

Government of Newfoundland and Labrador Lease Portfolio - April 2025

Lease Type	Building Address	City or Town	Tenant Name	Landlord	Annual Rent	Area(ft ²)	Start Date	End Date	Renewal Option	\$/Square Foot
Office	43 Major's Path	St. John's	Office of the Auditor General	Morgan Enterprises Limited	\$563,843.00	15,671	6/1/2024	5/31/2034	yes up to 5 years	\$35.98
Office	21 Confederation Drive (Beaverpond Road)	Bonavista	Children, Seniors and Social Development	Chard's Construction Limited	\$96,855.00	3,522	12/1/2013	11/30/2018	5 years-Exercised Oct 18, 2013	\$27.50
Residential	18A Okpit Road	Nain	Children, Seniors and Social Development	D & J Rentals (2021) Limited	\$42,000.00	1,100	4/1/2017	3/31/2018	no	\$38.19
Residential	18B Okpit Road	Nain	Children, Seniors and Social Development	D & J Rentals (2021) Limited	\$31,200.00	480	4/1/2017	3/31/2018		\$65.00
Office	19 Government Road	Hopedale	Children, Seniors and Social Development	DJ Properties Ltd.	\$124,037.00	2,234	1/5/2015	1/4/2018	yes -3 years-exercized Nov 2015	\$55.52
Office	9 Government Road	Hopedale	Children, Seniors and Social Development	DJ Properties Ltd.	\$29,980.00	540	1/5/2015	1/4/2018	yes-3 years, exercised Nov 2, 2015	\$55.52
Residential	8 Carpenter Drive	Hopedale	Children, Seniors and Social Development	DJ Properties Ltd.	\$33,000.00	1,134	4/1/2017	3/31/2018	yes, up to 1 year	\$29.10
Office	19 Government Road	Hopedale	Children, Seniors and Social Development	DJ Properties Ltd.	\$16,711.52	301	1/5/2015	1/4/2018	yes up to 3 years-exercized Nov 2015	\$55.52
Residential	4 Centre Avenue	Hopedale	Children, Seniors and Social Development	DJ Properties Ltd.	\$33,000.00	1,050	4/1/2017	3/31/2018		\$31.43
Office	2-4 Hallett Crescent	St. John's	Children, Seniors and Social Development	FDJM Holdings Inc.	\$84,557.85	2,865	7/1/2020	6/30/2025	yes up to 5 years	\$29.55
Office	45 Tamarack Drive	Labrador City	Children, Seniors and Social Development	Fratian Investments Ltd.	\$207,317.25	5,373	2/1/2014	1/31/2024	yes 5 years	\$38.59
Office	81 Kenmount Road	St. John's	Children, Seniors and Social Development	Frog Pond Holdings Limited	\$796,731.36	36,135	1/1/2024	12/31/2025		\$22.05
Office	53 Majors Street	Roddrickton	Children, Seniors and Social Development	Goose Real Estate Limited	\$117,542.38	3,965	6/14/2016	6/13/2021	yes up to 5 years	\$29.64
Residential	12-16 Loring Drive	Happy Valley - Goose Bay	Children, Seniors and Social Development	Markland Realty	\$59,261.00	4,800	4/1/2020	10/31/2020		\$13.00
Office	1 Markham Place	Gander	Children, Seniors and Social Development	McCurdy Enterprises Limited	\$145,845.79	7,119	9/9/2013	9/8/2019	yes up to 6 years	\$20.49
Residential	1A Piwas	Natuashish	Children, Seniors and Social Development	Mushuau Innu First Nation	\$15,000.00	400	7/1/2017	3/31/2018		\$37.50
Residential	9 Piwas	Natuashish	Children, Seniors and Social Development	Mushuau Innu First Nation	\$15,000.00	400	7/1/2017	3/31/2018	yes, 1 year exercised Nov 2015	\$37.50
Residential	7 Piwas	Natuashish	Children, Seniors and Social Development	Mushuau Innu First Nation	\$15,000.00	400	7/1/2017	3/31/2018	yes, 1 year exrciced Nov 2015	\$37.50
Residential	51 Sandbanks Road	Nain	Children, Seniors and Social Development	Newfoundland and Labrador Housing Corporation	\$13,443.60	1,000	4/1/2020	3/31/2021	yes-	\$13.43
Office	133 Riverside Drive	Corner Brook	Children, Seniors and Social Development	Noton Enterprises Ltd.	\$322,206.82	13,844	9/15/2016	9/14/2022	yes, up to 5 years	\$23.27
Office	6 Mount Carson Avenue	Mount Pearl	Children, Seniors and Social Development	Redwood Management Ltd.	\$282,117.00	8,097	7/1/2024	6/30/2029	yes, up to 5 years	\$34.84
Office	1 Stratcona Drive	Rigolet	Children, Seniors and Social Development	Rigolet Inuit Community Government	\$48,000.00	830	6/1/2020	5/31/2022	yes	\$57.83
Office	219 Peenamin Drive	Sheshatshiu	Children, Seniors and Social Development	Sheshatshiu Innu First Nation (SIFN)	\$122,700.00	4,908	6/8/2012	6/7/2016	yes 3 years	\$25.00
Office	32 Main Street	Forteau	Children, Seniors and Social Development	Southern Labrador Development Association	\$5,232.00	121	10/8/2015	3/31/2016	yes up to 1 year	\$43.24
Residential	13D Brett Street	Happy Valley - Goose Bay	Children, Seniors and Social Development	Todd Wiley Broomfield	\$28,800.00	900	4/1/2021	8/31/2021		\$0.00
Residential	11A Brett Street	Happy Valley - Goose Bay	Children, Seniors and Social Development	Todd Wiley Broomfield	\$28,800.00	900	9/1/2019	2/28/2020		\$32.00
Residential	11B Brett Street	Happy Valley - Goose Bay	Children, Seniors and Social Development	Todd Wiley Broomfield	\$28,800.00	900	9/1/2019	2/28/2020		\$32.00
Residential	11C Brett Street	Happy Valley - Goose Bay	Children, Seniors and Social Development	Todd Wiley Broomfield	\$28,800.00	900	9/1/2019	2/28/2020		\$32.00
