

# TENANT INCENTIVE – 12 MONTHS FREE BASE RENT WITH 5+ YEAR DEAL



FLEX SPACE FOR LEASE  
**400 FORT WHYTE WAY**

**Chris Hourihan**  
**Associate Vice President**

Christopher Hourihan Personal Real Estate Corporation  
T 204 934 6215  
C 204 995 0225  
[chris.hourihan@cwstevenson.ca](mailto:chris.hourihan@cwstevenson.ca)







## PROPERTY HIGHLIGHTS

(+/-) 5,498 SF AVAILABLE

- New light-controlled intersection at McCreary & McGillivray
- Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro
- Ample parking on-site
- Just beyond City of Winnipeg limits. NO BUSINESS TAX!
- 20' clear ceiling height
- One 10'x12' grade loading door
- Zoned ML - Industrial Light

**LEASE RATE: \$13.95 PSF NET**  
**CAM & TAX: \$4.37 PSF (2023 EST.)**

*\*PLUS A 5% MANAGEMENT FEE BASED ON GROSS RENT*





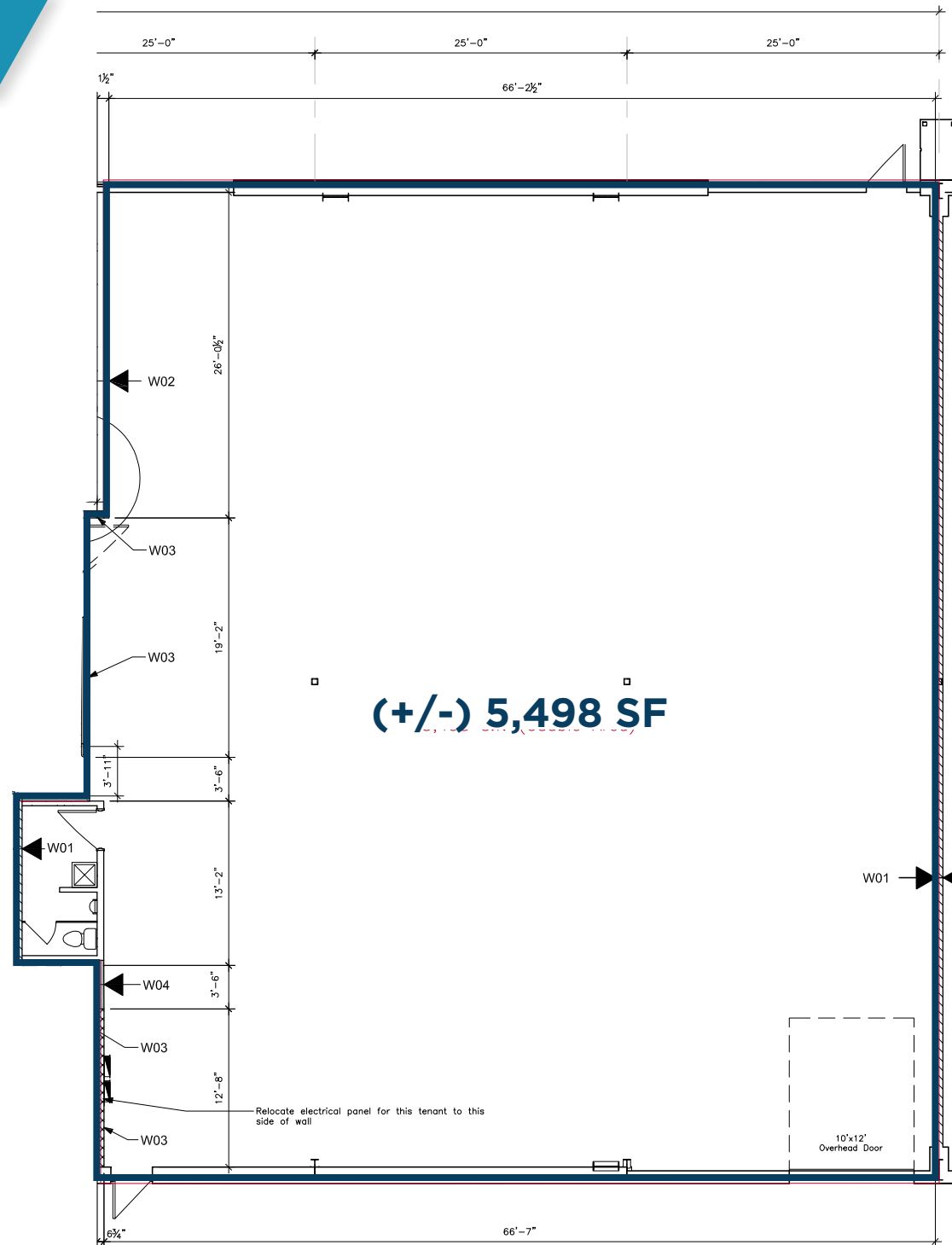
## BACK LOADING AREA



## FRONT RETAIL ENTRANCE



# FLOOR PLAN







PRE-CON BUILDERS

HIDE N SEEK

ARTISTA HOMES

FORT WHYTE ORTHOPEDICS

ARCTIC SPAS

CARPENTER'S  
MONTESSORI SCHOOL

THE FABRIC SNOB

ENNS BROTHERS

CYTOPHAGE  
TECHNOLOGIES

POCKET PILLS

BUILDING 1

5,498 SF

BUILDING 3

EYE FOR  
BUSINESS

WLT  
DISTRIBUTORS

BUILDING 2

H2O ACADEMY

MCCREARY RD

MCGILLIVRAY BLVD





**189,000+**  
**POPULATION**  
Live Within the  
Trade Area



**\$107,000+**  
**AVG. INCOME**



**181,000+**  
**DAYTIME**  
**POPULATION**



- **3 MINUTES TO KENASTON & MCGILLIVRAY**
- **7 MINUTES TO THE PERIMETER**
- **18 MINUTES TO DOWNTOWN**
- **20 MINUTES TO THE AIRPORT**





## CONTACT

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