



100 - 105 Fort Whyte Way, Oak Bluff, Manitoba

Fully Furnished Private Offices in Southwest Winnipeg

For Lease



Property Details

+/- 97 - 144 sq. ft. Premium Office
+/- 143 - 199 sq. ft. Executive Office

AVAILABLE OFFICES

\$995 - \$1,943/month

LEASE RATE

ML - Industrial Light

ZONING

Free Onsite Parking

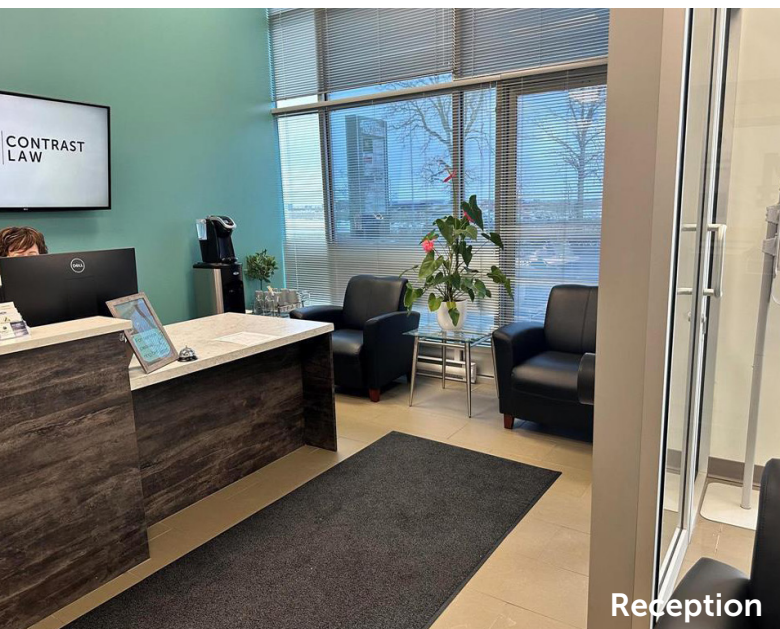
PARKING

January/February 2026

AVAILABLE DATE

Features

- Turnkey, fully furnished private offices available in southwest Winnipeg
- Variety of office options including Executive Private, and Premium Private offices
- Each office comes equipped with a desk, chair, client seating, fridge, and TV
- Complimentary high-speed WiFi included
- 24/7 secure access with key fob entry
- Access to meeting rooms, large boardroom, shared kitchen, and reception area, all available for booking
- Offices ready for immediate occupancy with flexible short-term and long-term lease options
- Configurable layouts available to accommodate executive offices and adjacent assistant spaces
- Ideal for professionals in financial planning, insurance, sales, and related fields
- Conveniently located in the Oak Bluff, near Kenaston & McGillivray—southwest Winnipeg's premier retail corridor
- Benefit from no City of Winnipeg business tax
- **Discounts available for bundling adjacent office spaces.**



