

**PRIME OFFICE/MEDICAL SPACE FOR LEASE
IN PROGRESS PLACE BUSINESS CENTRE
(+/-) 3,850 SF AVAILABLE**



**T2K
Enterprises Inc.**

**BUILDING SIGNAGE
OPPORTUNITY**

**OFFICE FOR LEASE
UNIT 2B - 103 PROGRESS WAY**

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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson



PROPERTY HIGHLIGHTS

(+/-) 3,850 SF AVAILABLE

- Premium office/medical space available for lease in McGillivray Business Park
- Located on the 2nd floor with elevator access
- Base building condition equipped with two roughed-in UTR washrooms, two high-efficiency furnaces and two HRV units
- Amenities include a shared boardroom and patio available for Tenant's use
- Electrical Capacity: 200A 120/208V
- No City of Winnipeg business taxes
- Excellent access with new controlled intersection at the corner of McGillivray Blvd & Progress Way
- Digital display board facing McGillivray Boulevard coming soon, offering Tenant's prominent signage opportunity along McGillivray Boulevard
- Located adjacent to My Second Garage, offering dedicated year-round storage units complete with self-service car wash available for Tenant's use - [learn more here.](#)

Progress Place Business Centre received an audited Energy Star Rating of 98/100 making it one of most energy efficient and sustainable buildings in Canada.

LEASE RATE: \$21.00 PSF

CAM & TAX: \$5.00 PSF (2024 EST.)
*PLUS A 5% MANAGEMENT FEE BASED ON GROSS RENT



6 dedicated parking stalls available with additional 6 supplementary visitor stalls



