

(+/-) 6,000 SF TURN-KEY OFFICE SPACE
IN OAKBLUFF

UNIT 104 - 505 FORT WHYTE WAY



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PROPERTY HIGHLIGHTS

(+/-) 6,000 SF AVAILABLE

- Located in Oak Bluff, at the corner of McCreary Road and McGillivray Boulevard, immediately south of FortWhyte Alive
- Excellent access to McGillivray Boulevard, the Perimeter Highway and Trans-Canada Highway
- No City of Winnipeg business taxes
- Close proximity to a wide range of retail amenities at Kenaston Boulevard and McGillivray Boulevard
- Excellent on-site parking
- Prominent signage opportunities
- Zoning: MB

LEASE RATE: \$26.00 PSF NET

CAM & TAX: \$6.14 PSF (2026)

**Management Fee: 5% of gross rent*



UNIT 104 - 505 FORT WHYTE WAY | CW WINNIPEG

POSITIONED FOR GROWTH

STRATEGIC LOCATION IN GROWING OAK BLUFF COMMERCIAL NODE

GROWING LOCATION

Located within an area experiencing continued commercial, industrial and residential development, creating new opportunities for businesses.

STRATEGIC ACCESS

Excellent access to McGillivray Boulevard, the Perimeter Highway and Trans-Canada Highway, providing convenient connections throughout Winnipeg and beyond.

MINUTES FROM AMENITIES

Just minutes from the Kenaston and McGillivray retail corridor, offering convenient access to shopping, dining, services and everyday amenities.

BUSINESS-FRIENDLY LOCATION

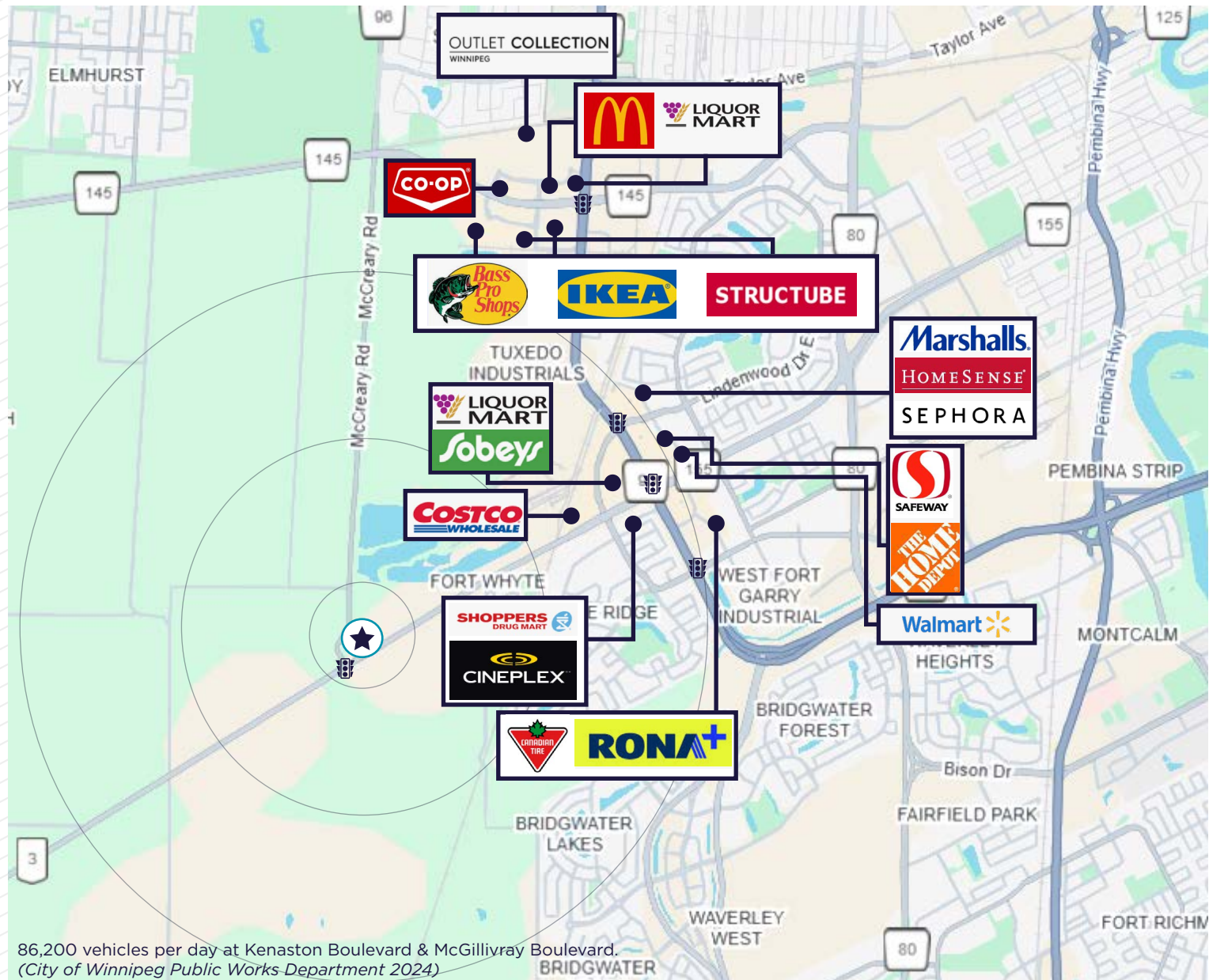
Situated in the RM of Macdonald, immediately outside Winnipeg, within an established and expanding commercial and industrial area.

