



FOR LEASE

106

Scurfield Boulevard

WINNIPEG | MB

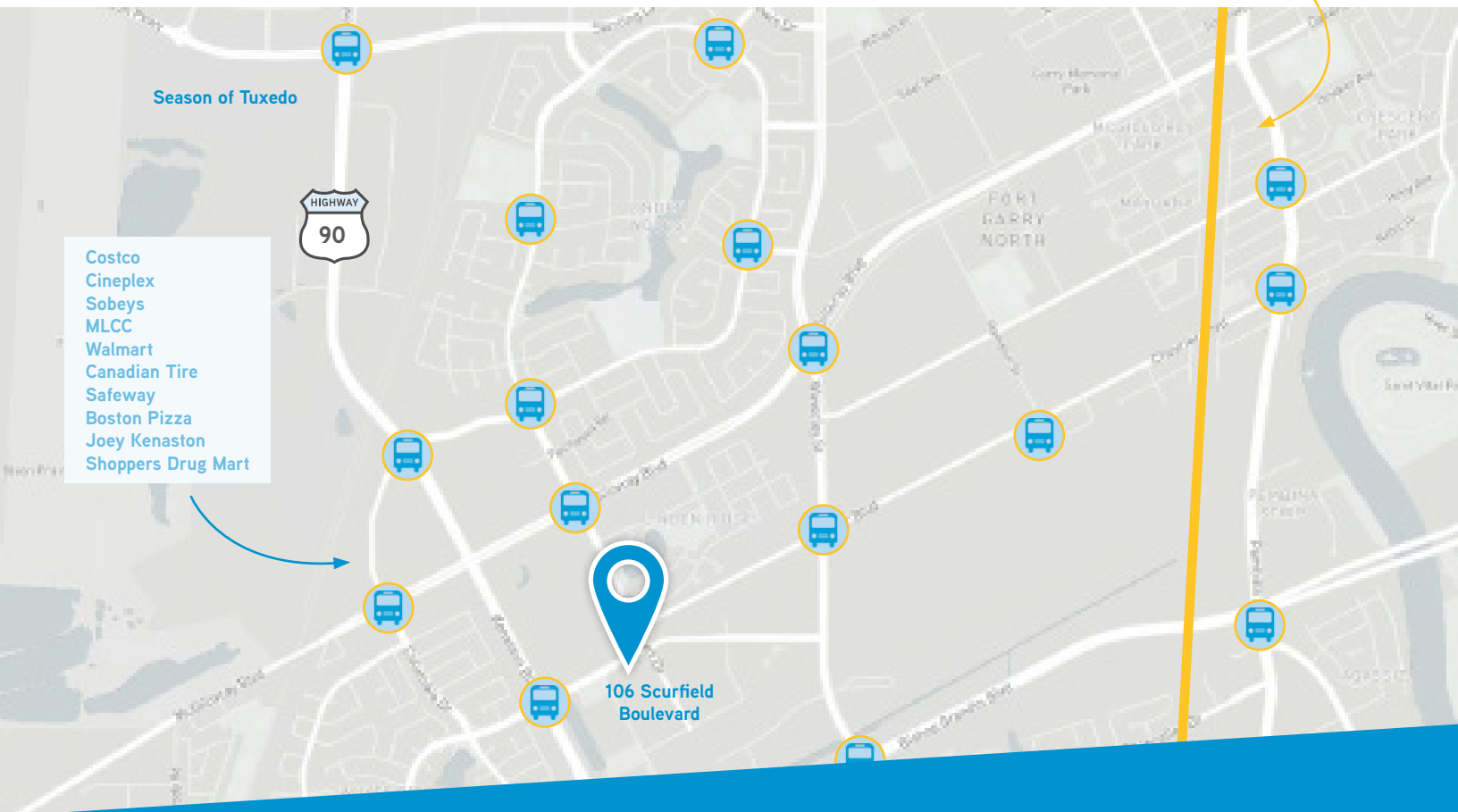
Office space in desirable southwest Winnipeg

This conveniently located office building has excellent presence in the highly desirable South Winnipeg area. The building is situated on the south side of Scurfield Boulevard between the two major arteries, Waverley Street and Kenaston Boulevard.

Southwest Winnipeg is one of the most coveted areas for industrial and office space in the city. Surrounding neighbourhoods include Lindenwoods, Whyte Ridge, and Bridgwater.

Amenities are plentiful with the Kenaston Common hub as well as Seasons of Tuxedo, creating a demand for great restaurants and facilities. Live/work/play all within a 5-minute drive.

