



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**

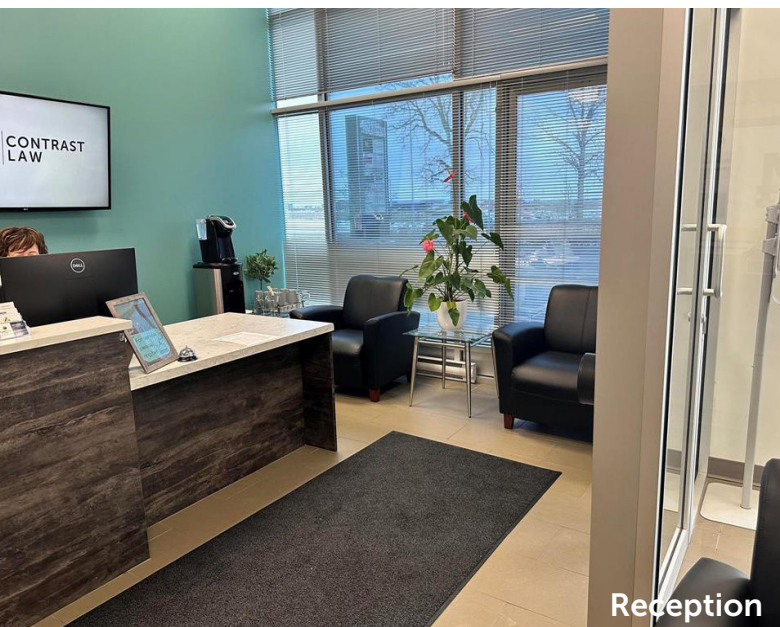
ZONING

**Free Onsite Parking**

PARKING

**January/February 2026**

AVAILABLE DATE



Reception

## 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

**For Lease**



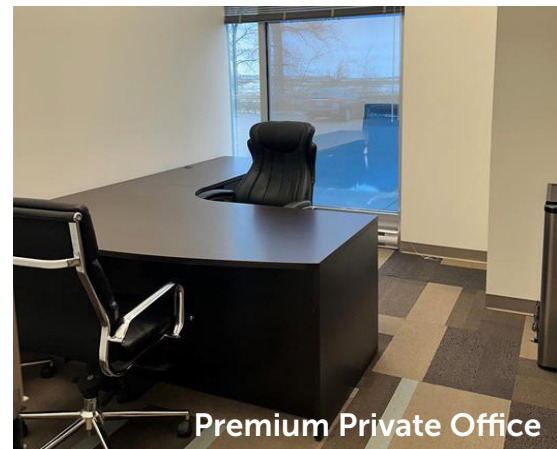
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Boardroom