Tenant's inducements available and included in face rate

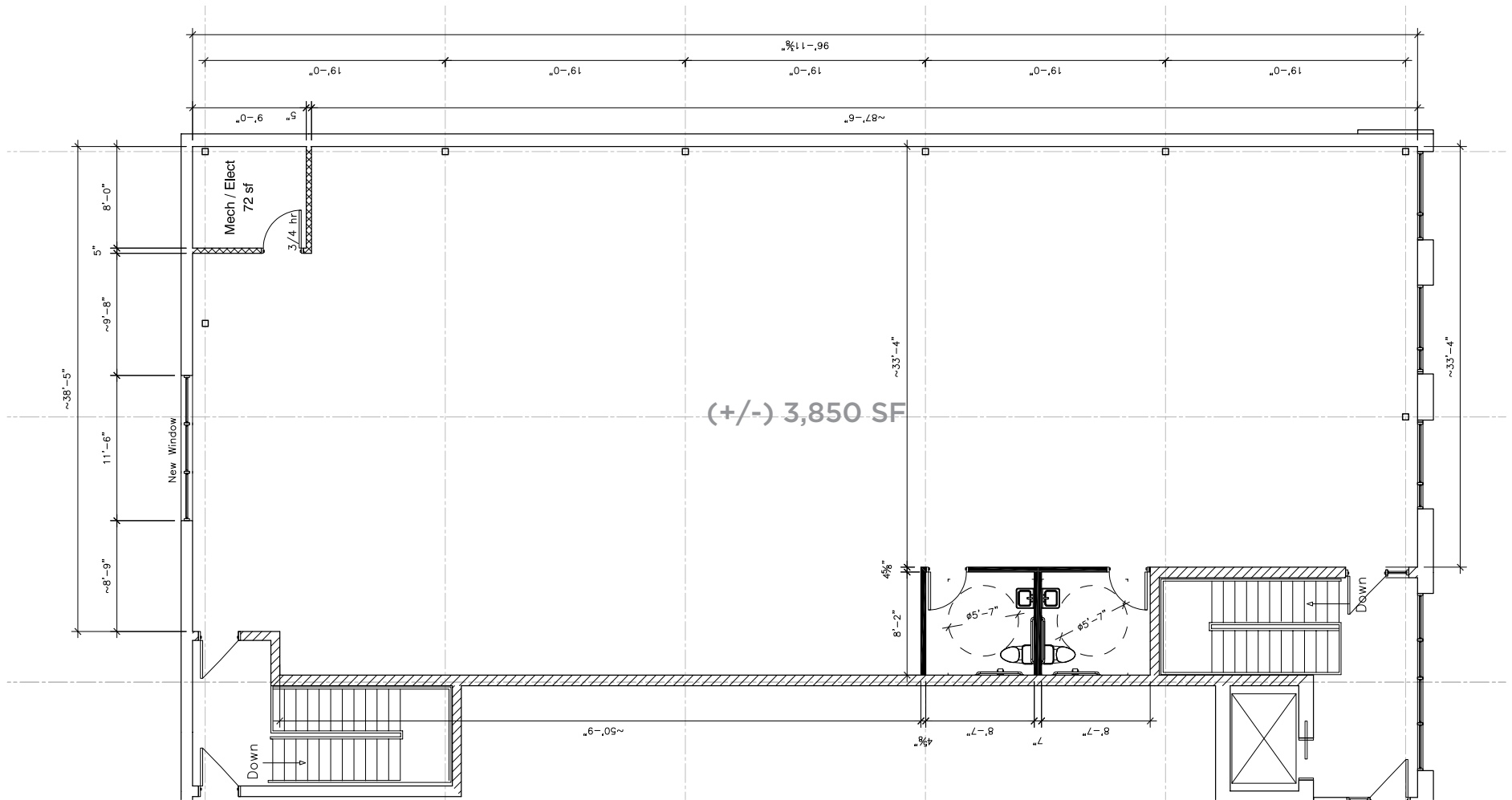


Available immediately for Tenant's fixturing

[CLICK HERE TO LEARN MORE ABOUT MCGILLIVRAY BUSINESS PARK](#)



