



# WATERFRONT NORTH

DIVERSITY. INNOVATION. GROWTH.



## 92 HIGGINS AVE.

### WATERFRONT NORTH IS ...

A diverse connected hub with desirable waterfront locations nestled in the city centre.

Touching Portage and Main, The East Exchange and the cultural heart beat of the city, this natural extension of the vibrant Waterfront Drive community offers innovative business and companies the opportunity to rebuild, rebrand and expand their operations and ideas.

Waterfront North is poised to act as the gateway to innovation for Winnipeg's most dynamic and growing organizations. Within this enclave, Leon A. Brown Ltd is offering a dozen properties for lease or development. Historic, dynamic and vibrant properties are waiting for visionaries like you!

Waterfront North is a safe location with direct access and proximity to services, transportation and innovative housing and businesses. With ample free parking, bike pathways and riverfront views it's all right here!

*Welcome home to Waterfront North.*



- 5,000 square feet
- Grade level loading
- Excellent office layout or retail

[WATERFRONTNORTH.COM](http://WATERFRONTNORTH.COM)

AN INITIATIVE OF LEON A. BROWN LIMITED

**Act on the opportunity to grow and expand. We are here to help! Phone: (204) 942-6511**