

FLEX SPACE FOR LEASE IN SW WINNIPEG

25 SCURFIELD BLVD - UNIT 7

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PROPERTY HIGHLIGHTS

(+/-) 3,695 SF AVAILABLE

- Flex unit available in highly sought after SW Winnipeg
- Currently built out as office space with small warehouse area
- Dock level loading and grade level loading
- Building façade and roof recently updated
- Ample Parking available

LEASE RATE

\$19.95 PSF

CAM & TAX

\$7.20 PSF (2024)

PLUS MANAGEMENT FEE OF 5% GROSS RENT



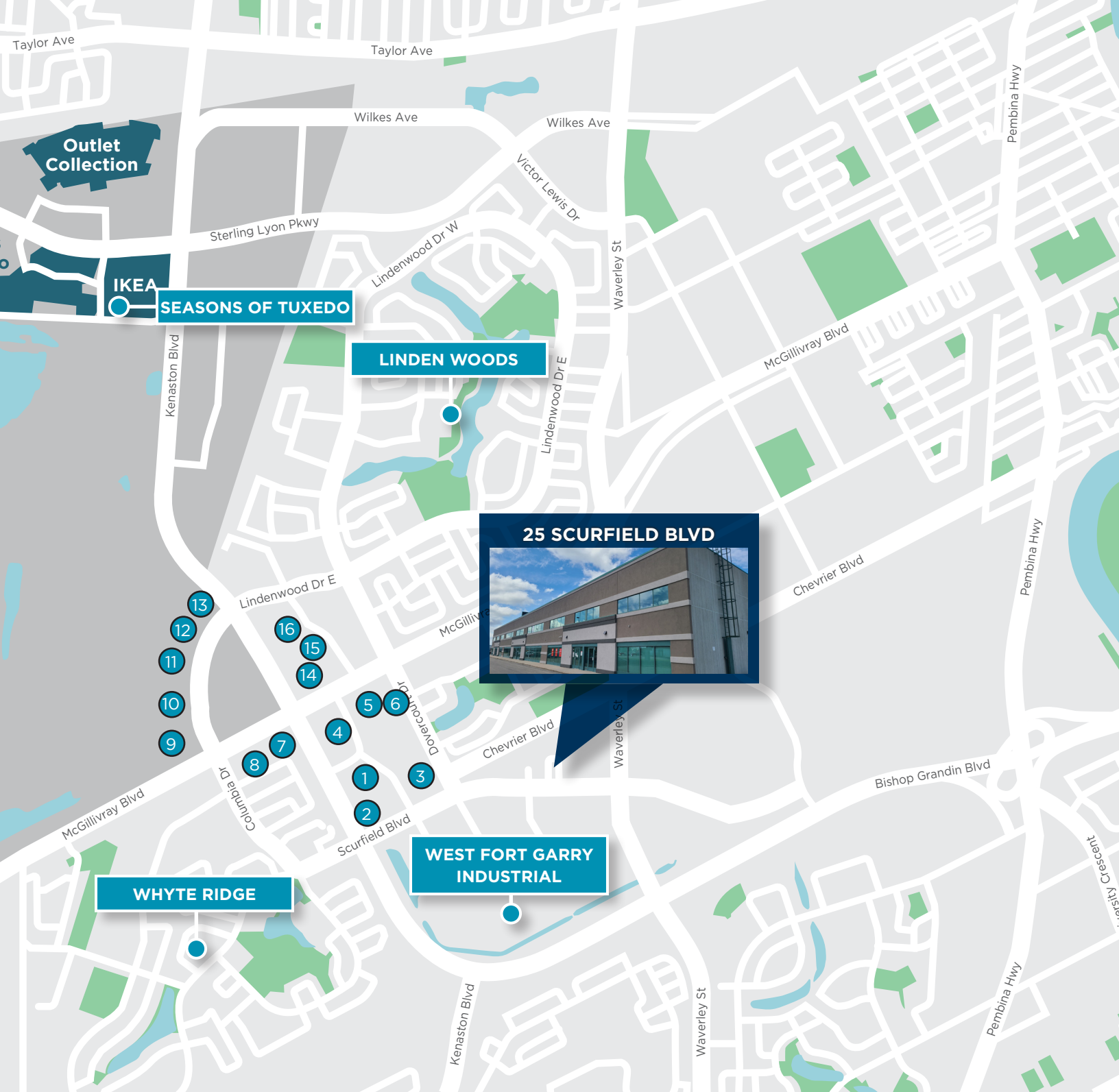
Configured to accommodate office needs, complemented by warehouse area



Nestled in the heart of sought-after Southwest Winnipeg location



The building's façade and roofing have been recently refreshed to reflect contemporary aesthetics and functionality