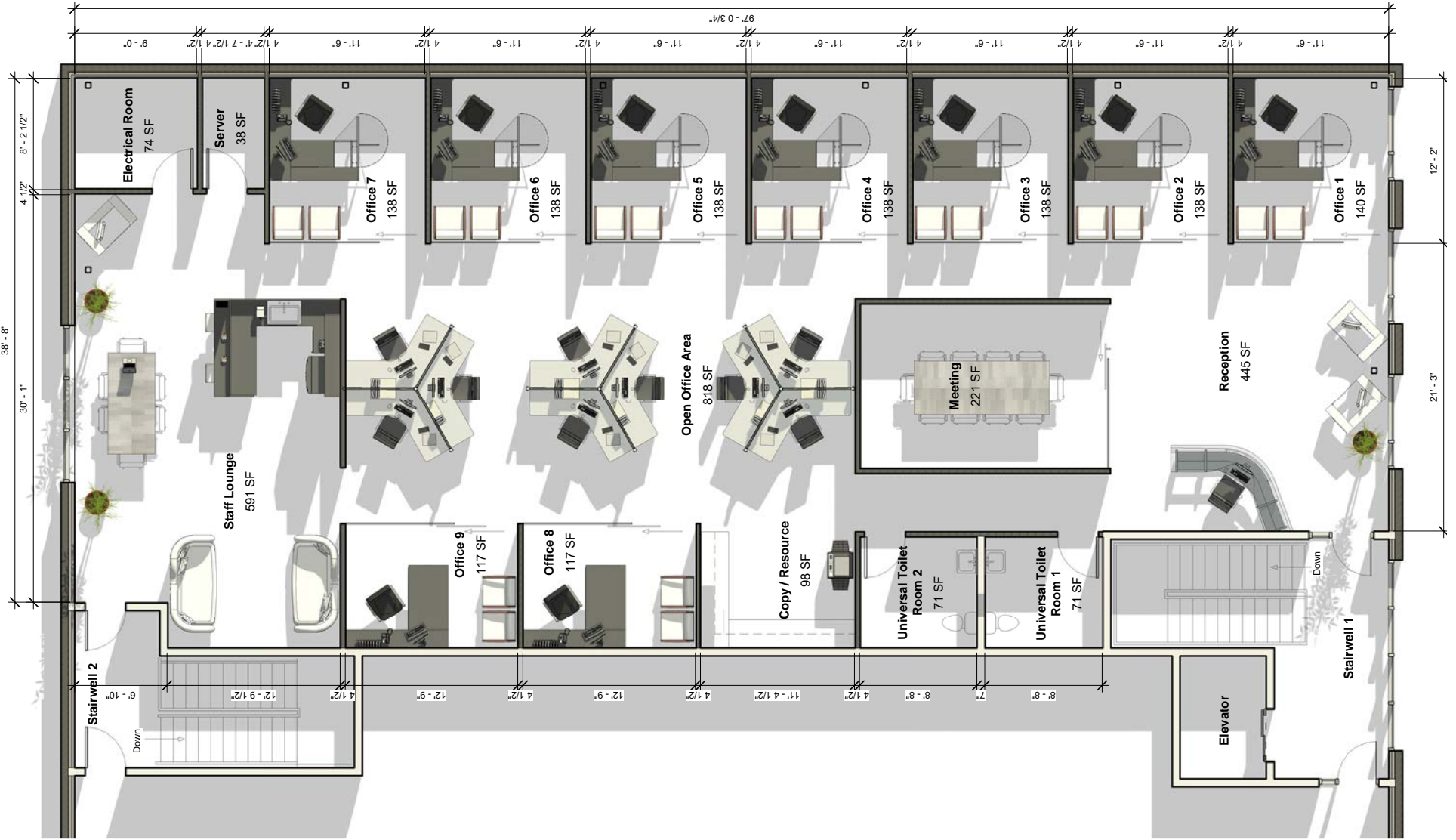
BASE BUILDING FLOOR PLAN



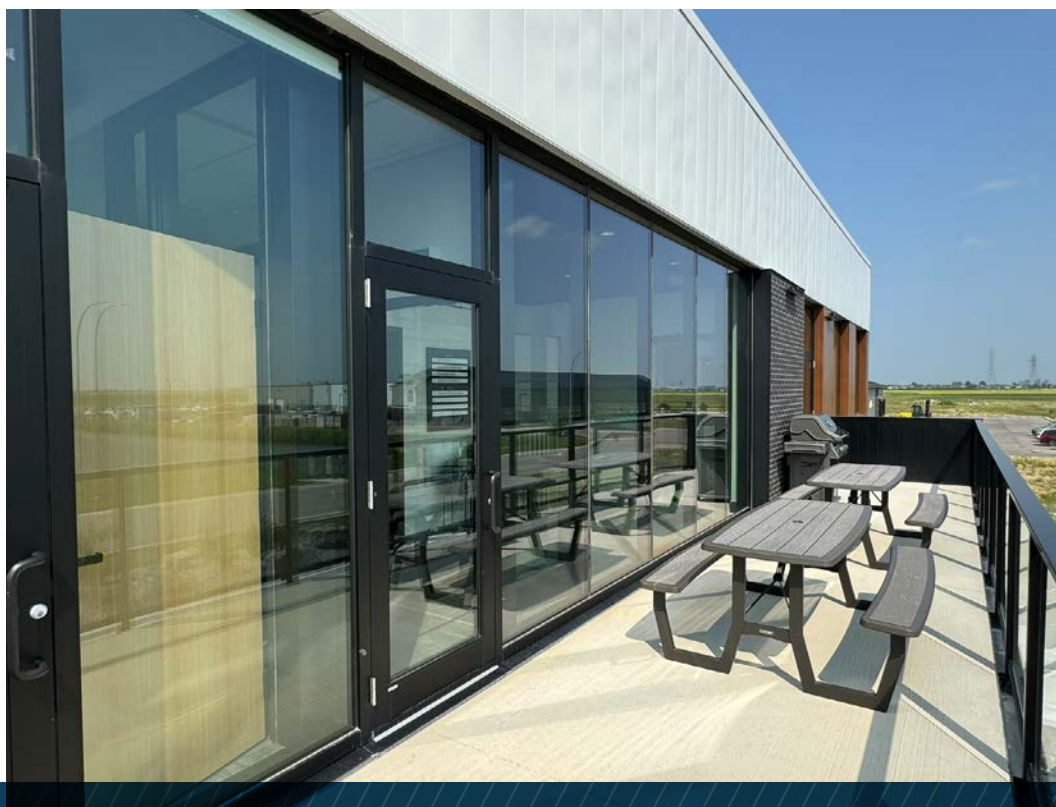
