

FOR SUBLEASE | OFFICE SPACE IN SOUTHWEST WINNIPEG



# 59 SCURFIELD BOULEVARD

WINNIPEG, MB



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*Services provided by Brett Chartier Personal Real Estate Corporation*

# PROPERTY DETAILS

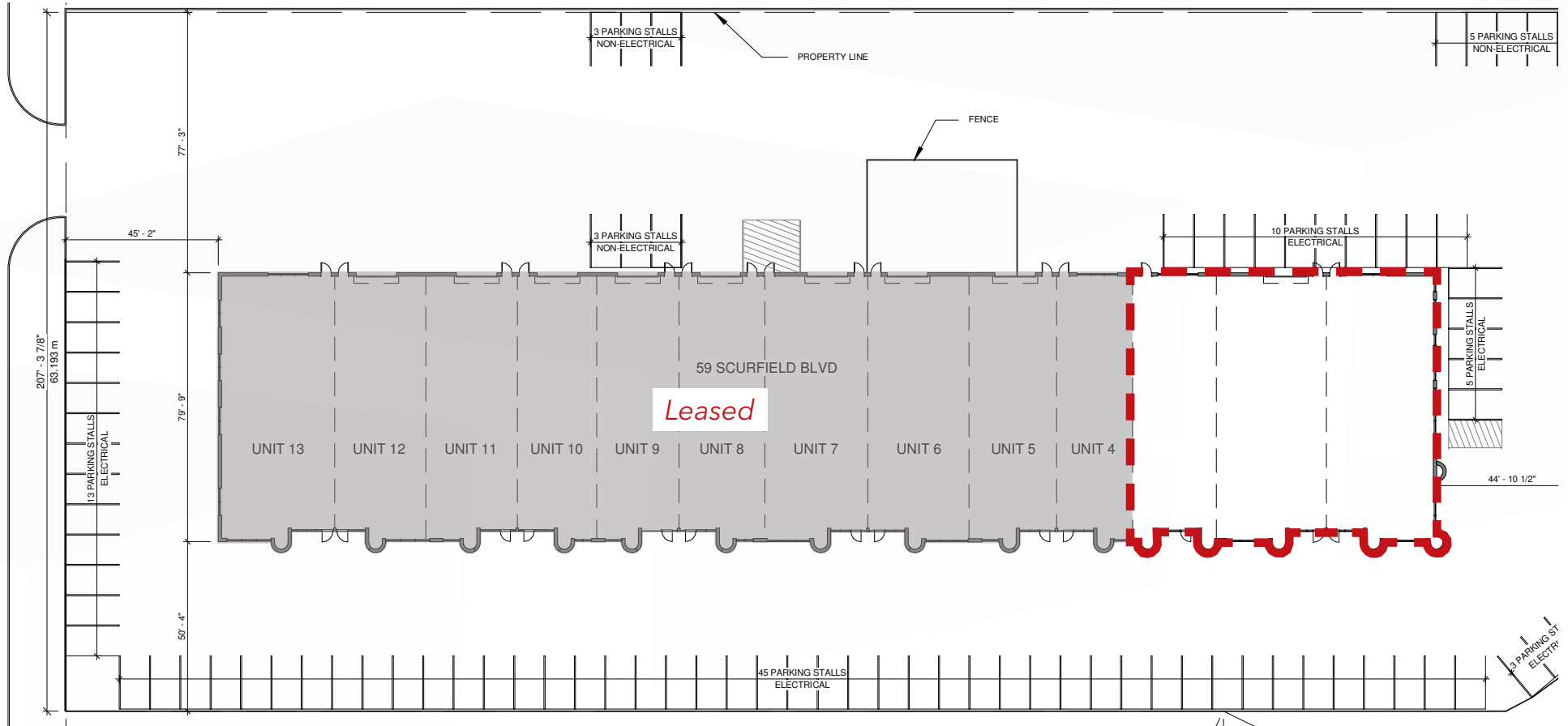
|                             |   |
|-----------------------------|---|
| <b>LAND AREA (+/-)</b>      | 2.3 acres   |
| <b>ZONING</b>               | M1 - Manufacturing - Light  |
| <b>BUILDING AREA (+/-)</b>  | 29,004 sq. ft.  |
| <b>AREA AVAILABLE (+/-)</b> | Units 1-2: 5,189 sq. ft.<br>Unit 3: 1,928 sq. ft.<br>Total: 7,117 sq. ft.                               |
| <b>RENTAL RATE</b>          | Contact agent   |
| <b>ADDITIONAL RENT</b>      | Operating Costs: \$7.80 per sq. ft.<br>Property Taxes: \$4.39 per sq. ft.<br>Total: \$12.21 per sq. ft. |
| <b>YEAR BUILT</b>           | 1998  |
| <b>CEILING HEIGHT (+/-)</b> | 16' 4"  |
| <b>LOADING</b>              | 1 Grade level door (12'w x 14'h)  |
| <b>PARKING</b>              | 29 Stalls   |
| <b>SUBLEASE EXPIRY DATE</b> | January 31, 2029  |