Residential	11D Brett Street	Happy Valley - Goose Bay	Children, Seniors and Social Development	Todd Wiley Broomfield	\$28,800.00	900	9/1/2019	2/28/2020		\$32.00
Residential	13B Brett Street	Happy Valley - Goose Bay	Children, Seniors and Social Development	Todd Wiley Broomfield	\$33,120.00	900	10/1/2024	3/31/2025	no	\$36.80
Residential	12 Palliser Loop	Rigolet	Children, Seniors and Social Development	Tony Blake	\$30,000.00	1,200	9/1/2024	3/31/2025	no	\$25.00
Office	33 Cathedral Street	Harbour Grace	Children, Senior's and Social Development	Taylor's Wholesale Ltd.	\$198,000.00	9,000	10/1/2022	3/31/2023	6 months	\$22.00
Office	41 Main St.	Forteau	Digital Government and Service Newfoundland and Labrador	C & T Enterprises Ltd.	\$4,560.00	412	4/1/2011	3/31/2016	Yes - 5 years, Exercised Jan 26/11	\$10.19
Office	118 Humphery Road	Labrador City	Digital Government and Service Newfoundland and Labrador	Campbell's Contracting Inc	\$37,764.00	2,098	10/1/2012	9/30/2013	5 years exercised	\$18.00
Office	61 Riverside Drive	Corner Brook	Digital Government and Service Newfoundland and Labrador	Corner Brook Port Corporation	\$69,144.00	2,881	2/1/2013	1/31/2018	yes up to 5 years	\$24.00
Office	230 Airport Boulevard	Gander	Digital Government and Service Newfoundland and Labrador	GM Malls Limited Partnership	\$98,290.46	5,496	9/12/2007	9/11/2017	No	\$17.88
Office/Garage	8 Myers Place	Clarenville	Digital Government and Service Newfoundland and Labrador	Goobie Rentals & Contracting	\$112,669.10	4,659	2/1/2010	1/31/2016	5 years	\$24.18
Office/Garage	8 Myers Place	Clarenville	Digital Government and Service Newfoundland and Labrador	Goobie Rentals & Contracting	\$28,730.00	1,000	2/1/2010	1/31/2016	5 years	\$28.73
Office	2-8 North Street	St. Anthony	Digital Government and Service Newfoundland and Labrador	Goose Real Estate Limited	\$99,508.50	2,305	3/24/2011	3/23/2016	yes 5 years	\$43.17

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Office	28 Pippy Place	St. John's	Digital Government and Service Newfoundland and Labrador	Moore Holdings Ltd.	\$261,351.00	12,270	4/1/2012	3/31/2017	yes -5 years exercised Feb 27/12	\$21.30
Office	6 Mount Carson Avenue	Mount Pearl	Digital Government and Service Newfoundland and Labrador	Redwood Management Ltd.	\$137,746.00	4,801	1/16/2020	1/15/2025	yes up to 5 years	\$28.70
Office	25 Bareneed Road	Bay Roberts	Digital Government and Service Newfoundland and Labrador	Spruce Ridge Property Holdings Limited	\$99,760.00	4,640	5/1/2024	4/30/2029	Yes up to five 5 years	\$21.50
Office	Flower's Cove	Flower's Cove	Digital Government and Service Newfoundland and Labrador	Town of Flower's Cove	\$5,460.00	420	4/1/2014	3/31/2015	NO	\$13.00
Office	1 Industrial Park	Marystown	Digital Government and Service Newfoundland and Labrador	White Rock Construction Ltd.	\$126,420.00	3,675	2/1/2015	1/31/2020	up to 5 years	\$34.40
Storage	13-23 Stentaford Ave. Unit #6	Pasadena	Environment and Climate Change	Pardy's Holdings Limited	\$8,400.00	2,000	8/1/2017	3/31/2018	NO	\$4.20
Storage	105A Lincoln Road	Grand Falls - Windsor	Environment and Climate Change	Related Holdings Limited	\$3,900.00	600	4/1/2017	3/31/2018	No	\$6.50
Office	80 Main Street	Badger's Quay	Executive Council	82086 Newfoundland and Labrador Inc	\$4,095.00	154	1/1/2015	12/31/2015	no	\$26.59
Office	15 Hallett Crescent, Suite 201	St. John's	Executive Council	Cheema Holdings Ltd.	\$42,940.00	2,260	8/1/2012	7/31/2017	no	\$19.00
Office	Terrace on the Square, Suite 302	St. John's	Executive Council	Churchill Properties Limited	\$50,342.25	1,561	3/18/2025	3/31/2025	no	\$32.25
Storage	5 Mews Place	St. John's	Finance	Ridley Properties Inc.	\$14,895.00	1,655	4/7/2012	4/6/2017	Y-One Year-Exercised	\$9.00
Office	5 Mews Place	St. John's	Finance	Ridley Properties Inc.	\$612,102.00	24,004	4/7/2012	4/6/2017	Yes- 5 Years-Exercised	\$25.50
Office	80 Main Street	Badger's Quay	Fisheries, Forestry and Agriculture	82086 Newfoundland and Labrador Inc	\$8,820.00	520	10/22/2011	10/21/2016	5 years-Exercised August 30, 2011	\$16.96
Office/Garage	58 Hardy Avenue	Grand Falls - Windsor	Fisheries, Forestry and Agriculture	A & A Realty Company Limited	\$168,880.00	5,820	12/20/2013	12/19/2018	yes-up to 5 years	\$22.36
Office/Garage	9 Queensway	Grand Falls - Windsor	Fisheries, Forestry and Agriculture	A & A Realty Company Limited	\$82,500.00	1,804	12/17/2012	12/16/2022	yes 5 years	\$23.00
Office	80 Powell Drive	Carbonear	Fisheries, Forestry and Agriculture	Carlyle Holdings Inc.	\$23,864.16	1,198	2/1/2015	1/31/2020	yes- 5 years, exercised July 2015	\$19.92
Office	80 Powell Drive	Carbonear	Fisheries, Forestry and Agriculture	Carlyle Holdings Inc.	\$54,321.84	2,727	2/1/2015	1/31/2020	yes 5 years, exercised July 2015	\$19.92
