

# Concordia Hip & Knee Institute



Client: Concordia Wellness Projects Inc. (Concordia Hospital)  
Type: Commercial/Office/Health Care building  
Size: 63,000 s.f.  
Location: Winnipeg, MB  
Cost: \$12M  
Status: Completed 2008  
Description: This project involved working with Concordia Wellness Projects Inc. to develop a new commercial building to accommodate the Concordia Hip & Knee Institute. The Hip & Knee Institute is an integral part of Concordia Hospital's plan to become a center of excellence for joint replacement surgery. To ensure financial viability, long term pre-lease agreements were required from a major drug store and the Winnipeg Regional Health Authority.

Services provided:

- Overall project management
- Concept planning
- Market analysis
- Property acquisition
- Project design from market and budget perspectives
- Zoning and development approvals
- Capital and operating budgets
- Pre-leasing to major tenants
- Financing application and negotiation
- Accounting for project costs