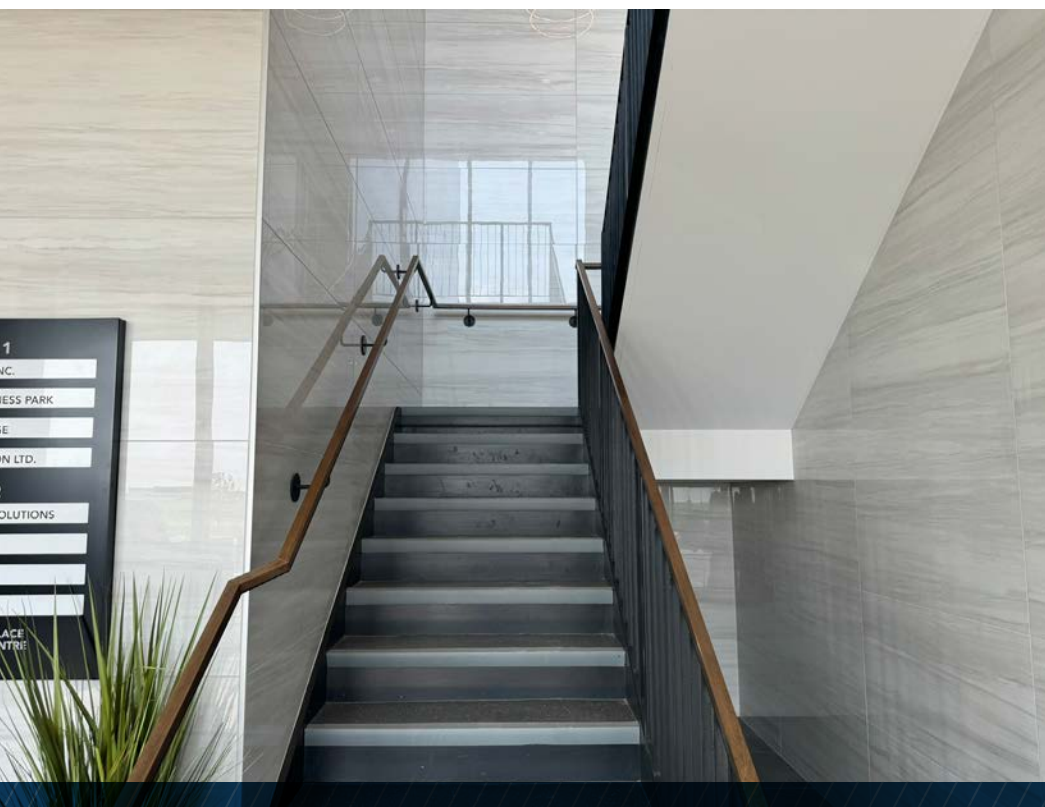
SAMPLE MEDICAL FLOOR PLAN