CONNECTED TO SOUTHWEST WINNIPEG

Benefit from close proximity to one of Winnipeg's most active commercial areas while maintaining convenient access to major transportation routes.



AMENITIES MAP



POPULATION

228

1 KM Radius

13,891

3 KM Radius

53,894

5 KM Radius

HOUSEHOLD INCOME

\$109,411.8

1 KM Radius

\$135,704.9

3 KM Radius

\$146,835

5 KM Radius

OF HOUSEHOLDS

110

1 KM Radius

5,006

3 KM Radius

19,168

5 KM Radius

AVERAGE AGE

39

1 KM Radius

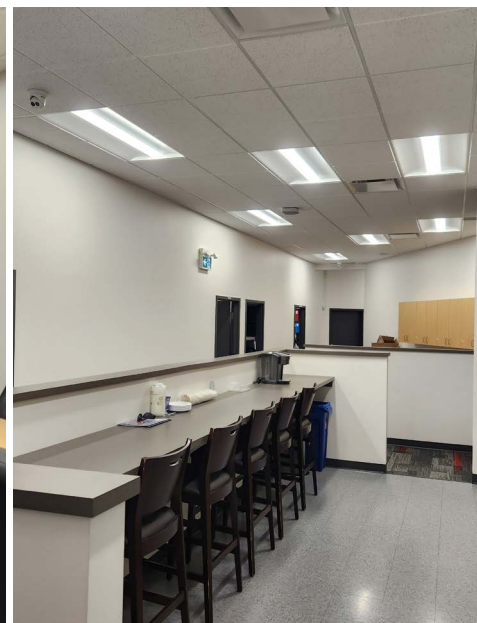
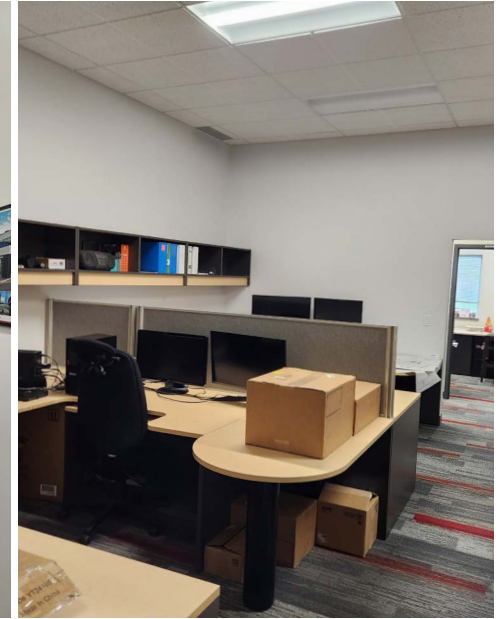
39