Office/garage/cold storage/compound	26-30 Manitoba Drive	Clarenville	Fisheries, Forestry and Agriculture	CCA Management Inc.	\$89,291.84	1,650	6/10/2013	6/9/2023	yes 5 years	\$27.50
Office	Price Street	Churchill Falls	Fisheries, Forestry and Agriculture	Churchill Falls Labrador Corporation	\$1,560.00	100	12/1/2014	12/31/2017	month to month	\$15.60
Office	53 Main Street	L'Anse Au Loup	Fisheries, Forestry and Agriculture	Clockz Enterprises Ltd.	\$14,400.00	710	7/1/2011	6/30/2016	Yes - month to month	\$20.28
Office/garage/cold storage/compound	22 Second Avenue	Wabush	Fisheries, Forestry and Agriculture	Construction & Expertise PG Inc.	\$135,032.00	1,736	12/18/2012	12/17/2022	yes 5 years	\$40.92
Office/garage/storage/compound	50 McCurdy Drive	Gander	Fisheries, Forestry and Agriculture	D & M Holdings Ltd.	\$87,395.20	1,650	1/17/2013	1/16/2023	yes 5 years	\$26.33
Office/garage	21 Hallett Crescent	St. John's	Fisheries, Forestry and Agriculture	Fairview Investments Ltd.	\$126,531.65	3,247	10/17/2012	10/16/2022	yes 5 years	\$30.34
Office	184 Road to the Isles	Summerford	Fisheries, Forestry and Agriculture	Farrahv Enterprises Ltd.	\$33,000.00	952	5/12/2016	5/11/2021	yes up to 5 years	\$34.66
Office	Main Street-Ruite 331	Wing's Point	Fisheries, Forestry and Agriculture	Gander Bay North Local Service District	\$9,912.00	472	4/8/2015	4/7/2020	No	\$21.00
Land	Gander Airport	Gander	Fisheries, Forestry and Agriculture	Gander International Airport Authority	\$20,425.56	52,853	8/1/1984	7/31/2024		\$0.39
Office	192 Wheelers Road	Corner Brook	Fisheries, Forestry and Agriculture	GDR Enterprises Ltd.	\$892,200.00	30,000	6/1/2019	5/31/2039	yes up to 5 years	\$29.74
Office	230 Airport Boulevard	Gander	Fisheries, Forestry and Agriculture	GM Malls Limited Partnership	\$56,280.95	3,147	9/12/2007	9/11/2017	No	\$17.88
Office/Garage	8 Myers Place	Clarenville	Fisheries, Forestry and Agriculture	Goobie Rentals & Contracting Ltd.	\$43,122.15	1,874	2/1/2010	1/31/2016	5 years	\$23.01
Office/compound/garage	47 Major Street	Roddickton	Fisheries, Forestry and Agriculture	Goose Real Estate Limited	\$52,261.43	1,409	6/12/2015	1/12/2025	yes up to 5 years	\$28.00
Office/storage/Garage/fenced compound	1 Kessessaskiou Street	Happy Valley - Goose Bay	Fisheries, Forestry and Agriculture	Goose Real Estate Limited	\$119,255.00	3,125	11/1/2012	10/31/2022	yes up to 5 years	\$23.00
Land/Building	Cape St. Mary's	Cape St. Mary's	Fisheries, Forestry and Agriculture	Government of Canada	\$700.00		5/1/1995	4/30/2015	Yes - 2 @ 10 years	
Office/warehouse/fenced compound	129 Carolina Avenue	Stephenville	Fisheries, Forestry and Agriculture	Hulan Holdings Ltd.	\$97,540.00	1,734	3/25/2013	3/24/2023	yes 5 years	\$30.20
Office/garage/fenced compound	15 Cherrywood Drive	Happy Valley - Goose Bay	Fisheries, Forestry and Agriculture	Mealy Mountain Realty Limited	\$119,125.99	3,880	10/1/2013	9/30/2023	yes-up to 5 years	\$22.15
Office	Main Road	Portugal Cove South	Fisheries, Forestry and Agriculture	Mistaken Point Cape Race Heritage Inc.	\$26,020.00	1,301	10/1/2014	9/30/2016	yes-up to 2 years	\$20.00
Office/garage/fenced compound	45 Main Road	Whitbourne	Fisheries, Forestry and Agriculture	Morgan Enterprises Limited	\$136,140.00	1,447	4/30/2013	4/29/2023	yes up to 5 years	\$35.49
Office/garage/fenced compound	395 Little Bay Road	Springdale	Fisheries, Forestry and Agriculture	Noble's Holdings Inc.	\$81,317.41	1,669	9/15/2014	9/14/2024	yes-up to 5 years	\$36.74
Office/garage/fenced compound	115-119 Riverside Drive	Corner Brook	Fisheries, Forestry and Agriculture	Noton Enterprises Limited	\$178,722.01	18,253	4/30/2013	4/29/2023	yes up to 5 years	\$12.91
Storage	13-23 Stentaford Ave. Unit #6	Pasadena	Fisheries, Forestry and Agriculture	Pardy's Holdings Limited	\$1,800.00	250	4/1/2017	3/31/2018	No	\$7.20

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Storage/Office	13-23 Stentaford Ave. Unit #6	Pasadena	Fisheries, Forestry and Agriculture	Pardy's Holdings Limited	\$6,600.00	1,200	4/1/2017	3/31/2018	NO	\$5.50
Office	Port Saunders	Port Saunders	Fisheries, Forestry and Agriculture	RSD Real Estate Inc	\$7,497.00	306	7/1/2014	6/30/2019	Yes (up to 5 Yrs)-exercised July 23/14	\$24.50
Office	Port Saunders	Port Saunders	Fisheries, Forestry and Agriculture	RSD Real Estate Inc.	\$31,531.50	1,287	7/1/2014	6/30/2019	Yes (up to 5 Yrs) exercised July 23/14	\$24.50
Office/garage/compound	72-76 Route 430-28	Port Saunders	Fisheries, Forestry and Agriculture	RSD Real Estate Inc.	\$54,057.32	1,447	6/26/2015	6/25/2025	yes up to 5 years	\$26.00
Office/Garage	Heart's Desire Municipal Building	Heart's Desire	Fisheries, Forestry and Agriculture	Town of Heart's Desire	\$27,784.00	1,342	4/1/2024	3/31/2029	yes, up to 5 years	\$20.70
