

# BRAND NEW SUBURBAN FLEX BUILDING IN MCGILLIVRAY BUSINESS PARK

 OAK BLUFF MEDICAL CENTRE  
PHARMACY CLINIC

RETAIL-FLEX FOR LEASE  
**15 PROGRESS WAY**

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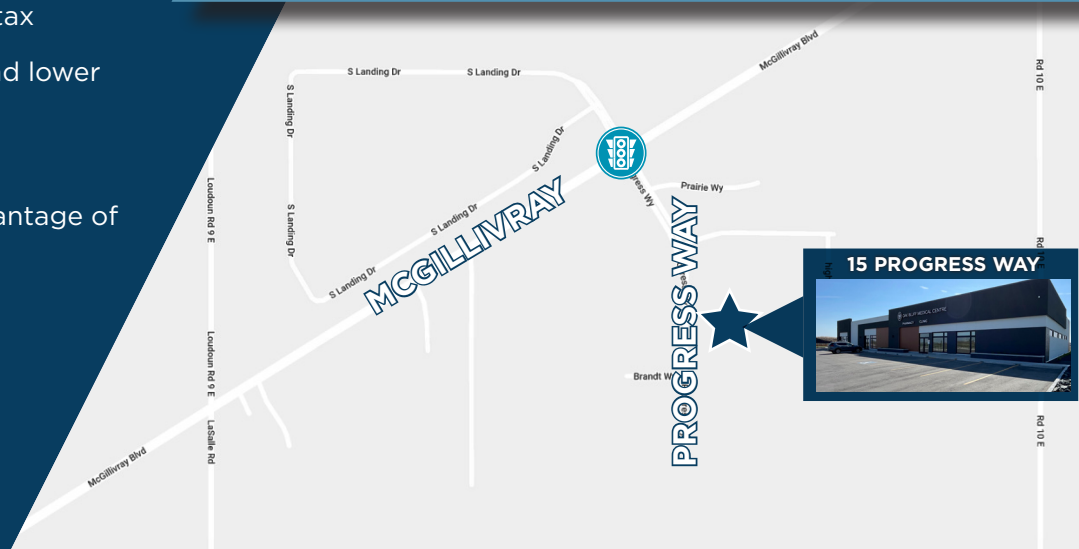
## PROPERTY HIGHLIGHTS

- Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing
- Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest growing residential hubs and only 4km from the retail amenities located at Kenaston & McGillivray
- Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax
- Brand-new construction providing energy-efficiency and lower operating costs
- Ample parking with 57 stalls on site
- Zoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature

**LEASE RATE: \$24.00 PSF**

**CAM & TAX: \$5.00 PSF (2024 EST.)**

Total Building Area:	12,800 SF
Available:	(+/-) 3,400 - 6,800 SF (1 - 2 units)
Leased:	6,000 SF
Ceiling Height:	11' 5/8"
Site:	1 Acre
Zoning:	ML - Industrial Light
Occupancy:	Ready for tenant fixturing



# AMENITIES

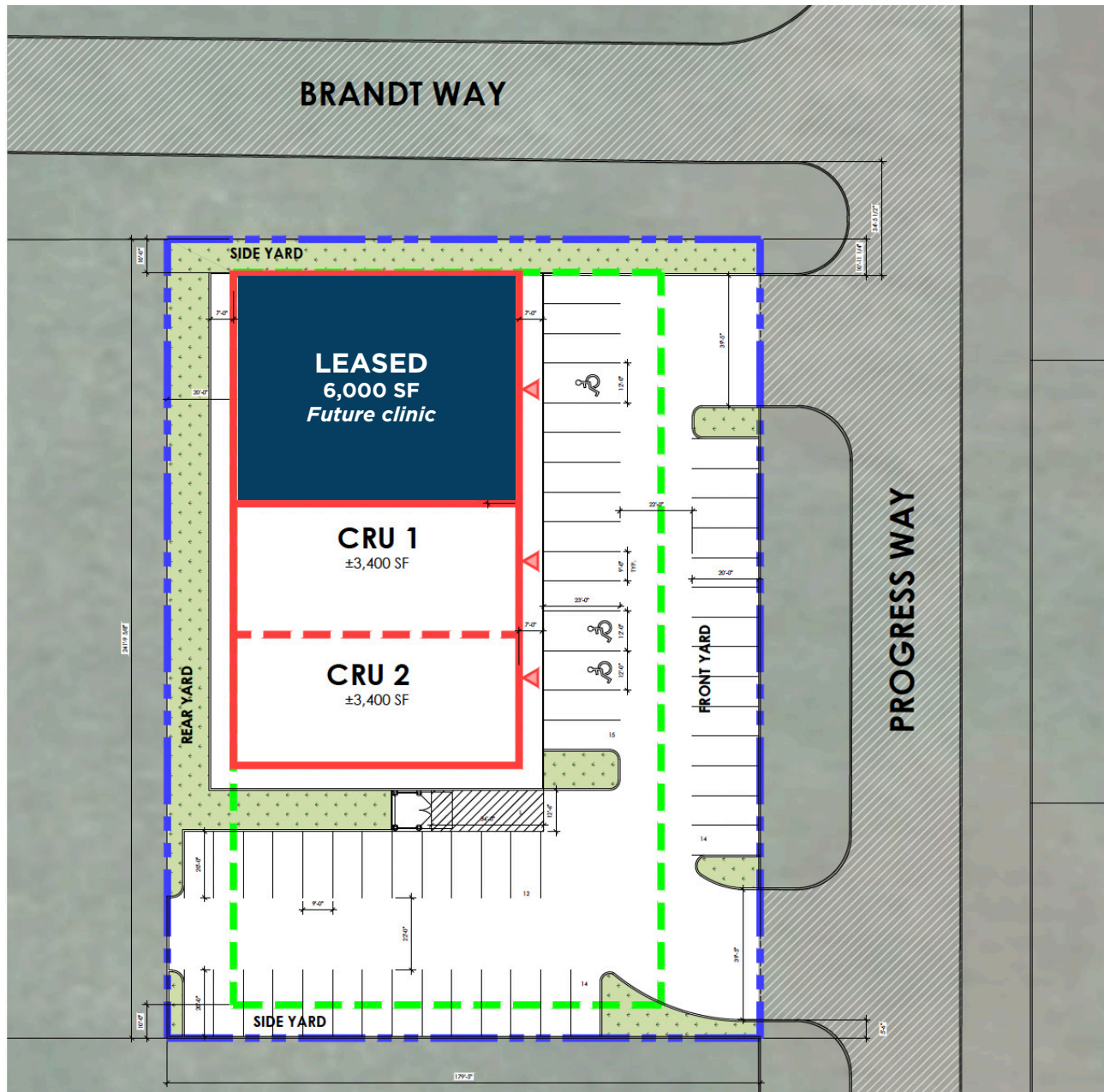


# FLOOR PLAN





# SITE PLAN







## CONTACT

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