

TURNKEY PRIME OFFICE SPACE FOR LEASE



T2K
Enterprises Inc.

BUILDING SIGNAGE
OPPORTUNITY

OFFICE FOR LEASE
UNIT 2B - 103 PROGRESS WAY

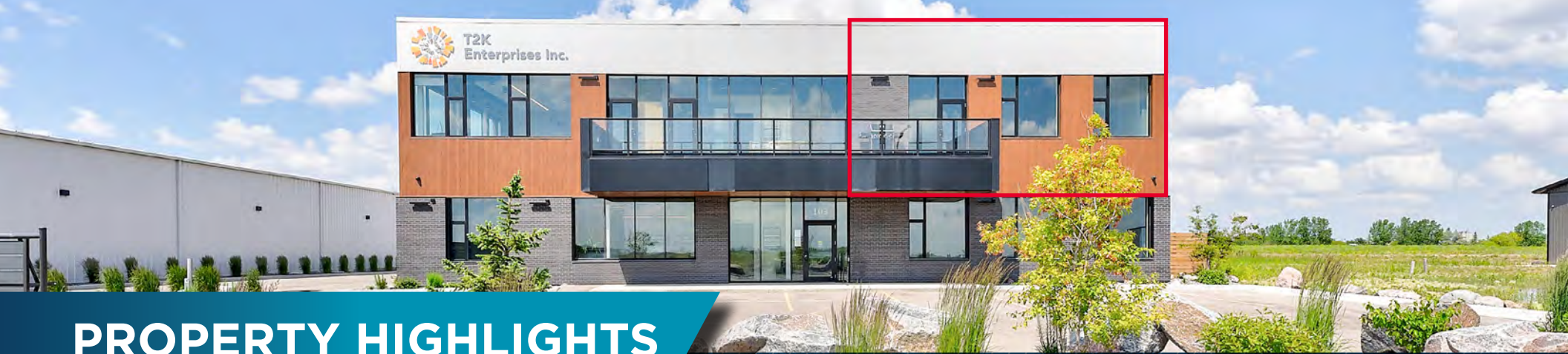
RYAN MUNT
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

CHRIS MACSYMIC
Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca





PROPERTY HIGHLIGHTS

(+/-) 3,850 SF AVAILABLE

- Premium office space available for lease in McGillivray Business Park
- Layout features reception area, 5 private offices, boardroom, staff lounge and open work area
- Ability to build out additional offices
- Located on the 2nd floor with elevator access
- 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