Office Space	29 Carolina Avenue	Stephenville	Health and Community Services	CNB Holdings Limited	\$45,009.16	2,668	12/4/2011	12/3/2016	5 year Exercised Feb 13, 2012	\$16.87
Office	29 Carolina Avenue	Stephenville	Health and Community Services	CNB Holdings Limited	\$24,011.25	1,011	4/2/2012	12/3/2016		\$23.75
Office	20 High Street	Grand Falls - Windsor	Health and Community Services	Frank in the Box limited c/o Martek Morgan Finch Inc.	\$184,245.96	8,600	12/1/2011	11/30/2021	yes 5 years	\$19.19
Office	657 Topsail Road	St. John's	Health and Community Services	Gentara Real Estate L.P.	\$139,504.68	3,987	12/1/2014	11/30/2019	Yes-Up to 5 Yrs-exercised April 2, 2014	\$35.00
Office	27 Goff Avenue	Carbonear	House of Assembly	A1 Glass Inc.	\$14,300.04	400	6/15/2023	6/14/2027	yes 2 year	\$32.75
Office	20 Wellon Drive	Deer Lake	House of Assembly	B & S Trucking	\$12,300.00	400	11/13/2020	11/12/2023	yes, up to 3 years	\$30.75
Office	20 Crosbie Place	St. John's	House of Assembly	Beothuck Investments Inc.	\$10,230.56	344	12/9/2024	12/8/2029	yes up to 5 years	\$29.74
Office	20 Crosbie Place	St. John's	House of Assembly	Beothuck Investments Inc.	\$80,250.00	3,210	2/17/2025	3/31/2025	no	\$25.00
Office	20 Crosbie Place	St. John's	House of Assembly	Beothuck Investments Inc.	\$90,000.00	3,600	8/1/2024	3/31/2025	no	\$25.00
Office	20 Crosbie Place	St. John's	House of Assembly	Beothuck Investments Inc.	\$62,067.38	2,087	12/7/2024	12/6/2029	yes up to 5 years	\$29.74
Office	245-247 Ville Marie Drive	Marystown	House of Assembly	Bi-Rite Ltd.	\$16,880.00	400	8/8/2021	8/7/2025	yes, up to 2 years	\$40.00
Office	8 Myers Place	Clarenville	House of Assembly	CCA Management Inc.	\$13,800.00	400	2/1/2022	1/31/2026	yes, up to 2 years	\$27.40
Office	136 Confederation Drive	Bonavista	House of Assembly	Confederation Holdings	\$17,700.00	400	11/29/2022	11/28/2024	yes 2 years	\$44.25
Office	347-349 Main Street	New Wes Valley	House of Assembly	E & K Holdings	\$14,400.00	400	9/20/2020	9/19/2023	yes, 3 years	\$36.00
Office/ Warehouse	24 Stavanger Drive	St. John's	House of Assembly	87672 Newfoundland & Labrador Inc.	\$445,568.00	12,039	11/6/2023	11/5/2033	yes, up to 5 years	\$16.82
Office	143 Main Street	Stephenville	House of Assembly	Galen Holdings Limited	\$9,376.84	422	11/13/2023	11/12/2025	yes up to 2 years	\$22.22
Office	2 Church Street	Grand Bank	House of Assembly	Salt Cove Holdings Inc.	\$11,720.04	586	7/1/2023	12/31/2023	No	\$28.86
Office	1187 Kenmount Road	Paradise	House of Assembly	Karwood Estates Inc.	\$16,000.00	400	10/1/2022	9/30/2023	yes, 1 year	\$40.00
Office	Suite 118, 120 Conception Bay Highway	Conception Bay South	House of Assembly	M.B.M Development Limited	\$14,280.00	400	9/8/2020	9/7/2023	yes 3 years	\$35.70
Office	400 Conception Bay Highway	Bay Roberts	House of Assembly	Merrick Albert Holdings Ltd.	\$14,506.92	385	3/1/2023	2/28/2024	1 year	\$37.68
Office	193 Lemarchant Road	St. John's	House of Assembly	Moore Holdings	\$132,090.00	4,760	7/16/2023	7/15/2024	No	\$24.37
Office	2 Canada Drive	St. John's	House of Assembly	Newfoundland and Labrador Housing Corporation	\$114,839.00	4,996	11/1/2019	10/30/2024	yes up to 5 years	\$23.00
Office	2 Canada Drive	St. John's	House of Assembly	Newfoundland and Labrador Housing Corporation (NLHC)	\$31,441.00	1,367	11/1/2022	10/31/2027		\$23.00
Office	52 Main Street	Port aux Basques	House of Assembly	RAS Holdings Limited	\$13,200.00	400	7/8/2020	7/9/2023	yes up to 3 years	\$33.00
Office	1 O'Reilly Street	Placentia	House of Assembly	Record Holdings/Project Management/11346 Newfoundland/	\$19,000.00	400	10/26/2021	10/25/2025	yes up to 1 year	\$47.50
Office	Suite 1, 43-45 Canada Drive	Harbour Breton	House of Assembly	Roy Drake o/a Drake Holdings	\$11,700.00	422	11/18/2019	11/17/2023	yes 1 year	\$27.73
Office	32 main Street	Fortean	House of Assembly	Southern Labrador Development Association	\$15,192.00	422	10/27/2023	10/26/2026	yes up to 3 years	\$36.00
Office	142 Little Bay Road	Springdale	House of Assembly	Team Leasing Group Inc.	\$9,987.00	400	8/15/2020	8/14/2022	yes up to 2 years	\$24.97
Office	6 Dominic Street	Bishop's Falls	House of Assembly	W. Reid Construction Ltd.	\$19,800.00	400	1/1/2024	12/31/2027	yes up to 3 years	\$48.00
Office	402 Conception Bay Highway	Holyrood	House of Assembly	William J. Furey	\$24,000.00	400	5/1/2023	4/30/2027	yes 2 years	\$49.50
Office	40 Aberdeen Avenue	St. John's	Immigration, Population Growth and Skills	4382628 Nova Scotia Company	\$175,000.00	14,583	4/1/2024	1/22/2025		\$35.00
Office	45 Tilley's Road	Clarenville	Immigration, Population Growth and Skills	66228 Newfoundland & Labrador Inc.	\$264,357.32	9,910	2/6/2015	2/5/2025	yes up to 5 years	\$26.68
Office	20 Crosbie Road	St. John's	Immigration, Population Growth and Skills	Beothuck Investments Inc.	\$65,925.00	2,637	2/1/2018	1/31/2023	no	\$25.00