Highlights



Located in the
SOUTHWEST



Pylon signage
OPPORTUNITIES



Excellent access
TO MAJOR THOROUGHFARES,
SOUTHWEST WINNIPEG &
SURROUNDING RURAL AREAS



Ample on-site
FREE PARKING FOR TENANTS
AND CLIENTS

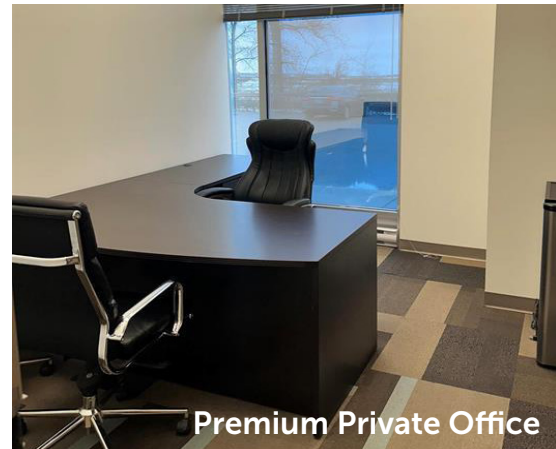




Boardroom



Meeting Room



Premium Private Office



Inside Private Office



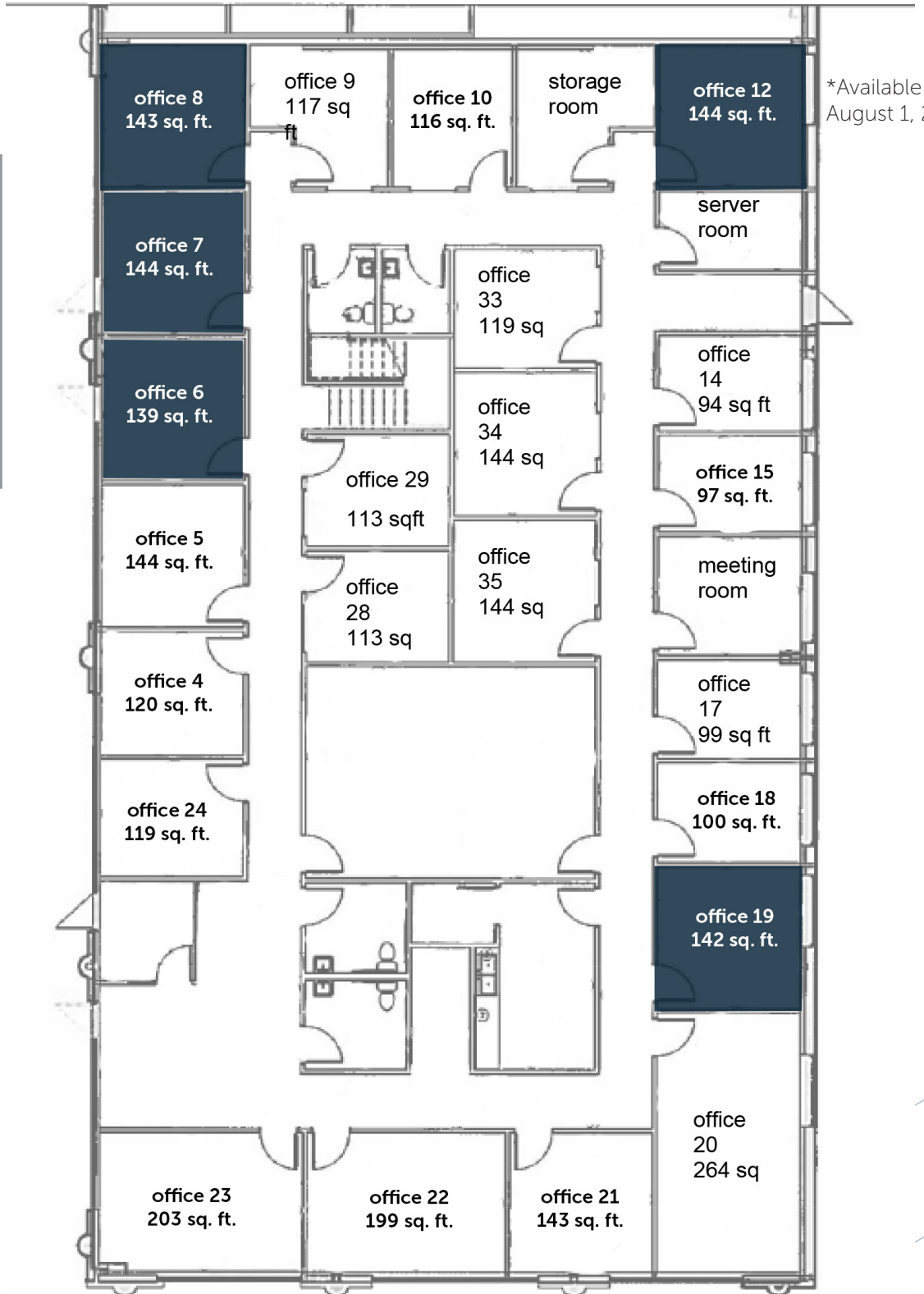
Premium Private Office

For Lease



100-105 Fort Whyte Way, Oak Bluff, Manitoba
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Floor Plan - Main Floor



*Available August 1, 2026

Available space for lease:*

- Premium Office Space
- Fully Leased ~~Executive Office Space~~

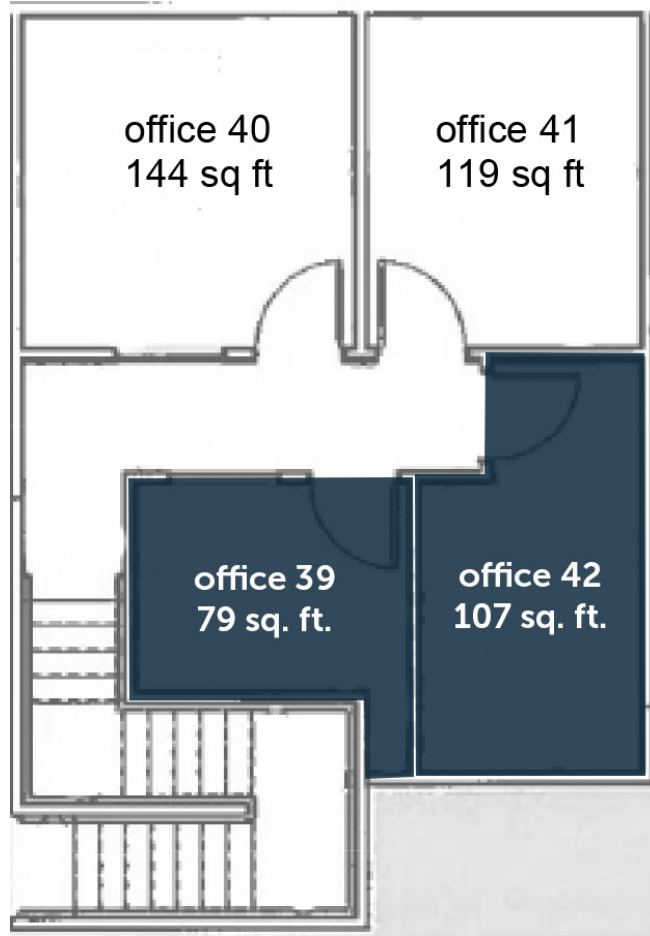
For Lease ➤

Floor Plan - Second Floor

Available space for lease:*

 Premium Office Space

 *Fully Leased*
~~Executive Office Space~~



For Lease



LEGEND

- | | |
|------------------------------|----------------------------|
| 1. RINK Training Centre | 7. Costco |
| 2. Delucas | Golf Town |
| Fort Rouge Glass | Petsmart |
| Pinseekers Golf Lounge | 8. Cineplex |
| Collective Event Rentals | Shoppers Drug Mart |
| 3. H2O Academy | 9. Sobeys |
| Pre-Con Builders | Liquor Mart |
| Ambassador Mechanical | Boston Pizza |
| Kids Etc. Youth Movement | 10. Home Depot |
| Montessori School | Safeway |
| 4. Kleyson Transport | 11. Walmart Supercentre |
| 5. West Coast Auto & Leisure | 12. Steinbach Credit Union |
| 6. J&D Penner | 13. Canadian Tire |
| Vitran Express | 14. Value Village |
| Winnipeg Gymnastics Centre | 15. Rona+ |



Connect with us today!

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