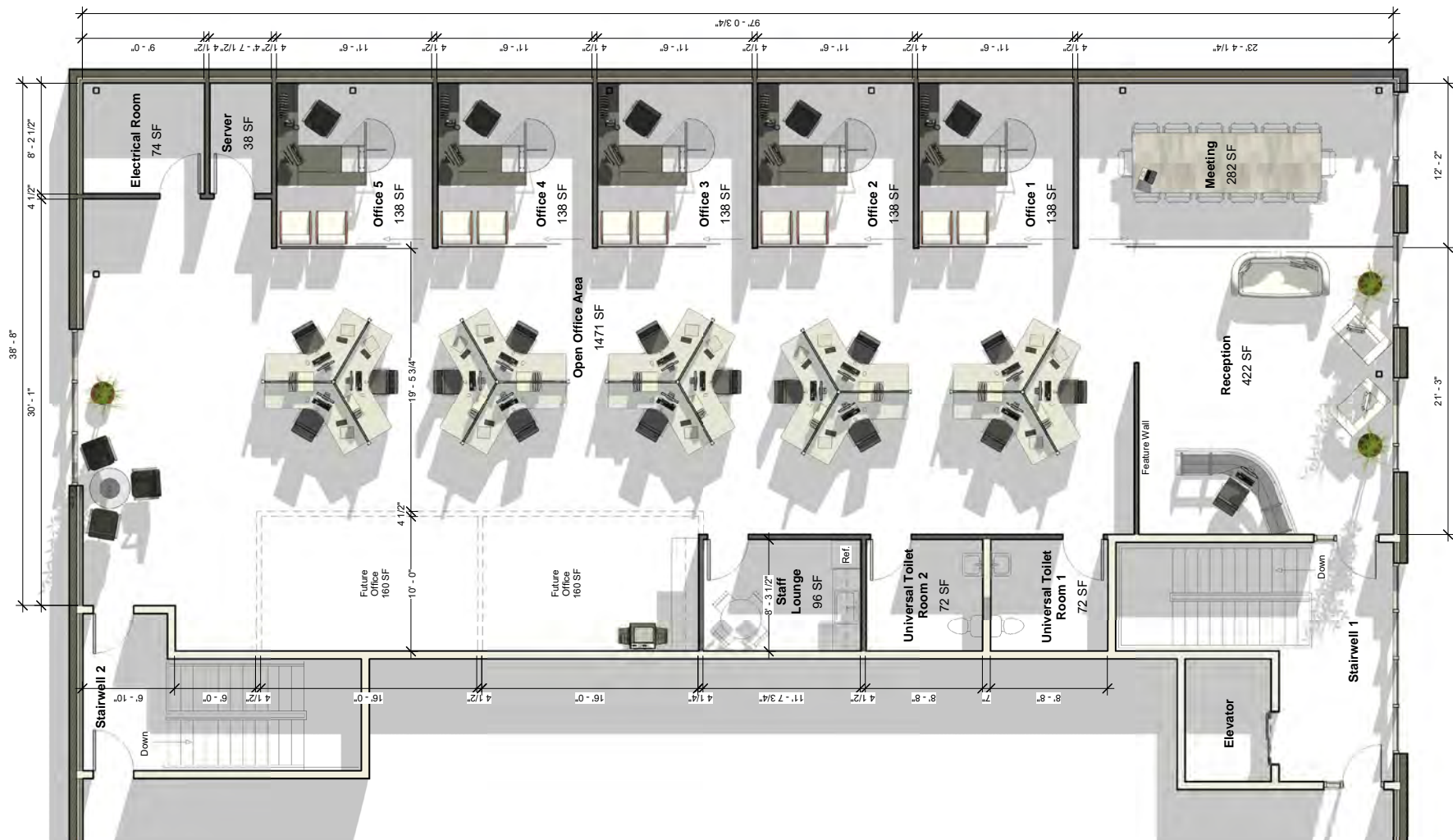


Build Out Underway - Ready for Occupancy June 2025

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



FLOOR PLAN
*Construction Underway

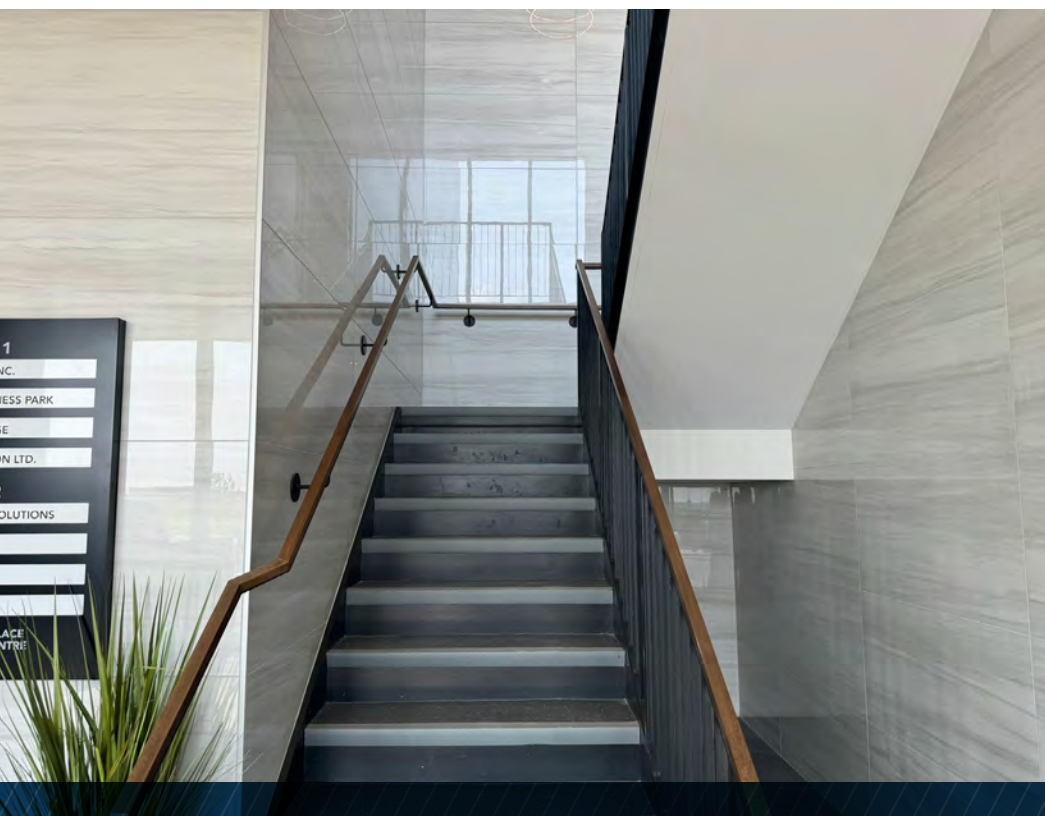


AS-BUILT RENDERINGS

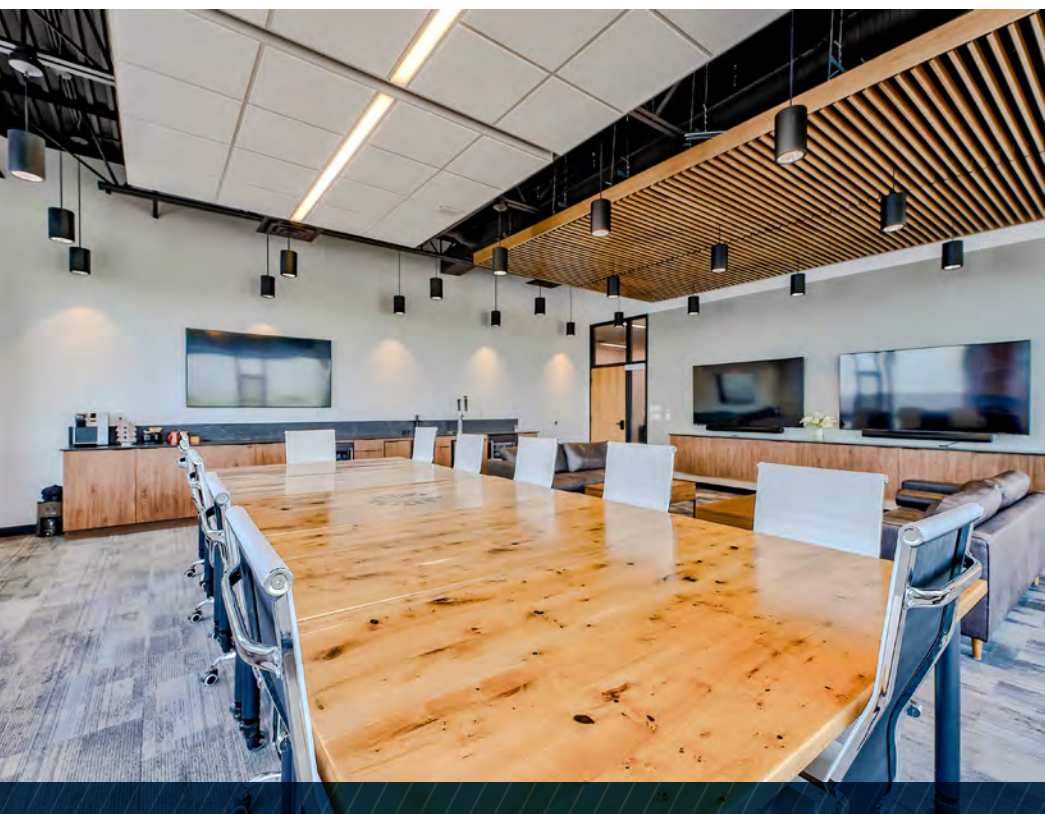
**Construction Underway*



COMMON AREA & PATIO



BOARDROOM



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

MCGILLIVRAY BLVD

103 PROGRESS WAY



AMENITIES



MCCREARY RD

MCGILLIVRAY BLVD

KENASTON BLVD

ABINOJII MIKANAH



103 PROGRESS WAY



DOLLARAMA
HOMESENSE
Michaels
MEDIGROUP
Scotiabank
alterra
SEPHORA
Rē Sauna

SHOPPERS DRUG MART
CINEPLEX
QDOBA
SUBWAY
Tim Hortons
SAFeway
mastermind TOYS

Bulk Barn
COSTCO WHOLESALE
WOK BOX
Sushi Hon
Sobeys
MOXIES
KENASTON
JOEY RESTAURANTS

Walmart
The Chili Chubney
STREET KITCHEN
THE FLOATE

B&F
The BRICK
SUBWAY
Mark's
THE KEG
McDonald's
DO

ADVANTAGE
TDK Enterprises Inc.

PINSEEKERS
RINK
sheepdog
TA
COURT



CONTACT

RYAN MUNT
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

CHRIS MACSYMIC
Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.