Office	20 Crosbie Road	St. John's	Immigration, Population Growth and Skills	Beothuck Investments Inc.	\$15,139.00	503	2/1/2018	1/31/2023	no	\$30.10

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Office	3 Mall Street	Marystown	Immigration, Population Growth and Skills	Bernard Farrell Rentals	\$49,900.00	2,095	12/7/2009	12/6/2015	no	\$23.82
Office	3 Mall Street	Marystown	Immigration, Population Growth and Skills	Bernard Farrell Rentals	\$141,014.40	5,920	12/9/2010	12/8/2015	Up to 5 years-exercised Sept 10/10	\$23.82
Office	1116-1120 Main Street	Placentia	Immigration, Population Growth and Skills	Bernard Power (Jerseyside)	\$33,049.62	1,774	9/18/2013	9/17/2018	Up to 5 years, exercised August 21, 2013	\$18.63
Office	42 Hardy Avenue	Grand Falls - Windsor	Immigration, Population Growth and Skills	Bluebird Holdings Ltd.	\$278,753.54	10,400	10/1/2007	9/30/2017	No	\$26.50
Office	42 Hardy Avenue	Grand Falls - Windsor	Immigration, Population Growth and Skills	Bluebird Holdings Ltd.	\$55,614.00	2,139	11/2/2009	9/30/2017	No	\$26.00
Office	42 Hardy Avenue	Grand Falls - Windsor	Immigration, Population Growth and Skills	Bluebird Holdings Ltd.	\$27,540.00	1,080	11/2/2009	9/30/2017	no	\$25.50
Office	29 Carolina Avenue	Stephenville	Immigration, Population Growth and Skills	CNB Holdings Ltd.	\$29,225.00	1,670	2/21/2009	6/13/2015	NO	\$17.50
Office	29 Carolina Avenue	Stephenville	Immigration, Population Growth and Skills	CNB Holdings Ltd.	\$133,402.71	8,900	6/14/2010	6/13/2015	Up to 5 years, exercised Apr/2010	\$14.99
Office	1-3 Union Street	Corner Brook	Immigration, Population Growth and Skills	GDR Enterprises Ltd.	\$24,300.00	972	11/2/2009	9/17/2019	No	\$25.00
Office	1-3 Union Street	Corner Brook	Immigration, Population Growth and Skills	GDR Enterprises Ltd.	\$322,705.00	13,756	9/18/2009	9/17/2019	No	\$23.46
Office/classroom	1-3 Union Street	Corner Brook	Immigration, Population Growth and Skills	GDR Enterprises Ltd.	\$28,433.52	1,212	8/1/2013	9/17/2019	no	\$23.46
Office	230 Airport Boulevard	Gander	Immigration, Population Growth and Skills	GM Malls Limited Partnership	\$115,172.96	6,440	9/12/2007	9/11/2017	No	\$17.88
Office	230 Airport Boulevard	Gander	Immigration, Population Growth and Skills	GM Malls Limited Partnership	\$37,392.00	1,558	10/12/2009	9/11/2017	No	\$24.00
Office	398 Goose Cove Road	St. Anthony	Immigration, Population Growth and Skills	Labrador Business Ventures Inc.	\$88,642.50	3,345	2/26/2015	2/25/2020	5 years Exercised Feb. 15	\$26.50
Office	163 Hamilton River Road	Happy Valley - Goose Bay	Immigration, Population Growth and Skills	Mealy Mountain Realty Ltd.	\$163,735.43	8,801	3/25/2015	3/22/2020	5 years	\$18.60
Office	Memorial University	St. John's	Immigration, Population Growth and Skills	Memorial University	\$89,824.00	6,416	4/1/2018	3/31/2021		\$14.00
Office	D Grenfell Drive	Wabush	Immigration, Population Growth and Skills	Menihek Shopping Centre Limited	\$126,099.50	4,714	11/18/2014	3/31/2016	July 23 2015 exercised 1 year yes up to 5 years	\$26.75
Office	17 Industrial Park	Carbonear	Immigration, Population Growth and Skills	MJR Holdings Ltd	\$166,196.00	7,933	9/1/2015	9/30/2017	Yes - 3 years-Exercised	\$20.95
Office	1170 Topsail Road	Mount Pearl	Immigration, Population Growth and Skills	Moore Holdings Ltd.	\$282,527.43	8,625	2/1/2015	1/31/2020	exercised July 23, 2015yes 5 years	\$32.76
Office	239 Grand Bay West Rd.	Port Aux Basques	Immigration, Population Growth and Skills	RAS Holdings Ltd.	\$166,527.50	5,645	9/1/2024	8/31/2029	yes, up to 5 years	\$22.50
Office	82-84 Elizabeth Avenue	St. John's	Immigration, Population Growth and Skills	Regatta Holdings Limited	\$251,420.00	9,670	3/1/2011	2/28/2016	Up to a further 5 years, exercised Nov 1, 2010	\$26.00
Office	Port Saunders	Port Saunders	Immigration, Population Growth and Skills	RSD Real Estate Inc.	\$80,580.50	3,289	7/1/2014	6/30/2019	Yes (up to 5 Yrs)	\$24.50
Office	4 Cormier Avenue	St. Alban's	Immigration, Population Growth and Skills	S. Buffett & Sons Ltd.	\$62,580.59	2,476	2/16/2016	2/15/2023	yes 5 years	\$25.27
Office	142 Little Bay Road	Springdale	Immigration, Population Growth and Skills	Team Leasing Group Inc.	\$166,825.60	5,624	5/11/2014	5/10/2019	5 years-exercised Feb 14, 2014	\$29.66
Office	118 Humphrey Road	Labrador City	Industry, Energy and Technology	Campbell's Contracting Inc.	\$30,420.00	1,690	10/1/2012	9/30/2013	5 years exercised	\$18.00
Storage	55 Highroad North	Carbonear	Industry, Energy and Technology	Carbonear Self Storage	\$1,200.00	100	4/1/2017	3/31/2018		\$12.00
Storage	1 Duffy Place	St. John's	Industry, Energy and Technology	Moore Holdings Ltd.	\$36,000.00	3,600	6/13/2013	6/12/2018	Yes - 5 years exercised April 23, 2013	\$10.00
Garage	21 Mews Place	St. John's	Justice and Public Safety	10048 Newfoundland Limited	\$56,670.24	3,055	12/1/2020	11/30/2025	Yes - 5 years	\$18.55
