

MOVE IN READY OFFICE SPACE FOR SUBLEASE



OFFICE FOR SUBLEASE
5 SCURFIELD BLVD - UNIT 10

RYAN MUNT
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
E ryan.munt@cwstevenson.ca

STEPHEN SHERLOCK
Vice President
T 204 928 5011
C 204 799 5526
E stephen.sherlock@cwstevenson.ca



Stevenson



PROPERTY HIGHLIGHTS

(+/-) 4,171 SF AVAILABLE

- Move in ready office space for sublease
- High traffic location on the corner of Scurfield Boulevard and Waverley in SW Winnipeg in close proximity to Route 90
- Amazing high exposure office space with 15 parking stalls, reception area, 10 private offices, boardroom, kitchen/ staff room and open workstation area
- Head lease expiry: September 30, 2029
- Zoned M1

LEASE RATE: CONTACT AGENT

CAM & TAX: \$8.71 PSF (2025 EST.)

*Plus mgmt fee of 5% of gross rent



AREA MAP

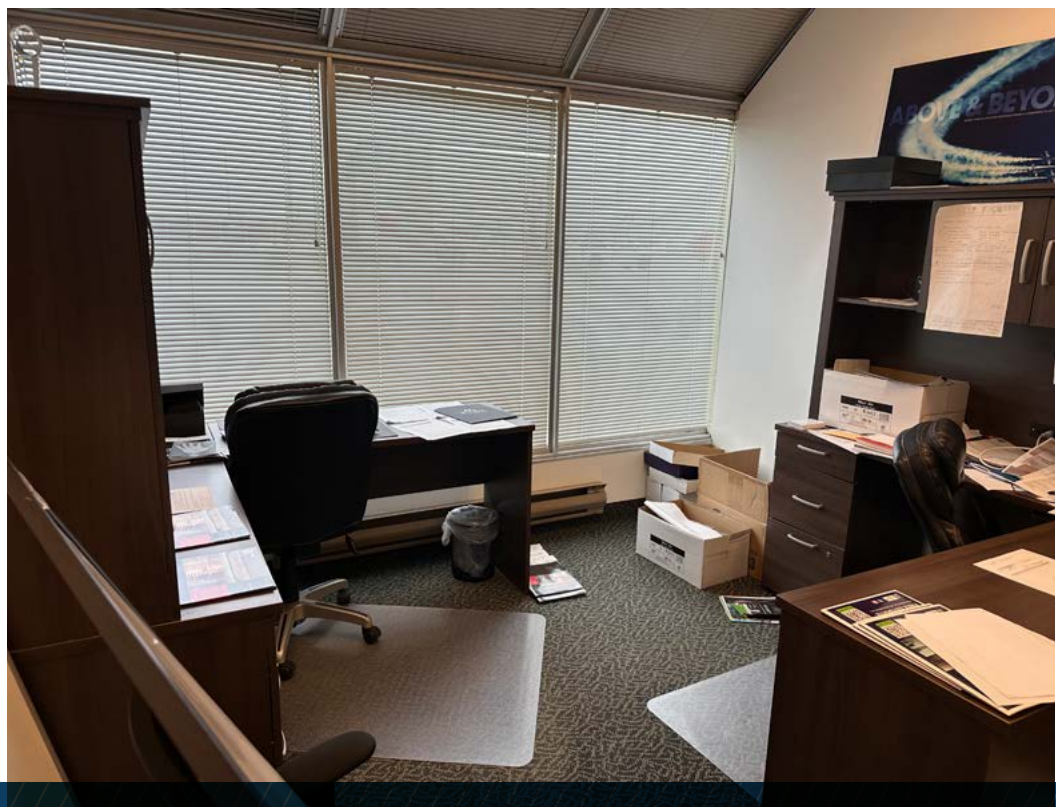
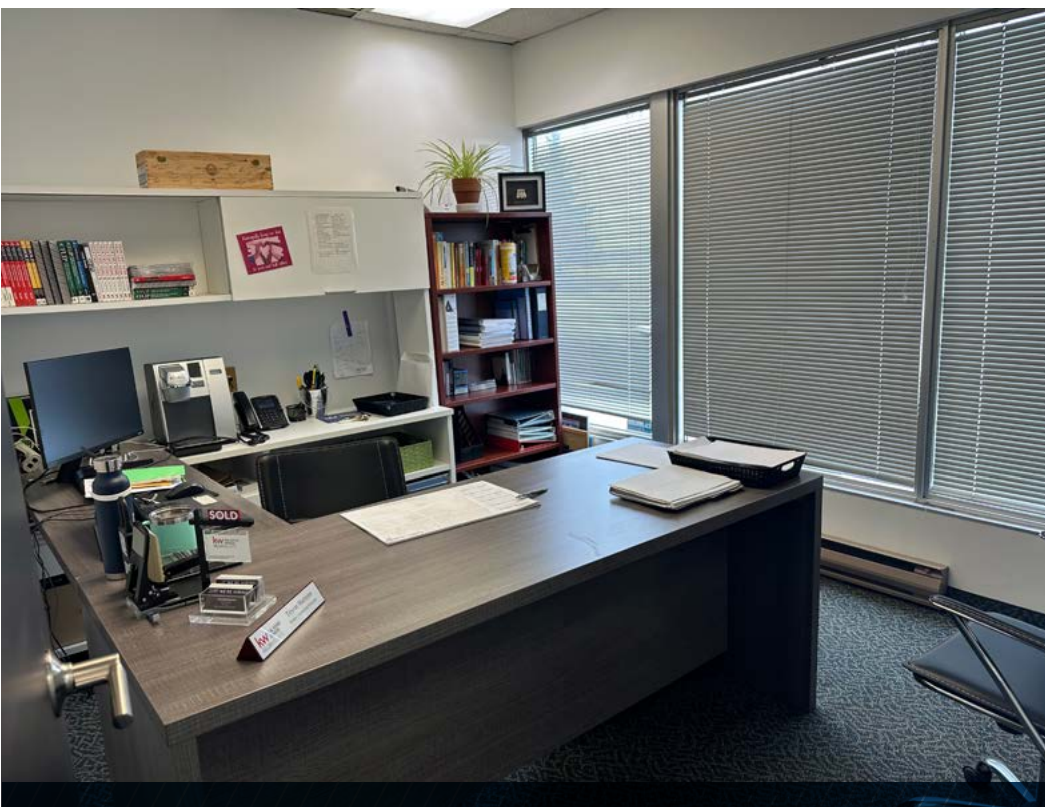


