



Unit B - 103 Progress Way, RM of MacDonald, Manitoba

New Suburban Class A Office In McGillivray Business Park

For Lease





Property Details

+/- 3,850 sq. ft.

UNIT SIZE

\$17.00 / sq. ft.

NET LEASE RATE

\$5.00 / sq. ft.

ADDITIONAL RENT (EST. 2023)

January 1, 2024

AVAILABLE FOR FIXTURING

Location

- Join McGillivray Business Park, well-situated just outside the City of Winnipeg limits in the RM of MacDonald
- Close to affluent residential communities including Bridgwater, Lindenwoods, Whyte Ridge, Tuxedo and Charleswood
- This ideal location is less than 2 miles from retail amenities such as Costco, Sobeys, De Luca's, Rona and The Rink
- The property is strategically located to benefit from potential future developments, including the proposed extension of Bishop Grandin and the twinning of PTH3

Features

- Newly constructed flex building featuring highly efficient QuikTherm insulation, providing a space which is 37% above the National Energy Code
- Shared second floor outdoor patio with barbeque for tenant's use
- Access to a state-of-the-art shared boardroom and event space equipped with modern audiovisual technology
- Opportunity to secure on-site storage for personal or corporate use and convenient access to on-site car wash bay
- Strong on-site parking available to accommodate both staff and clients