Office	136 Crosbie Road	St. John's	Justice and Public Safety	Atlantic Property Management	\$92,808.00	4,430	7/1/2014	6/30/2019	5 years-exercized Mar 12, 2014	\$20.94
Office	245-247 Ville Marie Drive	Marystown	Justice and Public Safety	Bi-Rite Limited	\$47,999.00	1,671	3/24/2020	3/23/2025	yes up to 5 years	\$28.73
Office	57 Old Pennywell Road	St. John's	Justice and Public Safety	Blarney Stone Inc.	\$89,960.00	1,777	3/12/2015	3/11/2020	yes up to 5 years	\$50.62
Office	80 Powell Drive	Carbonear	Justice and Public Safety	Carlyle Holdings Inc.	\$35,397.84	1,777	2/1/2015	1/31/2020	Yes- 5 Years, exercised July 17 2015	\$19.92
Office	22-26 Manitoba Drive	Clarenville	Justice and Public Safety	CCA Management Inc.	\$60,000.00	1,702	4/15/2011	4/14/2016	yes, 5 years	\$35.25
Office/Garage	2 Wellon Drive	Deer Lake	Justice and Public Safety	C-Mac Construction Ltd.	\$96,200.00	3,000	8/1/2012	7/31/2022	no	\$21.67
Office	33 Harvey Road	Harbour Grace	Justice and Public Safety	Cyril Babb Limited	\$185,712.00	11,607	8/4/2016	8/3/2026	month to month	\$16.00
Office	20 High Street	Grand Falls - Windsor	Justice and Public Safety	Frank in the Box limited c/o Martek Morgan Finch Inc.	\$31,200.00	1,800	1/20/2025	3/31/2025	no	\$17.33
Office	143 Main Street	Stephenville	Justice and Public Safety	Galen Holdings Ltd.	\$23,310.00	1,554	1/1/2013	12/31/2017	Yes - 5 years extercised July 26, 2012	\$15.00
Office	1-3 Union Street	Corner Brook	Justice and Public Safety	GDR Enterprises Limited	\$48,720.00	1,740	1/1/2025	3/31/2025	no	\$28.00
Office	230 Airport Boulevard	Gander	Justice and Public Safety	GM Malls Limited Partnership	\$25,574.12	1,430	9/12/2007	9/11/2017	No	\$17.88

Government of Newfoundland and Labrador Lease Portfolio - April 2025

Lease Type	Building Address	City or Town	Tenant Name	Landlord	Annual Rent	Area(ft ²)	Start Date	End Date	Renewal Option	\$/Square Foot
Office	222-224 Kelland Drive	Happy Valley Goose Bay	Justice and Public Safety	Goose Real Estate Limited	\$223,650.90	14,022	10/12/2021	10/11/2031	Yes - up to 5 years	\$15.95
Office	27B Hardy Ave.	Grand Falls - Windsor	Justice and Public Safety	Horwood's Limited	\$14,400.00	1,200	6/4/2013	6/3/2018	up to 5 years-exercised January 30, 2013	\$12.00
Office	120 Conception Bay Highway, Suite 114	Conception Bay South	Justice and Public Safety	M.B.M Development Limited	\$62,238.00	2,318	12/1/2019	10/31/2024	up to 5 years	\$26.85
Office	300 Prince Philip Drive, Heath Science Centre	St. John's	Justice and Public Safety	NL Health Services - Eastern Zone	\$36,108.00	1,003	4/1/2013	3/31/2018		\$36.00
Office	133 Riverside Drive	Corner Brook	Justice and Public Safety	Noton Enterprises Limited	\$157,831.40	7,610	1/9/2012	1/8/2017	yes- 5 years	\$20.74
Office	2 Mordhart Road	Nain	Justice and Public Safety	Nunak Land Corporation	\$8,400.00	240	11/25/2011	11/24/2012	Month to Month	\$28.00
Office	2 Mordhard Road	Nain	Justice and Public Safety	Nunak Land Corporation	\$3,080.00	88	1/4/2019	1/3/2020		\$35.00
Office	90 Main Street	Stephenville	Justice and Public Safety	Qalipu Development Corporation	\$18,937.20	1,290	6/30/2011	6/29/2016	Yes- 5 years-exercised June 2011	\$14.68
Office	82-84 Elizabeth Avenue	St. John's	Justice and Public Safety	Regatta Holdings Limited	\$97,500.00	3,649	7/1/2022	6/30/2023	Up to 1 year	\$26.72
Garage (heated)	24 McNamara Drive	Paradise	Justice and Public Safety	Rovers Search & Rescue Inc.	\$9,975.72	705	10/1/2015	9/30/2016	yes, 2 years,2- 1year renewals	\$14.15
Office	Port Saunders	Port Saunders	Justice and Public Safety	RSD Real Estate Inc.	\$31,041.50	1,267	7/1/2014	6/30/2019	Yes (up to 5 Yrs) exercised July 23, 2014	\$24.50
Office	215 Water Street	St. John's	Justice and Public Safety	Southwest Properties Partnership	\$188,750.04	5,000	10/15/2016	10/14/2026	2 Years-exercised Feb 20,2014	\$37.75
Office	215 Water Street	St. John's	Justice and Public Safety	Southwest Properties Partnership	\$358,625.04	9,500	10/15/2016	10/14/2026	2 Years-exercised Feb 20/14	\$37.75
Office	215 Water Street	St. John's	Justice and Public Safety	Southwest Properties Partnership	\$83,691.75	2,217	10/15/2016	10/14/2026	2 Years-exercised Feb 20,2014	\$37.75
Storage	215 Water Street	St. John's	Justice and Public Safety	Southwest Properties Partnership	\$6,325.00	550	10/15/2016	10/14/2026	2 Years-exercised Feb 20, 2014	\$11.50
Office	215 Water Street	St. John's	Justice and Public Safety	Southwest Properties Partnership	\$1,315,700.76	34,853	10/15/2016	10/14/2026	2 Years-exercised Feb 20, 2014	\$37.75
Office	Suite 303, 215 Water Street	St. John's	Justice and Public Safety	Southwest Properties Partnership	\$97,395.00	2,580	10/14/2016	10/15/2026	Exercised Feb 28, 2011	\$37.75