Meeting Room



Premium Private Office



Inside Private Office





Premium Private Office



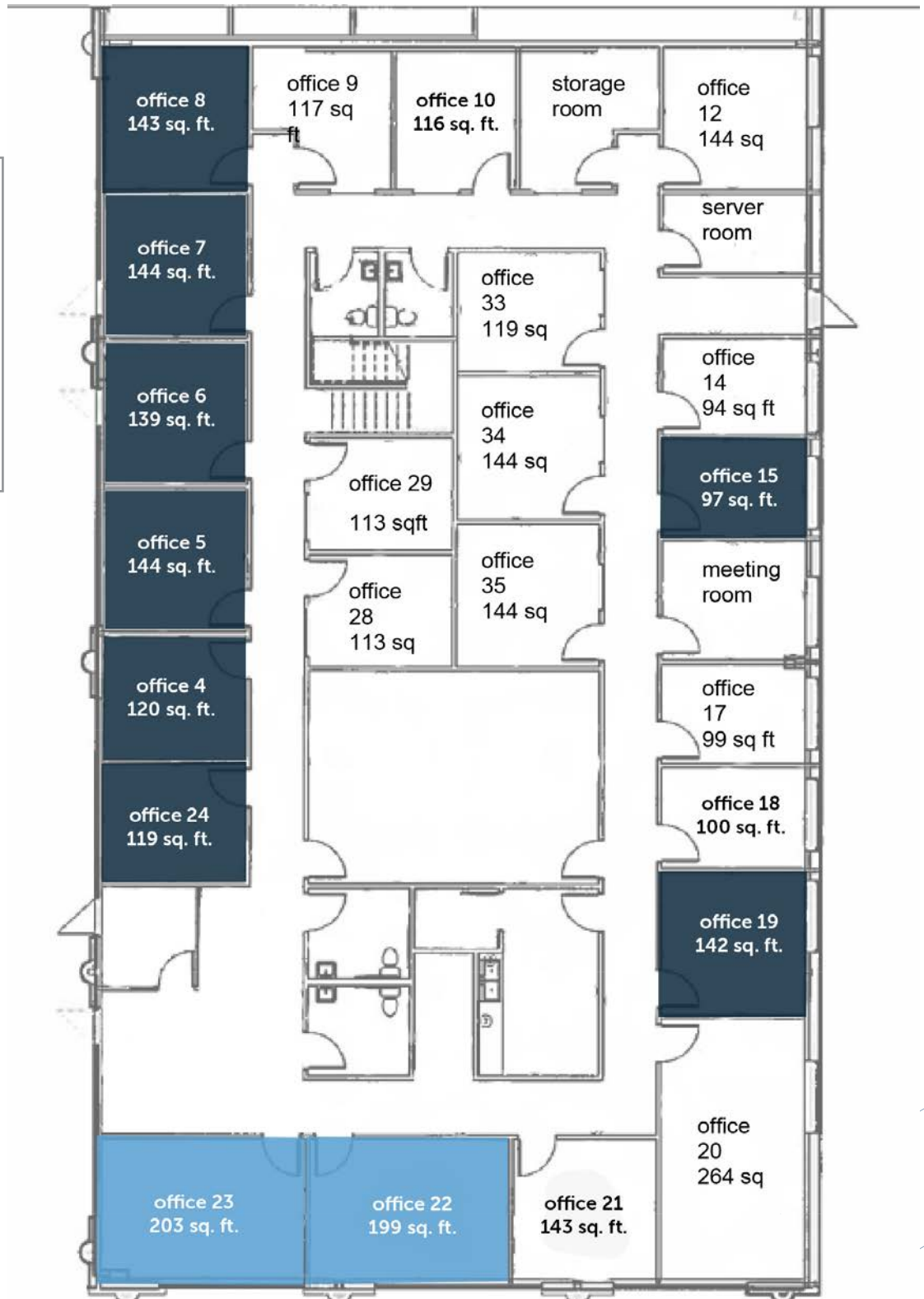


# Floor Plan - Main Floor

*Available space for lease\*:*

-  Premium Office Space
-  Executive Office Space

\*Available January 1, 2026



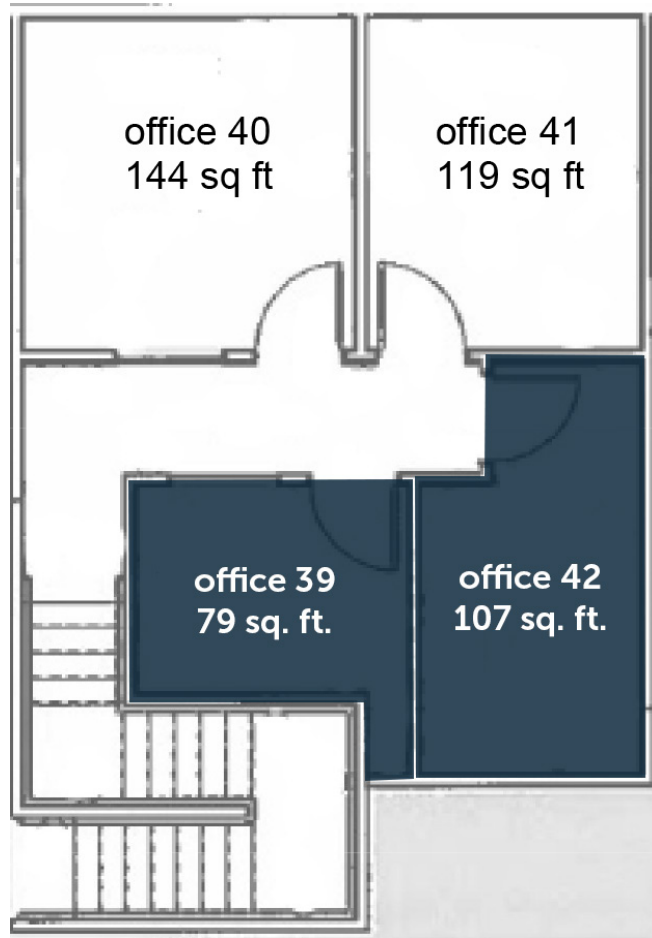
## Floor Plan - Second Floor

*Available space for lease\*:*

 Premium Office Space

 Executive Office Space

\*Available January 1, 2026





## 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. Sobeyes                 |
| 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+                  |

**SUBJECT  
PROPERTY** →

# Connect with us today!

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**For Lease**



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