

FLEX SPACE IN MCCREARY BUSINESS PARK FOR LEASE



FLEX SPACE FOR LEASE
400 FORT WHYTE WAY UNIT 200 & 302

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 **CUSHMAN &
WAKEFIELD**
Winnipeg



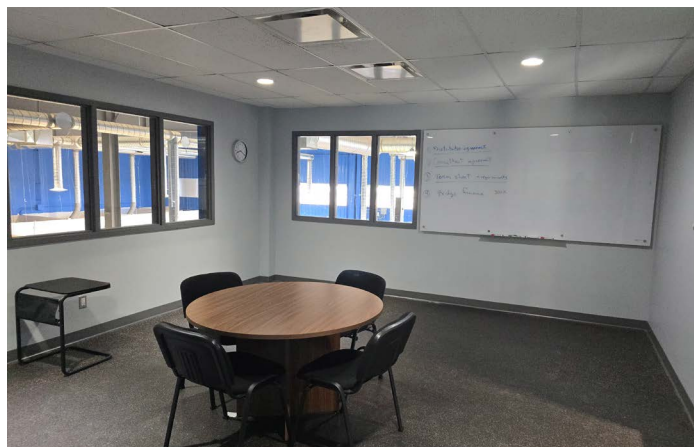
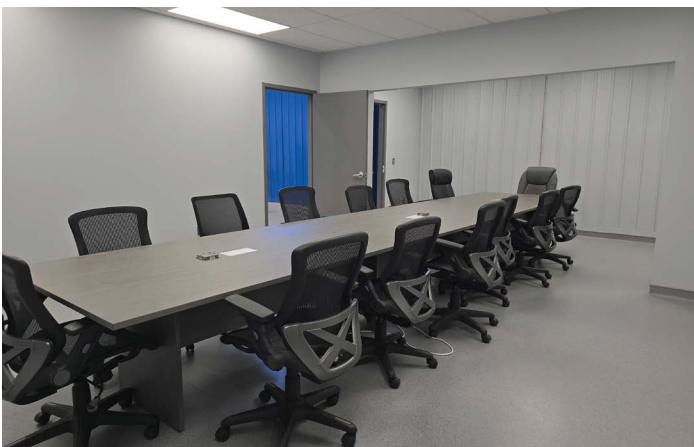
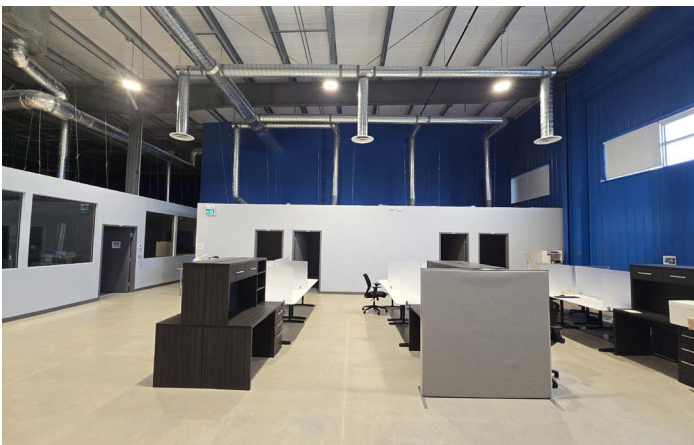
PROPERTY HIGHLIGHTS

