatives prior to Offer.