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OFFICE FOR LEASE  
**43 SCURFIELD BLVD**

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## PROPERTY HIGHLIGHTS

(+/-) 1,400 SF AVAILABLE

- Beautifully built out professional office space available for lease with modern finishes
- Conveniently located on Scurfield Boulevard in Southwest Winnipeg with excellent transit access and various nearby amenities
- Layout features an open reception area, 3 large offices, boardroom, and a kitchenette
- Ideal for a variety of professional services
- Building and pylon sign opportunities
- Ample parking available on-site

**LEASE RATE: \$21.00 PSF NET**

**CAM & TAX: \$8.40 (2024 EST)**

*\*PLUS MANAGEMENT FEE OF 5% GROSS RENT*



← Downtown Winnipeg

PEMBINA HWY

MCGILLIVRAY BLVD

WAVERLEY ST

FORT GARRY INDUSTRIAL PARK

43 SCURFIELD BLVD



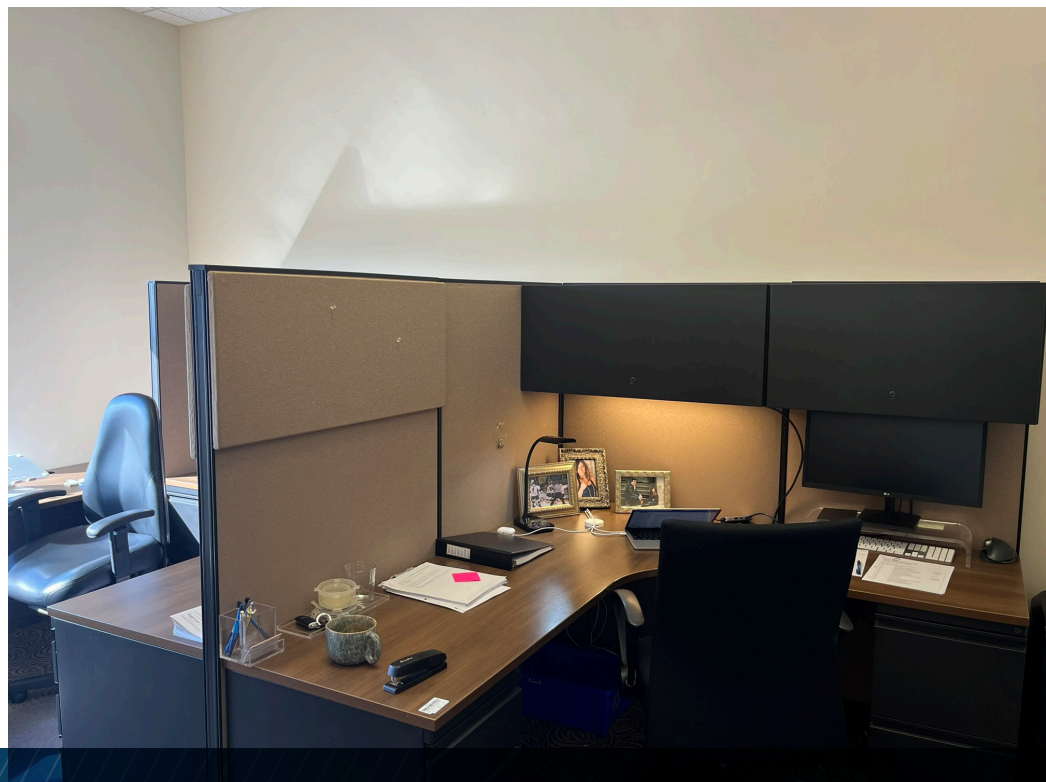
SCURFIELD BLVD

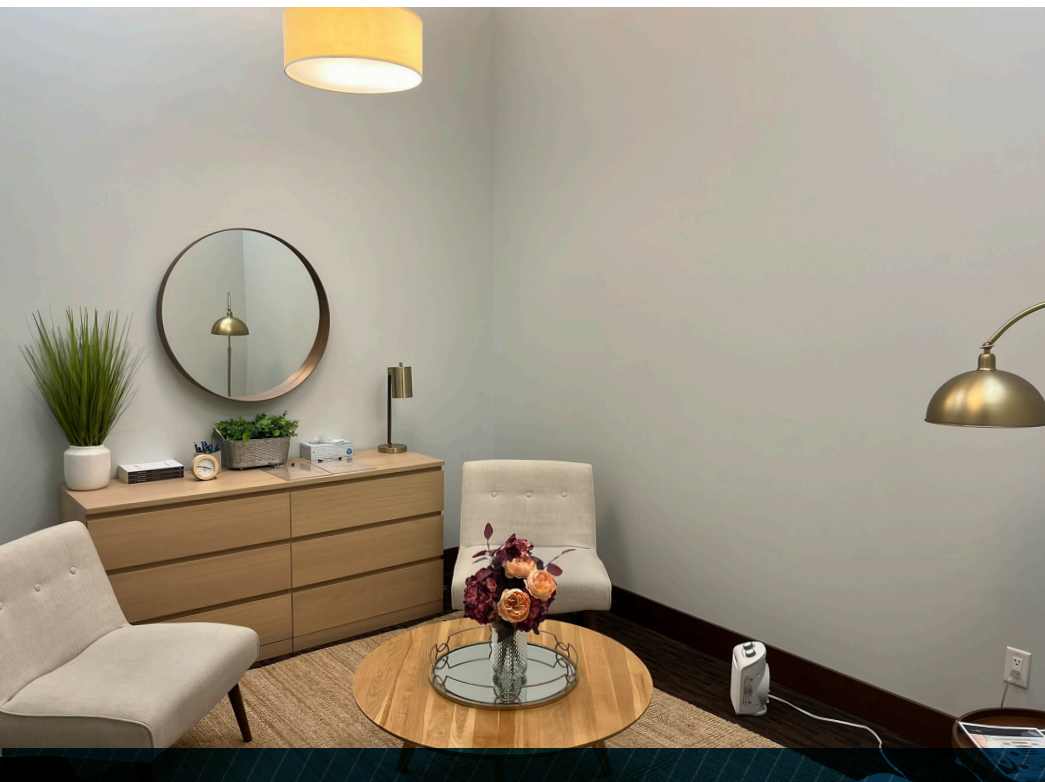
HENLOW BAY



## LOCAL AMENITIES

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







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## CONTACT

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