

TURNKEY PRIME OFFICE SPACE FOR LEASE



T2K
Enterprises Inc.

BUILDING SIGNAGE
OPPORTUNITY

OFFICE FOR LEASE
UNIT 2B - 103 PROGRESS WAY

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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.](#)

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

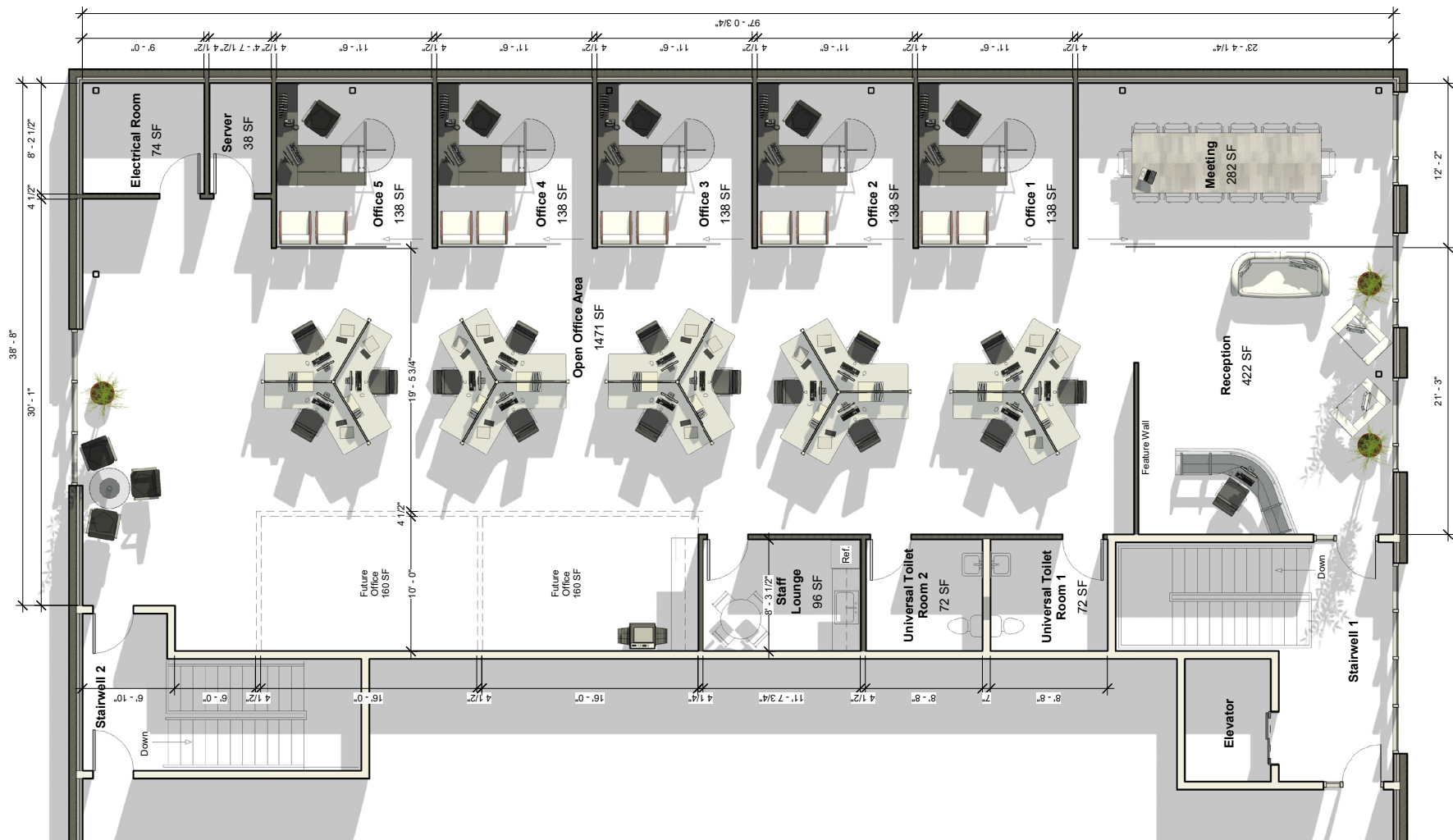


Build Out Underway - Ready for Occupancy June 2025

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.

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

FLOOR PLAN
*Construction Underway

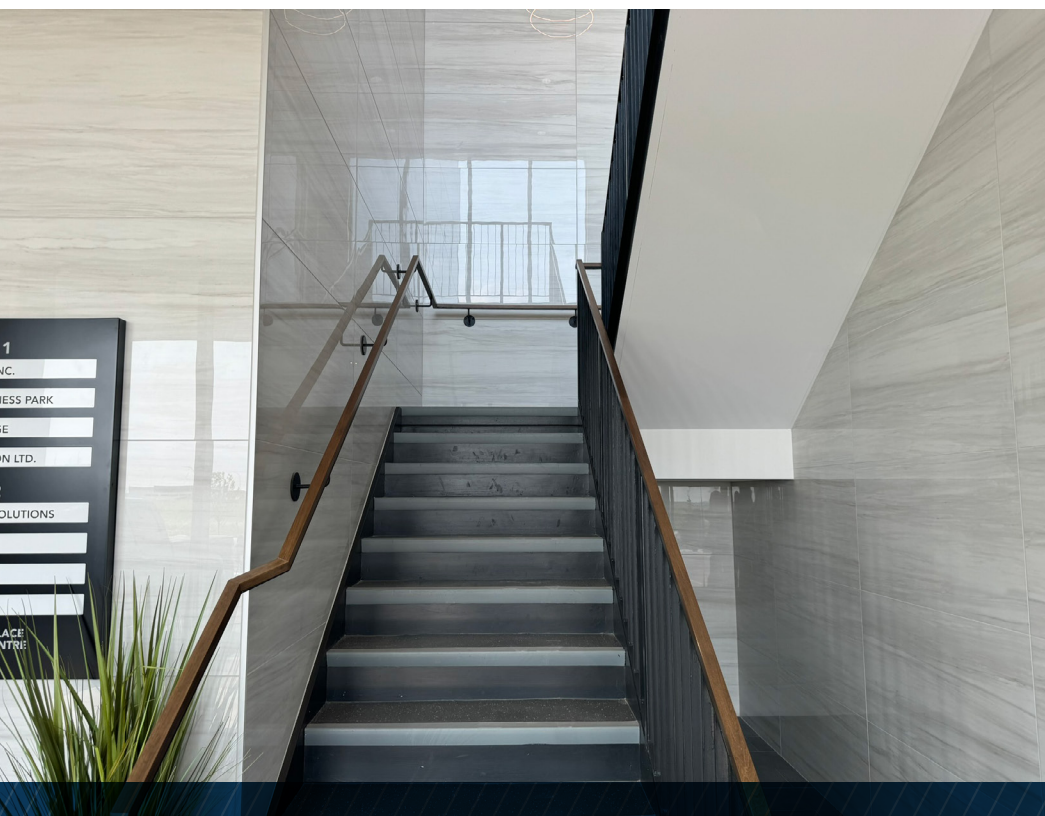


AS-BUILT RENDERINGS

**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





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