(+/-) 2,181 SF & (+/-) 20,585 SF AVAILABLE

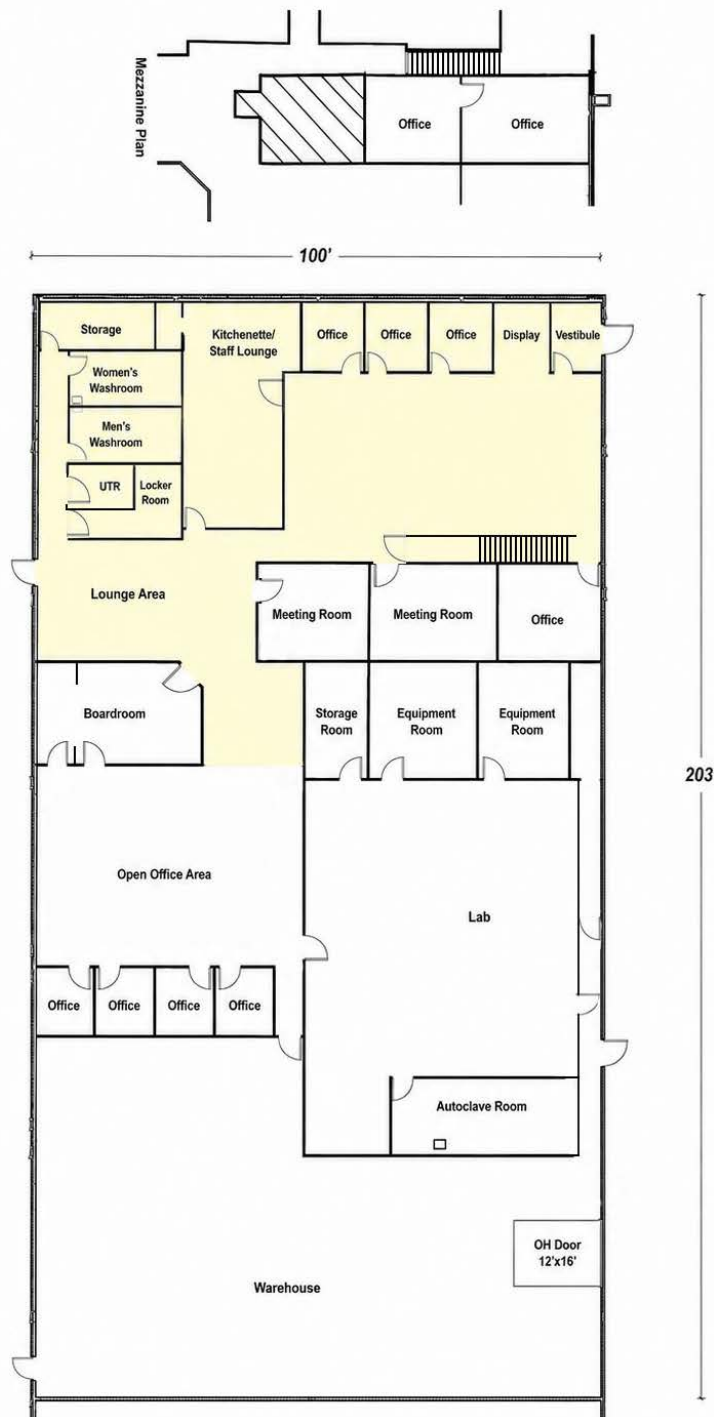
- Turnkey flex space in Winnipeg’s desirable southwest quadrant, just 3 minutes from Kenaston & McGillivray and 5 minutes to the Perimeter.
- Features include 20’ clear ceiling height and ample on-site parking
- Zoned MB – Industrial Business
- Located just beyond city limits with no business tax

Unit Number:	200	302
Size:	20,585 SF	2,181 SF
Available for occupancy:	Immediately	July 1, 2026
Lease Rate:	\$15.00 PSF (plus mgmt fee, 5% of gross rent)	\$18.00 PSF (plus mgmt fee, 5% of gross rent)
CAM & Tax:	\$5.28 PSF (2026 EST.)	\$5.28 PSF (2026 EST.)
Buildout:	Main Floor: • Eight private offices • Open office area • Large kitchenette/staff lounge • Open lounge area • Two boardrooms • Male/female washroom banks • Accessible washroom • Locker room • Lab space, including large open lab, two equipment rooms, and one storage room • Two storage areas • Open warehouse with one grade loading door Mezzanine: • One large office • Meeting room	Main Floor: • Reception area • One private office • Two boardrooms • Various open areas