Office	Suite 303, 215 Water Street	St. John's	Justice and Public Safety	Southwest Properties Partnership	\$67,366.75	2,057	4/1/2021	2/28/2022		\$32.75
Office	59 Clyde Avenue	Mount Pearl	Justice and Public Safety	The City of Mount Pearl	\$175,448.04	6,748	3/1/2024	2/28/2034	yes two - 5 year options	\$26.00
Garage	4 Blackmore Avenue	Clarenville	Justice and Public Safety	Jayseas Holdings Ltd.	\$9,000.00	480	10/20/2013	10/19/2018	5 years	\$18.75
Office	45 Major's Path	St. John's	Justice and Public Safety	Morgan Enterprises Ltd.	\$694,422.00	20,760	4/1/2024	3/31/2034	5 years	\$33.45
Office	20 Crosbie Place	St. John's	Labour Relations Board	Beothuck Investments Inc.	\$99,962.95	4,513	6/20/2022	6/19/2023	1 year	\$22.15
Office	438/440 Hamilton River Road	Happy Valley - Goose Bay	Labrador and Aboriginal Affairs; Tourism, Culture, Arts and Recreation; House of Assembly	Campbell's Contracting Inc.	\$135,500.00	7,314	6/17/2019	7/16/2024	yes 5 years	\$18.53
Office	118 Humphrey Road	Labrador City	Labrador West Employment Corporation	Campbell's Contracting Inc.	\$11,142.00	619	10/1/2008	9/30/2013	5 years- exercised	\$18.00
Office	230 Airport Boulevard	Gander	Municipal and Intergovernmental Affairs	GM Malls Limited Partnership	\$40,614.56	2,271	9/12/2007	9/11/2017	No	\$17.88
Office	7 Queensway Drive	Grand Falls - Windsor	Newfoundland and Labrador Legal Aid Commission	A & A Realty Company Limited	\$69,748.00	3,537	1/11/2017	1/31/2022	exercised, must tender	\$19.72
Office	Lot 7 Harris Drive, Light Industrial Park	Marystown	Newfoundland and Labrador Legal Aid Commission	Brenton Group of Companies	\$63,000.00	2,144	10/10/2019	10/10/2029	yes 5 years	\$30.60
Office	201 Humber Ave.	Labrador City	Newfoundland and Labrador Legal Aid Commission	Campbell's Contracting Inc.	\$67,824.00	1,884	10/1/2024	9/30/2034	yes 5 years	\$36.00
Office	19-21 Burnwood Drive	Happy Valley - Goose Bay (Family Child Office)	Newfoundland and Labrador Legal Aid Commission	Colby 2000	\$39,726.00	1,525	6/1/2019	6/1/2029	yes 5 years	\$18.00
Office	19-21 Burnwood Drive	Happy Valley - Goose Bay	Newfoundland and Labrador Legal Aid Commission	Colby 2000	\$66,222.00	3,300	6/1/2019	6/1/2029	yes 5 years	\$18.00
Office	21 Industrial Crescent	Carbonear	Newfoundland and Labrador Legal Aid Commission	Croke Enterprises Ltd.	\$60,390.00	3,220	3/1/2018	2/28/2023	exercised, must tender	\$18.75
Office	19 Union Street	Corner Brook	Newfoundland and Labrador Legal Aid Commission	GDR Enterprises Ltd.	\$93,226.00	4,367	4/30/2018	30/13/2023	exercised, must tender	\$21.35
Storage	267 Kenmount Rd.	Storage	Newfoundland and Labrador Legal Aid Commission	Lansing Properties Inc.	\$2,700.00	215	6/1/2022	5/31/2023		\$12.56
Office	251 Empire Avenue	St. John's	Newfoundland and Labrador Legal Aid Commission	Lansing Properties Inc.	\$695,000.00	22,417	10/1/2020	9/30/2030	yes 2-5 year renewal options	\$31.00
Office	90 Airport Boulevard	Gander	Newfoundland and Labrador Legal Aid Commission	O'Brien Holdings Ltd.	\$57,832.00	3,382	1/31/2018	1/31/2023	exercised, must tender	\$17.10
Office	50-52 Manitoba Drive	Clarenville	Newfoundland and Labrador Legal Aid Commission	Park Investments Limited	\$57,555.00	2,558	1/5/2019	1/3/2029	yes 5 years	\$22.50
Office	133 Carolina Avenue	Stephenville	Newfoundland and Labrador Legal Aid Commission	Pottle Enterprises Limited	\$94,792.00	3,915	3/13/2019	5/13/2029	yes 5 years	\$27.59
Library	26 Cross Road	Bay Roberts	Provincial Information and Library Resources Board	Access Holdings Inc.	\$72,000.00	3,250	12/15/2013	12/14/2018	No, month to month	\$22.15
Library	4 West Street	Corner Brook	Provincial Information and Library Resources Board	City of Corner Brook	\$227,320.00	11,294	9/1/2011	8/31/2031	After expiry "tenant shall have a right of first refusal to enter into a new Leasehold agreement".	\$20.13

Government of Newfoundland and Labrador Lease Portfolio - April 2025

Lease Type	Building Address	City or Town	Tenant Name	Landlord	Annual Rent	Area(ft ²)	Start Date	End Date	Renewal Option	\$/Square Foot
Library	655 Topsail Road	St. John's	Provincial Information and Library Resources Board	Gentara Real Estate L.P.	\$40,625.00	1,625	6/1/2012	5/31/2017	No- 5 years exercised June 1st, 2012	\$25.00
Library	1339C Torbay Road	Torbay	Provincial Information and Library Resources Board	KHAM Holdings Ltd.	\$21,234.00	1,320	1/1/2024	12/31/2024	No	\$15.75
Library/Storage	12 Highland Drive	St. John's	Provincial Information and Library Resources Board	O'Keefe & Peddle	\$72,000.00	2,800	11/1/2019	10/31/2024	No	\$25.71
Office/Garage	48 St. George's Avenue	Stephenville	Provincial Information and Library Resources Board	PMW Construction Ltd.	\$252,965.44	12,328	2/1/2022	1/31/2027	No, exercised July 15 2021	\$18.98
Library	256 Water Street	Carbonear	Provincial Information and Library Resources Board	Town of Carbonear	\$35,693.40	3,030	1/1/2019	12/31/2023	No	\$11.78
