

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

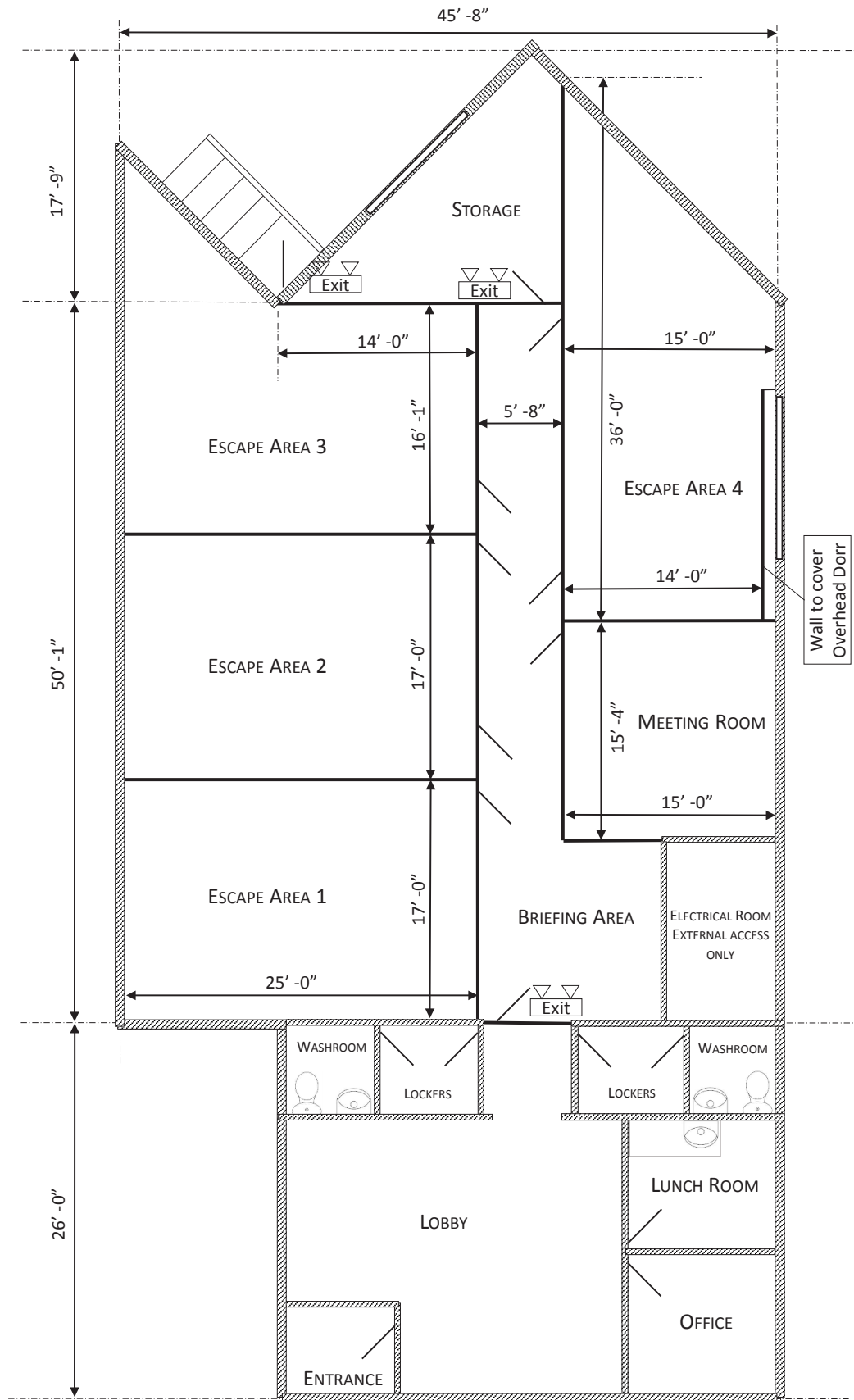
25 SCURFIELD BLVD



SCURFIELD BLVD

HENLOW BAY

# FLOOR PLAN



# IMAGES



# IMAGES





## CONTACT

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