IMAGES UNIT 200



FLOOR PLAN UNIT 202

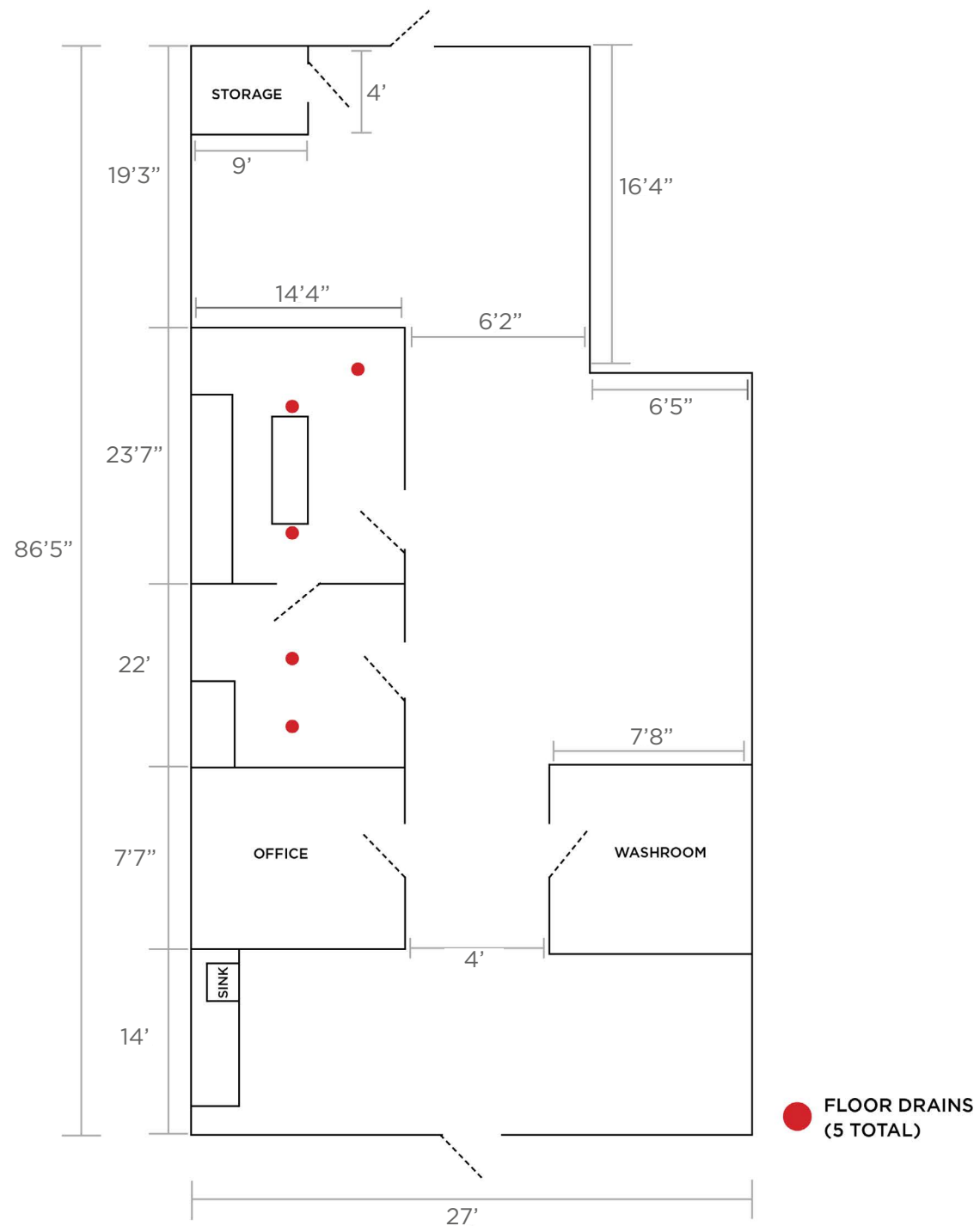


*Floor plan measurements are approximate, subject to plus or minus variance, and for reference only. CW Winnipeg is not responsible for any discrepancies.

IMAGES
UNIT 302



FLOOR PLAN UNIT 302



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SITE PLAN



- 1 HIDE N SEEK
- 2 ARTISTA HOMES
- 3 FOR WHYTE ORTHOPEDICS
- 4 PRECON BUILDERS
- 5 KIDS ETC YOUTH MOVEMENT COMPANY
- 6 NEER SUPPLY & DESIGN

- 7 DURANGO CONSTRUCTION INC.
- 8 EYE FOR BUSINESS CENTRE
- 9 ARCTIC SPAS
- 10 THE OAK BLUFF OUTLET
- 11 WLT DISTRIBUTORS
- 12 UNIT 200

- 13 H2O ACADEMY
- 14 CARPENTER'S MONTESSORI SCHOOL
- 15 UNIT 302
- 16 ENNS BROTHERS

AMENITIES MAP





CONTACT

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