3 KM Radius

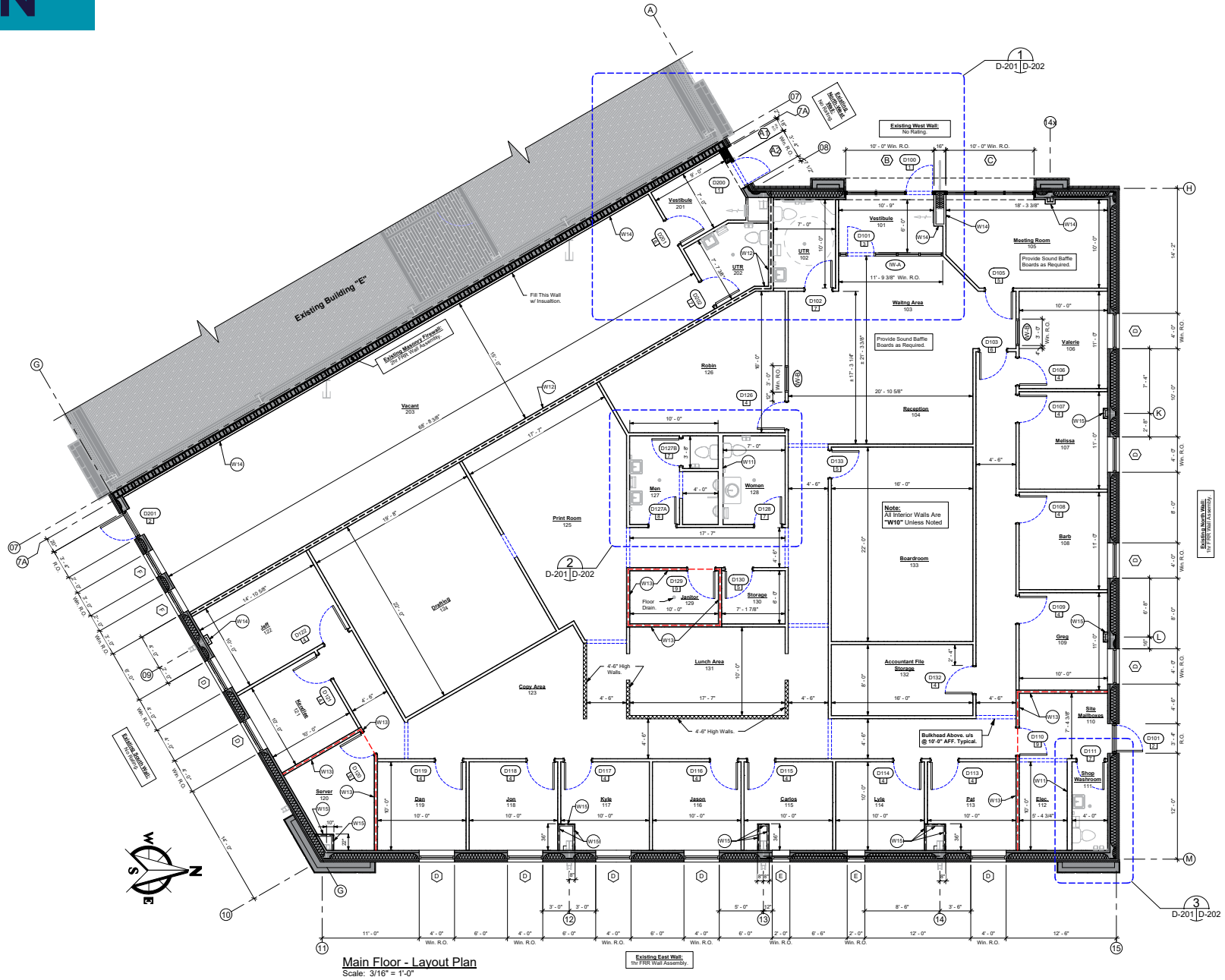
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5 KM Radius

PROPERTY IMAGES



FLOOR PLAN





CONTACT

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