Library	11 Rembrance Square	Conception Bay South	Provincial Information and Library Resources Board	Town of Conception Bay South	\$264,500.00	8,000	12/20/2022	12/20/2047	Yes, additional twenty-five years	\$28.75
Library	6 Centennial Road	Gambo	Provincial Information and Library Resources Board	Town of Gambo	\$9,460.00	1,860	9/1/2023	8/31/2028	Yes, additional five years	\$4.62
Library	Route 100	St. Brides	Provincial Information and Library Resources Board	Town of St. Bride's	\$7,200.00	1,000	11/23/2019	11/22/2024	5 Years	\$7.20
Office	261 Kenmount Road	St. John's	Public Service Commission	Lansing Properties Inc.	\$253,624.80	8,868	12/9/2019	12/8/2029	yes up to 5 years	\$28.60
Office	1116-1120 Main Street	Placentia	Tourism, Culture, Arts and Recreation	Bernard Power(Jerseyside)	\$21,051.90	1,130	9/18/2013	9/17/2018	Up to 5 years, exercised August 21, 2013	\$18.63
Office	Ferryland	Ferryland	Tourism, Culture, Arts and Recreation	BFD Rentals	\$6,730.50	449	7/1/2011	6/30/2016	Yes - 5 years, exercised Mar 7, 2011	\$14.99
Office	118 Humphrey Road	Labrador City	Tourism, Culture, Arts and Recreation	Campbell's Contracting Inc.	\$23,400.00	1,300	10/1/2012	9/30/2013	5 years exercised	\$18.00
Office	52-54 Main Street	Port Aux Basques	Tourism, Culture, Arts and Recreation	Gateway Community Development Corporation	\$10,465.62	600	10/1/2011	8/31/2016	yes 5 years	\$17.44
Office	230 Airport Boulevard	Gander	Tourism, Culture, Arts and Recreation	GM Malls Limited Partnership	\$94,731.55	5,297	9/12/2007	9/11/2017	No	\$17.88
Office	Marystown Mall	Marystown	Tourism, Culture, Arts and Recreation	GM Malls Limited Partnership	\$78,925.00	2,870	8/1/2017	7/31/2022	yes 5 years- exercised Dec 17, 2018	\$27.50
Office	1-5 East Street	St. Anthony	Tourism, Culture, Arts and Recreation	Goose Real Estate Limited	\$39,723.75	1,485	11/19/2012	11/18/2017	yes-5 years	\$26.75
Office	221-225 Memorial Drive	Clarenville	Tourism, Culture, Arts and Recreation	M B Services Limited	\$75,959.94	4,358	12/3/2013	12/2/2018	5 Years_exercised April 23, 2013	\$17.43
Office	90 Route 430-28	Port Saunders	Tourism, Culture, Arts and Recreation	RSD Real Estate Inc.	\$25,259.50	1,031	7/1/2014	6/30/2019	yes up to 5 years-exercised February 14, 2014	\$24.50
Office	St. Alban's	St. Alban's	Tourism, Culture, Arts and Recreation	S. Buffet & Sons Limited	\$7,200.00	450	9/1/2012	8/31/2015	No	\$16.00
Office	E. M. Taylor Resource Centre	Fortau	Tourism, Culture, Arts and Recreation	Southern Labrador Development Association	\$6,720.00	150	4/1/2013	3/31/2018	No	\$44.80
Office	Charlottetown, Labrador	Charlottetown, Labrador	Tourism, Culture, Arts and Recreation	Town of Charlottetown	\$6,315.84	200	4/1/2013	3/31/2018	No	\$31.58
Office	35 Carolina Avenue	Stephenville	Tourism, Culture, Arts and Recreation	W.E. Cormack Entrepreneurial Institute Inc.(People of the Dawn Indigenous Friendship Centre)	\$7,500.00	446	7/1/2011	6/30/2016	No	\$16.81
Office	118 Humphrey Road	Labrador City	Transportation and Infrastructure	Campbell's Contracting Inc.	\$13,734.00	763	11/25/2013	7/31/2014	yes month to month	\$18.00
Land	Deer Lake Airport	Deer Lake	Transportation and Infrastructure	Deer Lake Regional Airport Authority Inc.	\$1,895.88	15,000	6/1/2019	5/31/2020		\$0.00
Hangar Space	Gander Airport	Gander	Transportation and Infrastructure	Gander Aviation Holdings Inc.	\$1,771,150.84	77,333	11/1/2016	12/31/2026	no	\$22.90
Office	230 Airport Boulevard	Gander	Transportation and Infrastructure	GM Malls Limited Partnership	\$61,485.19	3,438	9/12/2007	9/11/2017	No	\$17.88
Land	St. John's International Airport	St. John's	Transportation and Infrastructure	St. John's International Airport Authority	\$48,922.00	63,830	1/1/2018	7/31/2023		\$8.00
Storage	St. John's Airport	St. John's	Transportation and Infrastructure	St. John's International Airport Authority	\$6,270.00	8,181	1/1/2018	7/31/2023		\$1.30
Land for hangar	St. John's International Airport	St. John's	Transportation and Infrastructure	St. John's International Airport Authority	\$186,806.64	118,517	10/1/1993	9/30/2033	yes, 20 years	\$1.58
Parking Lot	Main Road	Black Duck Cove	Transportation and Infrastructure	Straits Arena Association	\$19,392.00	0	4/1/2024	3/31/2025		
Land	Wabush Airport	Wabush	Transportation and Infrastructure	Transport Canada	\$7,756.32		5/1/2015	3/31/2016		
Office / hangar	Goose Bay Airport	Happy Valley - Goose Bay	Transportation and Infrastructure	Woodward Group of Companies	\$167,166.00	6,728	8/14/2012	8/13/2017	yes 5 years	\$24.85
Land	Gander Airport	Gander	Transportation and Infrastructure; Fisheries, Forestry and Agriculture	Gander International Airport Authority	\$76,638.12	264,133	8/1/1987	7/31/2027	Yes - AMC every 5 years	\$0.29