

BUILDING FAÇADE UPGRADE COMING SOON!



FOR LEASE
5 SCURFIELD BLVD - UNIT 38

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 **CUSHMAN &
WAKEFIELD**
Winnipeg

 **Stevenson**



PROPERTY HIGHLIGHTS

(+/-) 7,020 SF AVAILABLE

- High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90
- Amazing high exposure showroom/ office/ warehouse space
- Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield
- 1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit
- (+/-) 18' clear ceiling height
- Potential to subdivide
 - Unit A (+/-) 4,162 sf
 - Unit B (+/-) 2,858
- Zoned M1

Lease Rate: \$21.95 PSF

CAM & Tax: \$8.71 PSF (2025 est.)

*Plus mgmt fee of 5% of gross rent



AREA MAP



WINNIPEG AIRPORT

DOWNTOWN

5 SCURFIELD BLVD - UNIT 38



PORTAGE AVE

KING EDWARD ST

PEMBINA HWY

LAGIMODIERE BLVD

PERIMETER HWY





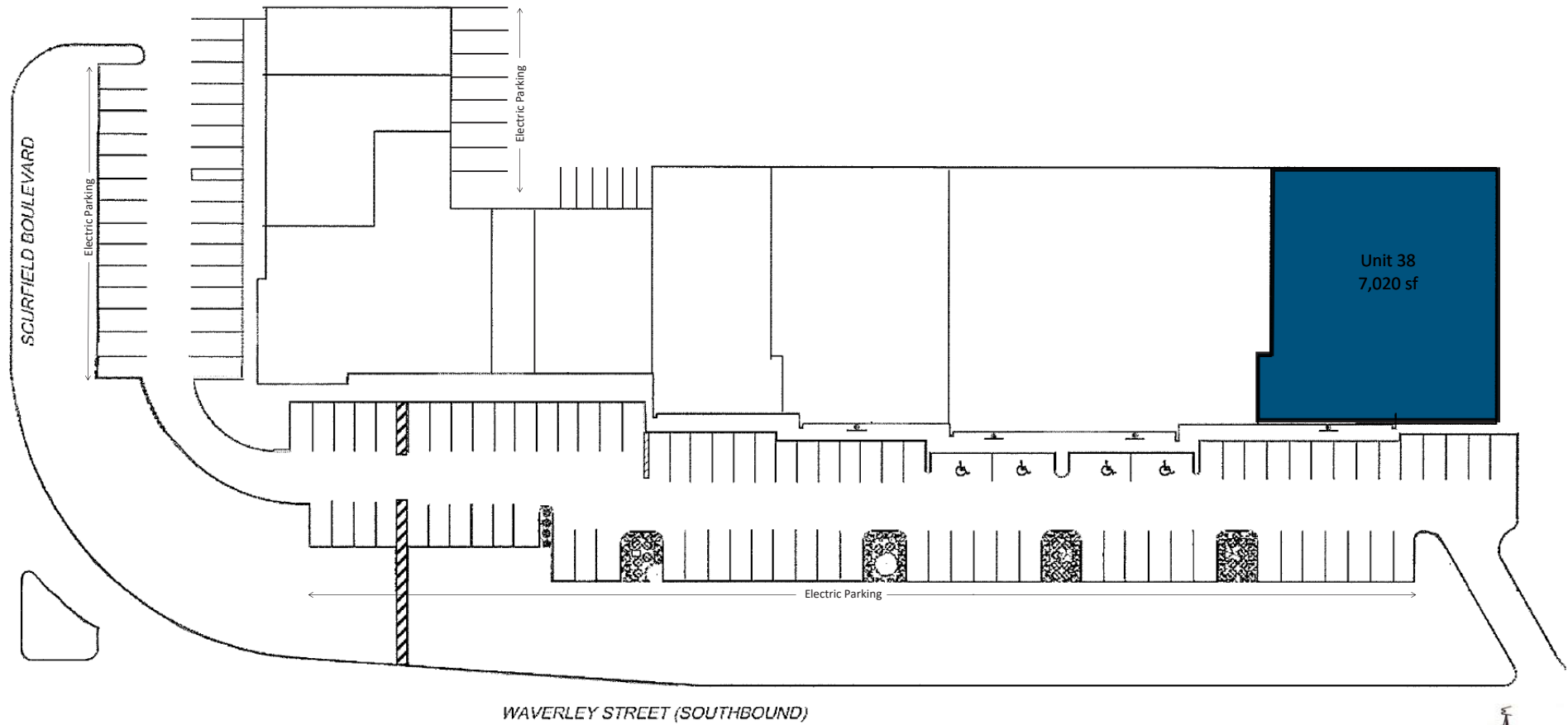
AERIAL

SCURFIELD BLVD

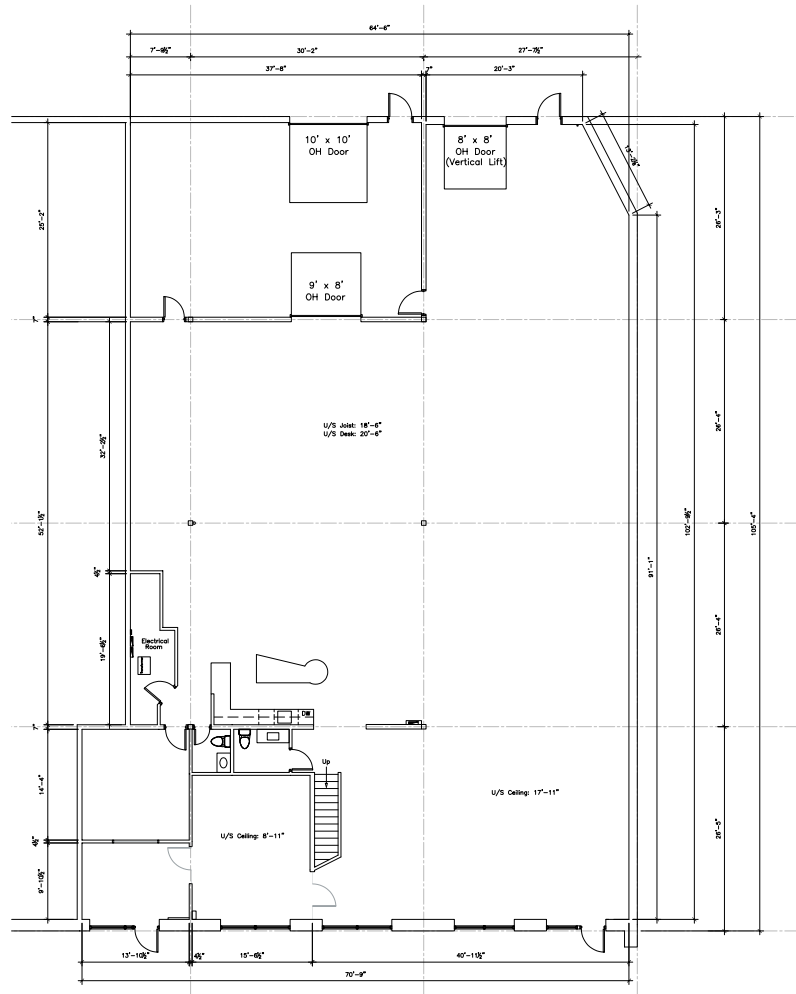
WAVERLEY ST



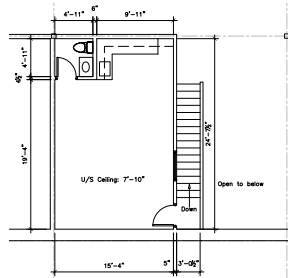
SITE PLAN



FLOOR PLAN

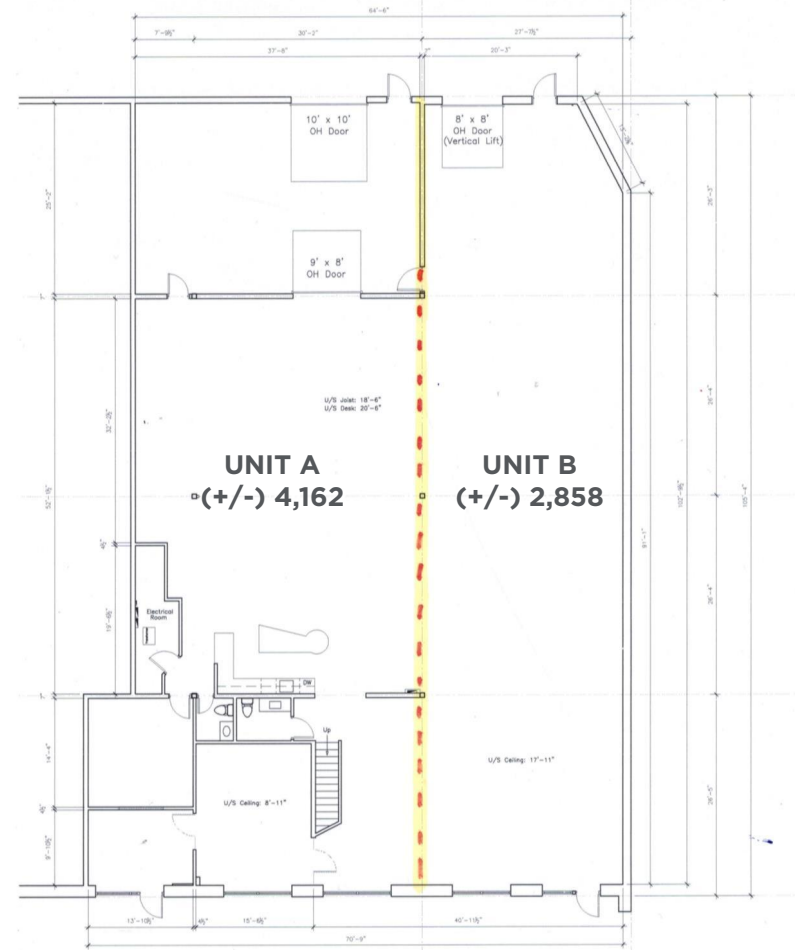


Main Floor Plan

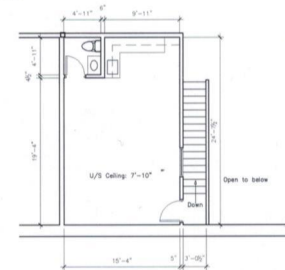


Mezzanine Plan

DEMISING OPTION



Main Floor Plan



Mezzanine Plan



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