Highlights



Easy Access
to McGillivray Blvd,
Perimeter Hwy &
Kenaston Blvd



Building
Signage Opportunities



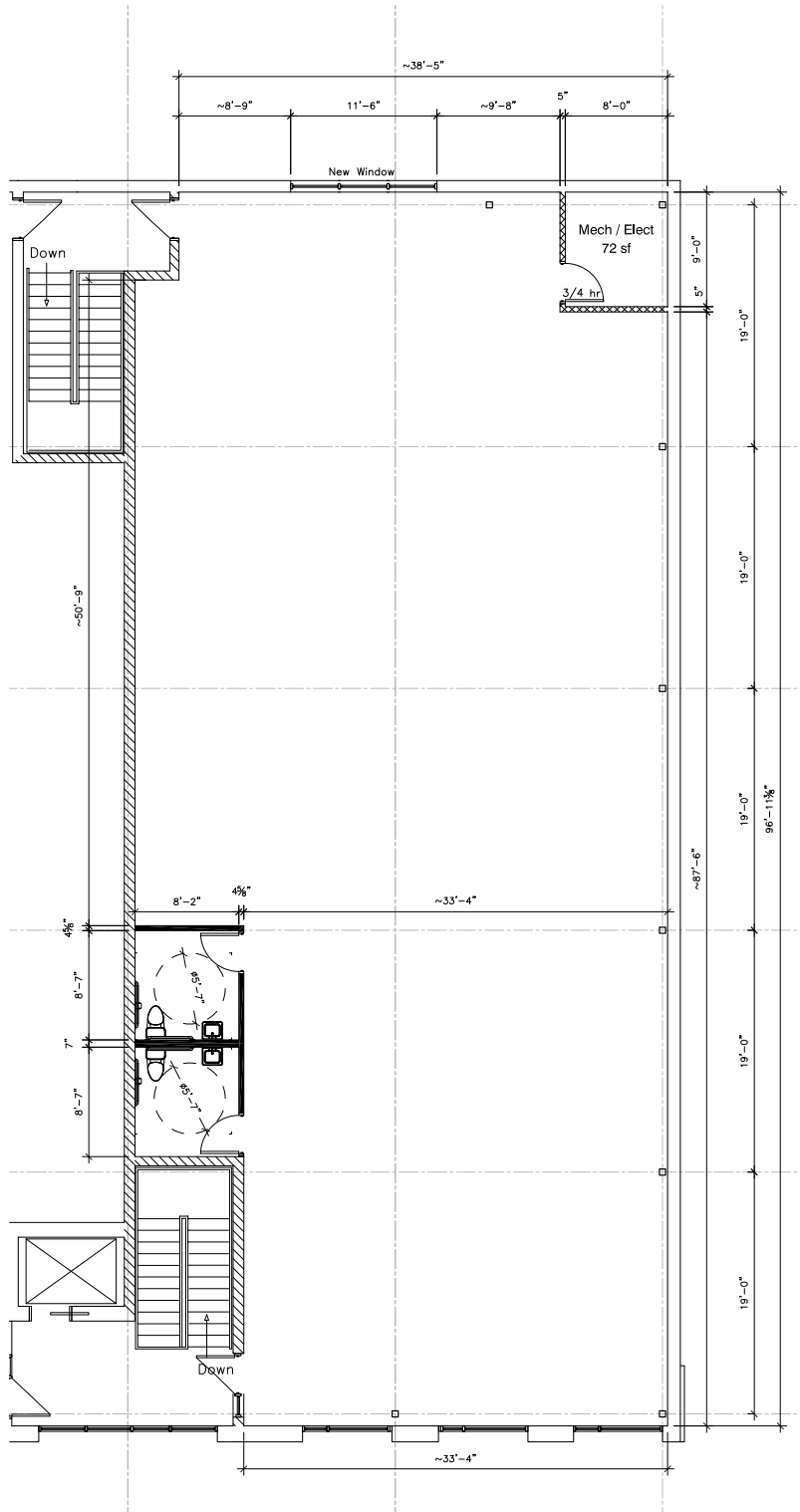
Second Floor
Elevator Access



Electronic Security
Gate at Entrance of
Facility



Floor Plan





Shared Boardroom



Shared Boardroom



Shared Boardroom



Sample Office Design

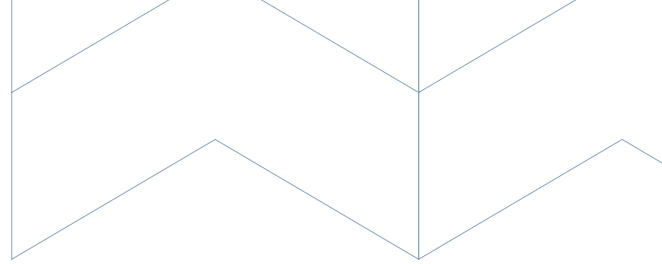


Common Corridor



Sample Office Design

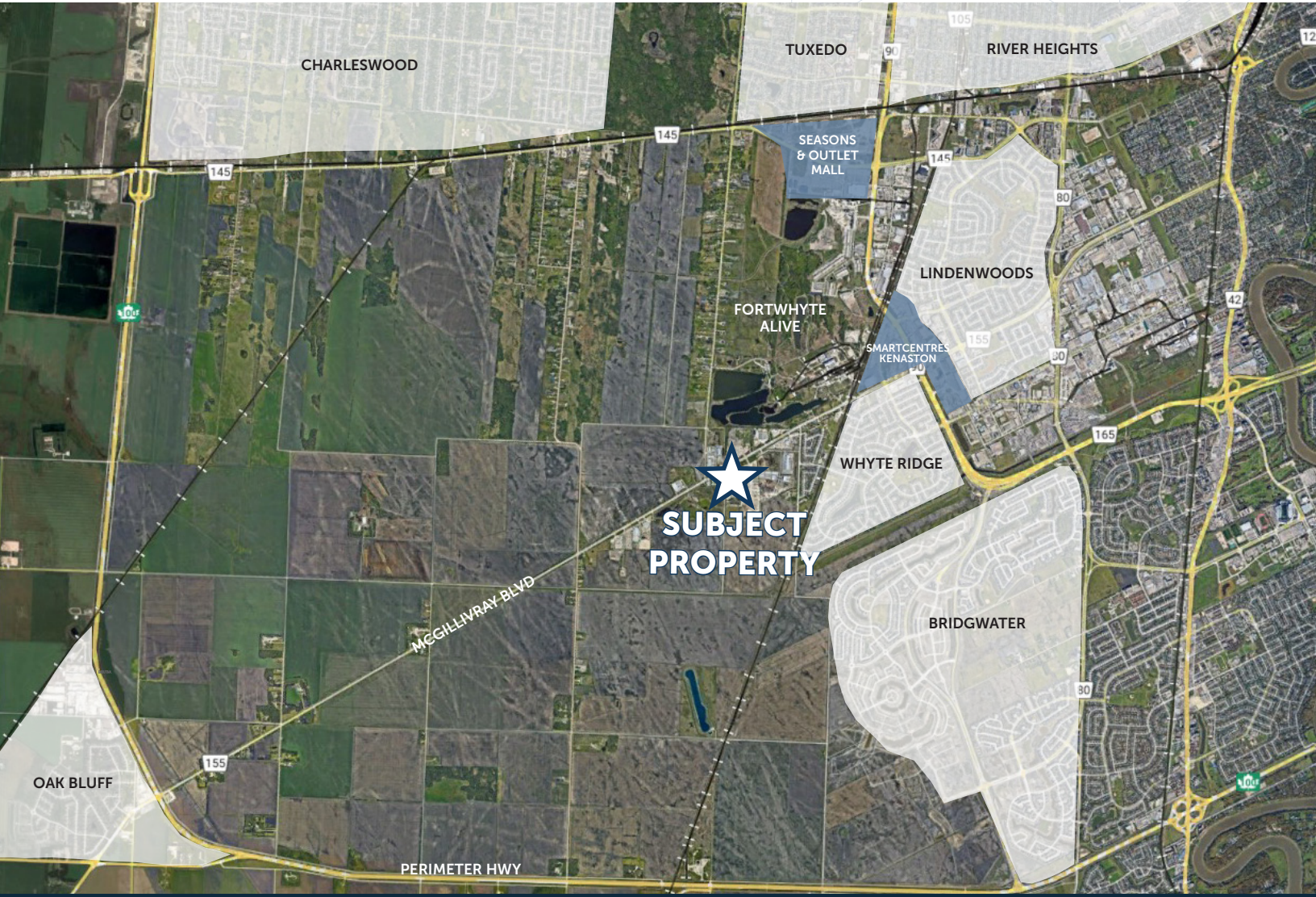




My Second Garage

Maximize convenience with the on-site storage solution. As a tenant, you have the exclusive opportunity to lease an additional 12' x 32' storage unit at My Second Garage. These units boast epoxy finished heated floors, a Proslat storage wall, and are situated within a safe and secure compound accessible only by FOB. Each unit includes a security system and camera, along with a 45 minute fire rating to protect valuable corporate documents. Whether you need to store corporate records, files, your car or other toys, the storage units provide the perfect space. With 16' ceilings and various overhead storage options, you can customize the unit to suit your preferences.





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