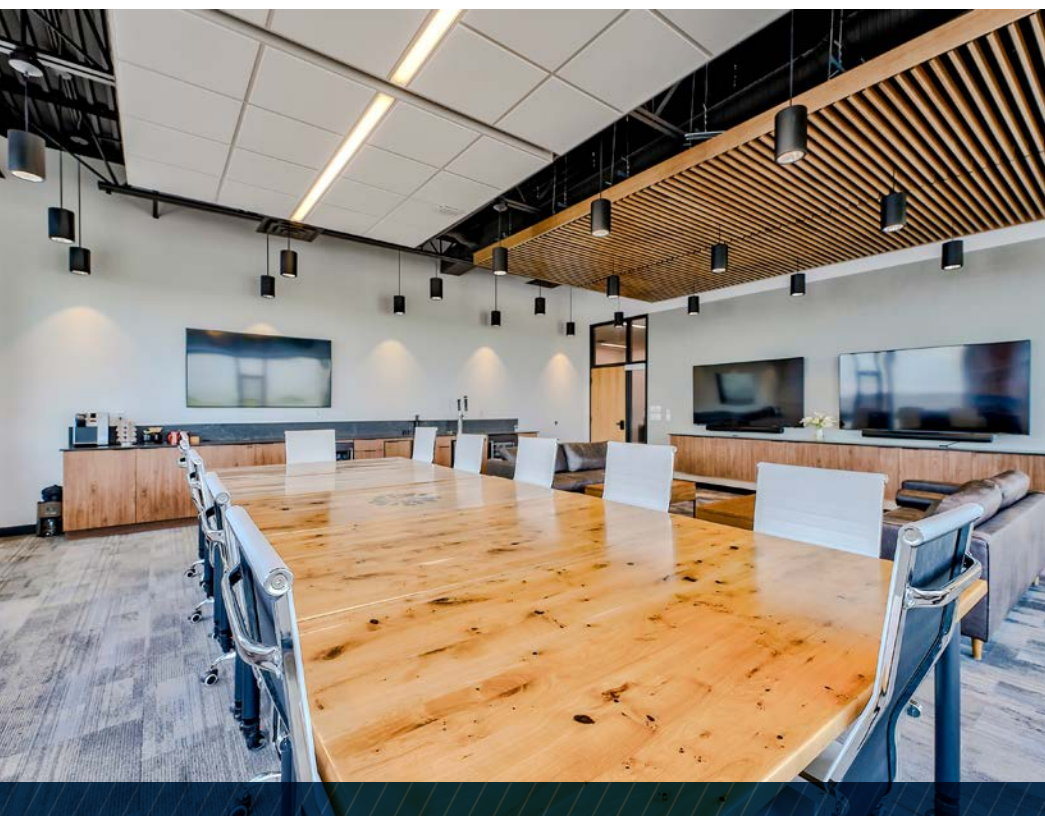
SAMPLE OFFICE FLOOR PLAN



COMMON AREA & PATIO



BOARDROOM



UNIT 2-B



DEMOGRAPHICS



LINDEN WOODS

AVG. HOUSEHOLD INCOME: \$165,503
TOTAL HOUSEHOLDS: 3,357
TOTAL POPULATION: 9,213
AVG. AGE: 45

TUXEDO INDUSTRIAL

LINDEN RIDGE

AVG. HOUSEHOLD INCOME: \$88,177
TOTAL HOUSEHOLDS: 402
TOTAL POPULATION: 1,153
AVG. AGE: 50

FORT GARRY INDUSTRIAL

WAVERLEY HEIGHTS

AVG. HOUSEHOLD INCOME: \$80,942
TOTAL HOUSEHOLDS: 2,821
TOTAL POPULATION: 7,346
AVG. AGE: 36

WHYTE RIDGE

AVG. HOUSEHOLD INCOME: \$83,325
TOTAL HOUSEHOLDS: 2,570
TOTAL POPULATION: 6,760
AVG. AGE: 36

BRIDGWATER FOREST

AVG. HOUSEHOLD INCOME: \$219,969
TOTAL HOUSEHOLDS: 1,591
TOTAL POPULATION: 4,811
AVG. AGE: 34

MCCREARY RD

KENASTON BLVD

MCGILLIVRAY BLVD

103 PROGRESS WAY



AMENITIES



MCCREARY RD

MCGILLIVRAY BLVD

KENASTON BLVD

ABINOJII MIKANAH

DOLLARAMA
HOMESENSE
Michaels
MEDIGROUP HEALTH SERVICES

Scotiabank
alterra
SEPHORA
Ré Sauna

SHOPPERS DRUG MART
CINEPLEX
QDOBA MEXICAN EATS
SUBWAY
Tim Hortons

PETROCANADA
SAFeway
Smitty's
mastermind

BulkBarn
COSTCO WHOLESALE
WOK BOX
Sushi Hon

Sobeys
MOXIES
KENASTON RESTAURANTS
JOEY RESTAURANTS

Walmart
Save money. Live better.

The Chili Chubmey
STREET KITCHEN

THE FLAVOR FACTORY

B&F
the BRICK
SUBWAY
Mark's

THE KEG
McDonald's
IQ

ADVANTAGE
TKR Enterprise Inc.



103 PROGRESS WAY

PINSEEKERS
IRINK
sheepdog

TA
COWRY



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