WINNIPEG AIRPORT

DOWNTOWN

5 SCURFIELD BLVD - UNIT 10







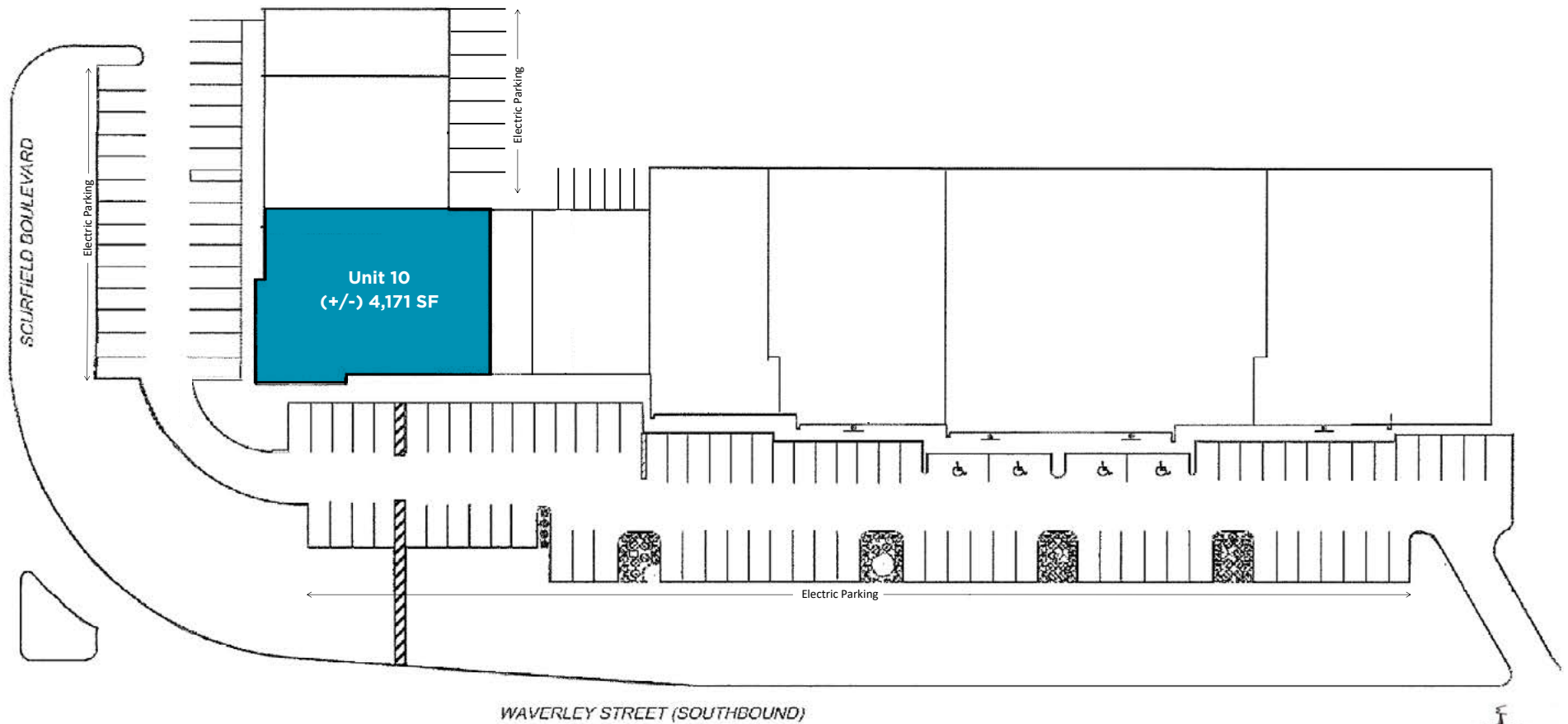
AERIAL

WAVERLEY ST