LOCAL AMENITIES

- | | | | |
|---|------------------------|----|-------------------------------|
| 1 | RONA+ | 8 | CINEPLEX ODEON |
| 2 | BEN & FLORENTINE | 9 | COSTCO |
| 3 | PETSMART | 10 | COSTCO GAS STATION |
| 4 | THE CANADIAN BREWHOUSE | 11 | CLAY OVEN |
| 5 | STARBUCKS | 12 | INDIGO |
| 6 | THE KEG STEAKHOUSE | 13 | JOEY |
| 7 | A & W | 14 | CHILLI CHUTNEY STREET KITCHEN |
| 8 | CINEPLEX ODEON | 15 | WALMART |
| | | 16 | THE HOME DEPOT |



CHEVRIER BLVD

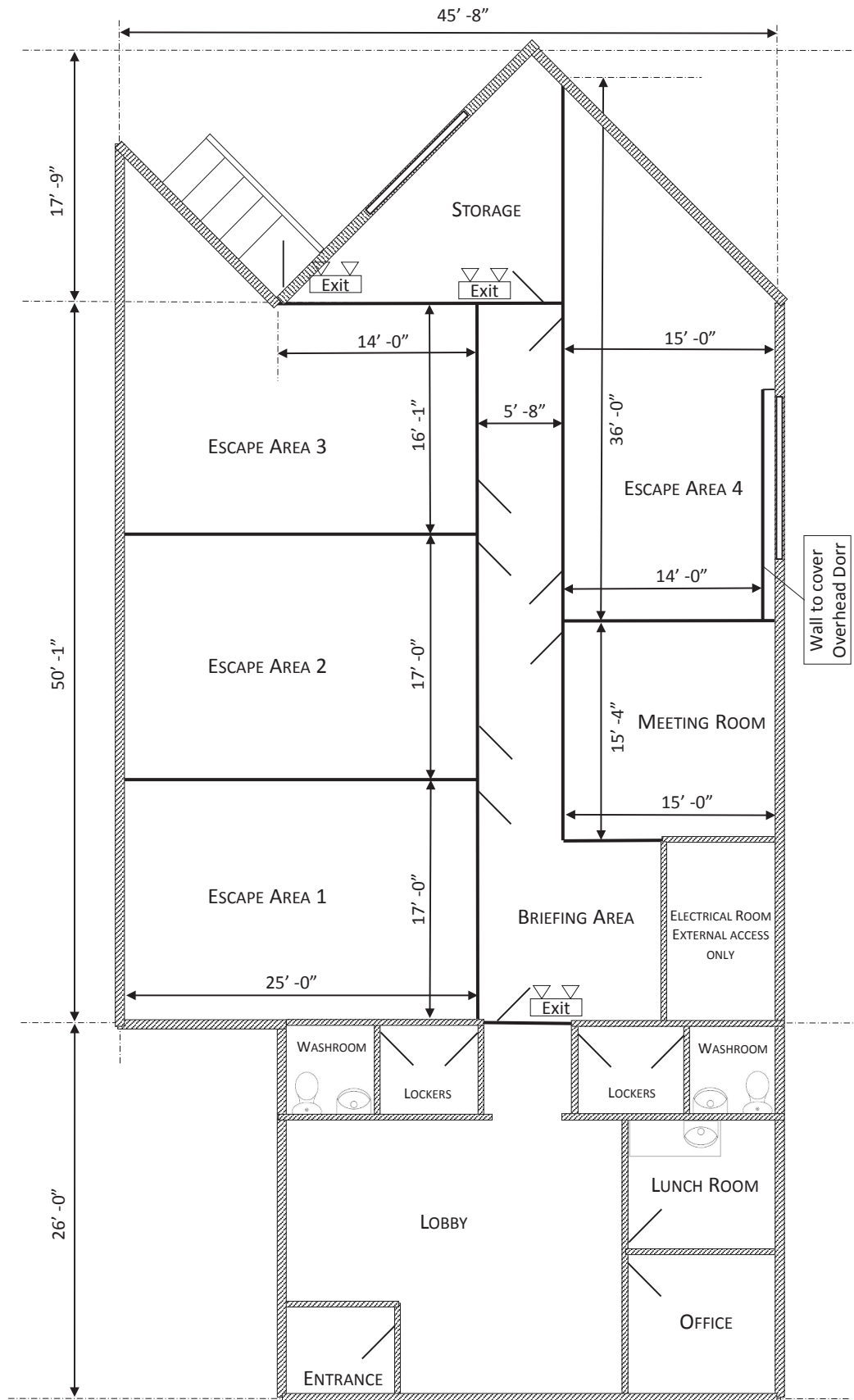
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SCURFIELD BLVD

HENLOW BAY

FLOOR PLAN



IMAGES



IMAGES



CONTACT

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