Rapid transit corridor
creates easy access to many
surrounding areas



HIGHLIGHTS

- > Excellent on-site parking
- > Great surrounding amenities
- > Access to Winnipeg's major transportation routes

DEMOGRAPHICS (3KM)



Total Population

49,615



Median Household Income

\$91,062



Average Age

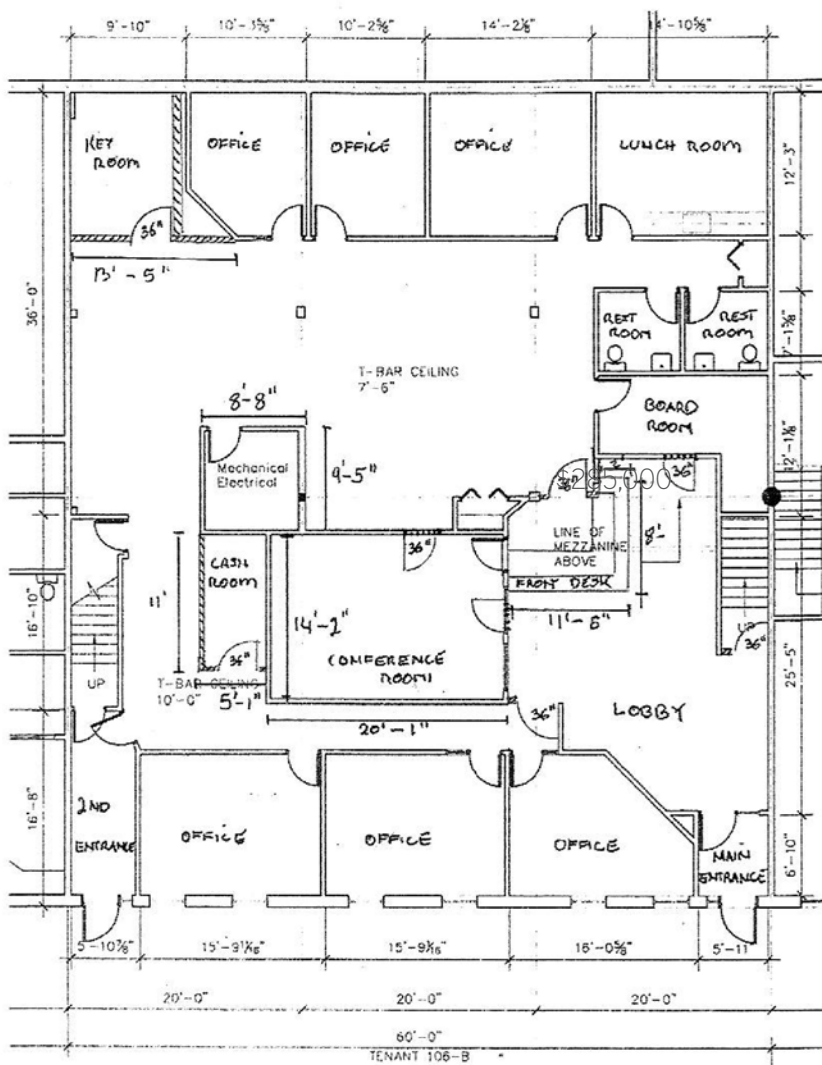
39



Net Rent \$12.00/SF

Op. costs & taxes (2020 est.) \$6.88/SF

Parking 12 stalls



AVAILABLE SPACE

Unit	Area (SF)	Lease Rate	Additional Rent
B	3,975 SF	\$12.00/SF	\$6.88/SF

OFFICE FEATURES



Office space



Desirable south Winnipeg location



Private offices



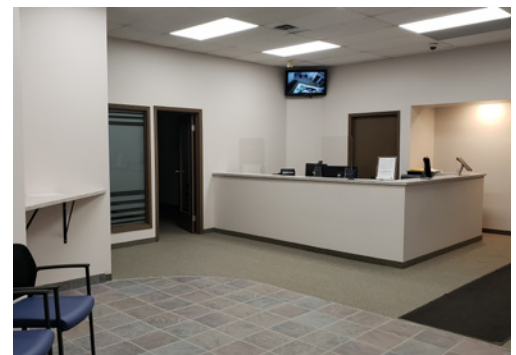
Meeting rooms



Close to major transportation routes



Excellent surrounding amenities



FEATURES

- 12 parking stalls available with the space along the east fence
- The space is designed to have a highly secure flow, with locked zoned accessibly by fobs
- Video surveillance

BONUS 2,000 SF mezzanine with roughed-in plumbing

CONTACT US

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