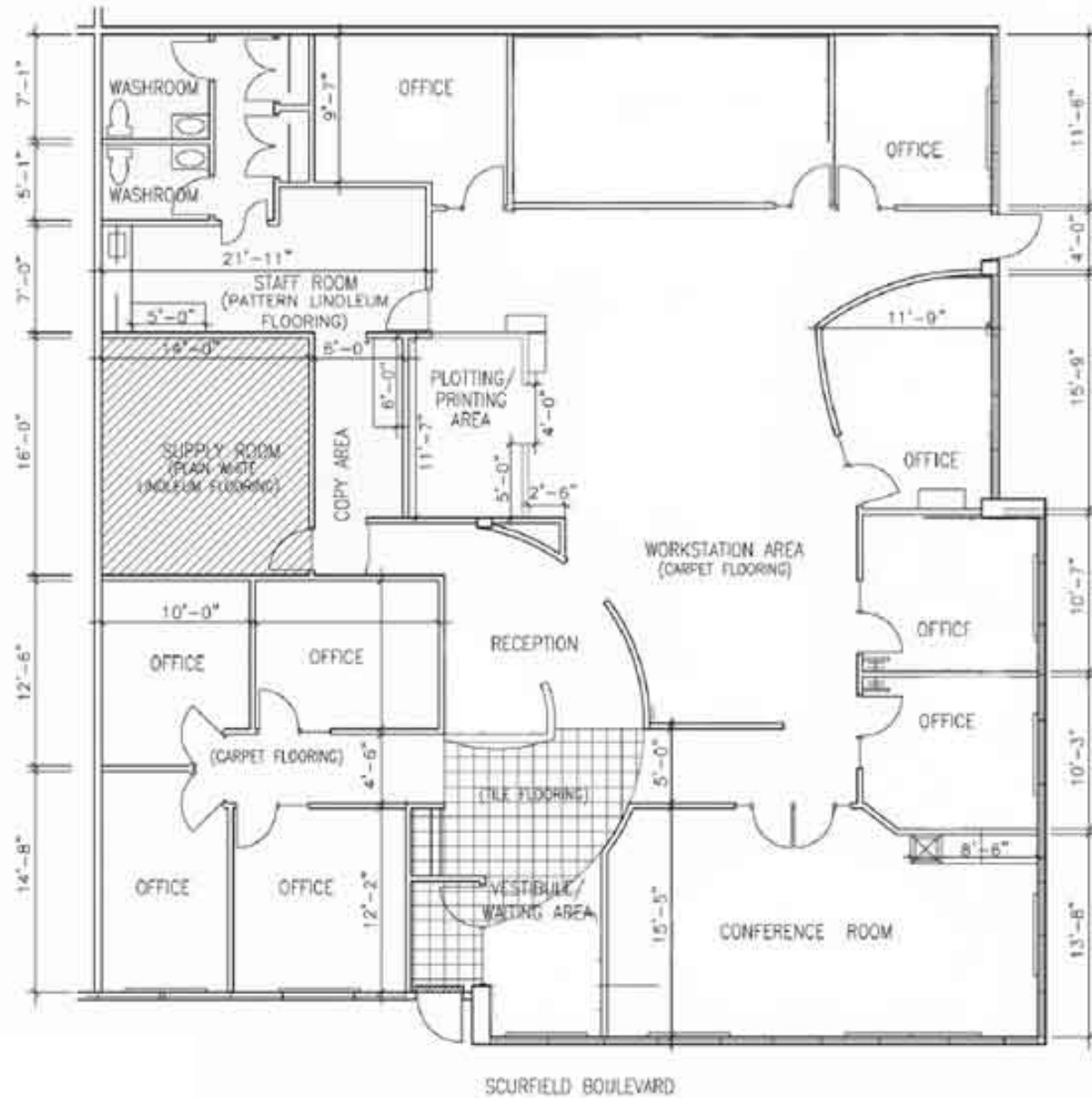
SCURFIELD BLVD



SITE PLAN



FLOOR PLAN





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