## PROPERTY HIGHLIGHTS

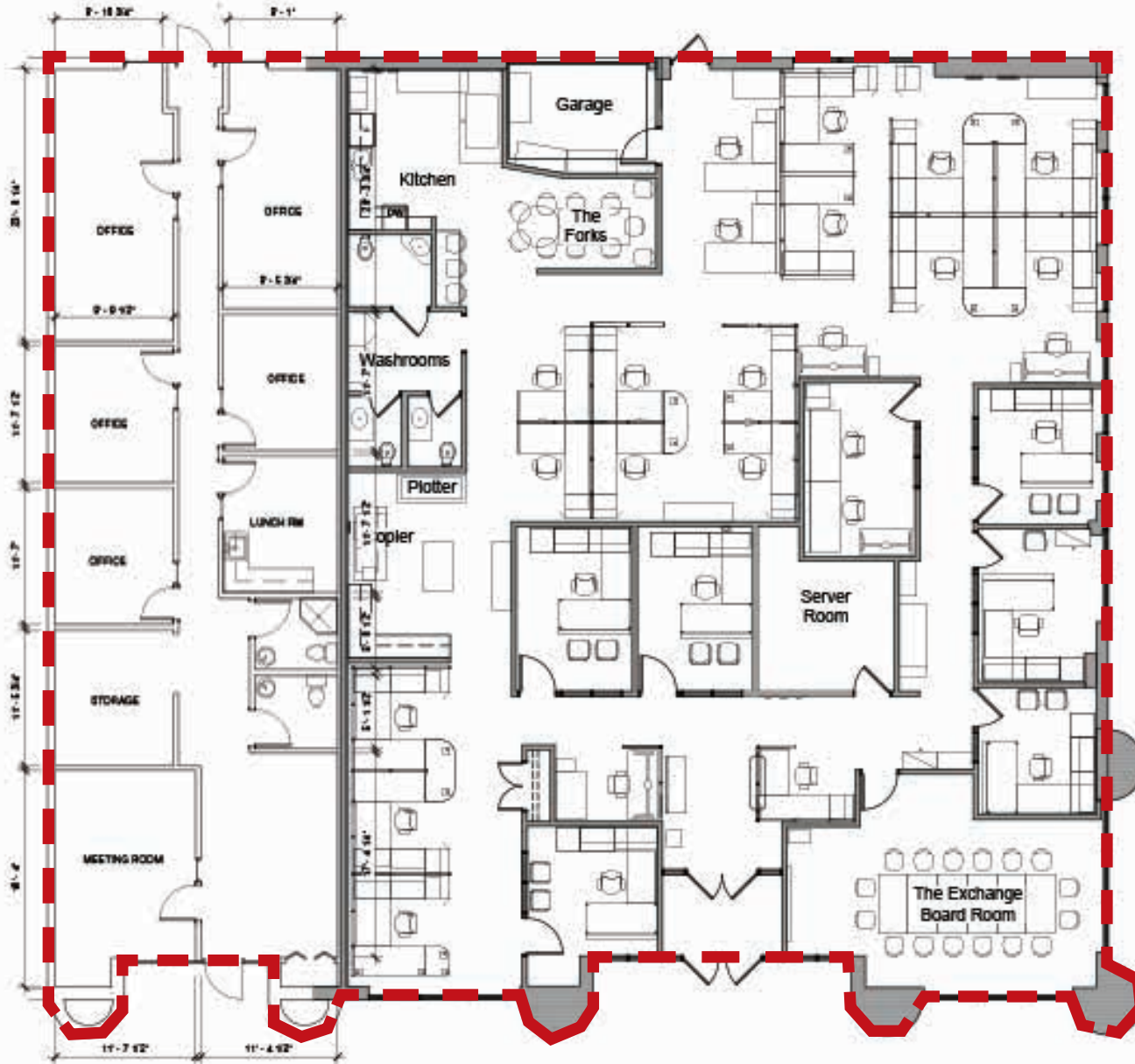
- High-quality turnkey office space
- Located in desirable and developing southwest Winnipeg
- Well-situated close to affluent residential communities
- Excellent area amenities and convenience for customers and employees
- Mix of private office and open work space



# SITE PLAN



# FLOOR PLAN



# INTERIOR PHOTOS

## UNITS 1 & 2



# INTERIOR PHOTOS

## UNIT 3



# AREA OVERVIEW

59 Scurfield Boulevard is strategically located in Winnipeg's rapidly expanding Southwest region, offering excellent connectivity to major transportation corridors including Abinojii Mikanah, Kenaston Boulevard, and Waverley Street, which together form part of Winnipeg's interior ring road.

The surrounding area has experienced significant commercial and residential growth, highlighted by major developments such as IKEA, The Outlet Collection at Seasons, the Refinery District, and Bridgewater Town Centre, alongside the continued expansion of Waverley West.







Kenaston Boulevard provides direct access to Winnipeg's three primary retail nodes—Polo Park, The Outlet Collection, and St. Vital Centre—as well as some of the city's highest-income neighbourhoods. The location also benefits from close proximity to Pembina Highway, Victoria General Hospital, the University of Manitoba, and Investors Group Field.





# LOCATION OVERVIEW



|  | DRIVE TIME ANALYSIS       |                   |
|---|---------------------------|-------------------|
|  | RICHARDSON AIRPORT        | 19 min. / 11.8 km |
|  | TRANSCANADA HWY           | 18 min. / 8.3 km  |
|  | POLO PARK SHOPPING CENTRE | 20 min. / 9.2 km  |
|  | ST. VITAL SHOPPING CENTRE | 12 min. / 7.2 km  |
|  | PORTAGE & MAIN            | 25 min. / 10.7 km |

# DEMOGRAPHIC ANALYSIS



## POPULATION

Total Population

| 1 km  | 3 km   | 5 km    |
|-------|--------|---------|
| 3,676 | 57,015 | 138,444 |

Projected Population (2030)

| 1 km  | 3 km   | 5 km    |
|-------|--------|---------|
| 4,907 | 62,015 | 147,322 |



## MEDIAN AGE

Median Age

| 1 km | 3 km | 5 km |
|------|------|------|
| 45.5 | 34.4 | 35.4 |



## HOUSEHOLD INCOME

Avg. Household Income

| 1 km      | 3km       | 5km       |
|-----------|-----------|-----------|
| \$185,933 | \$152,549 | \$142,725 |

Proj. Household Income (2030)

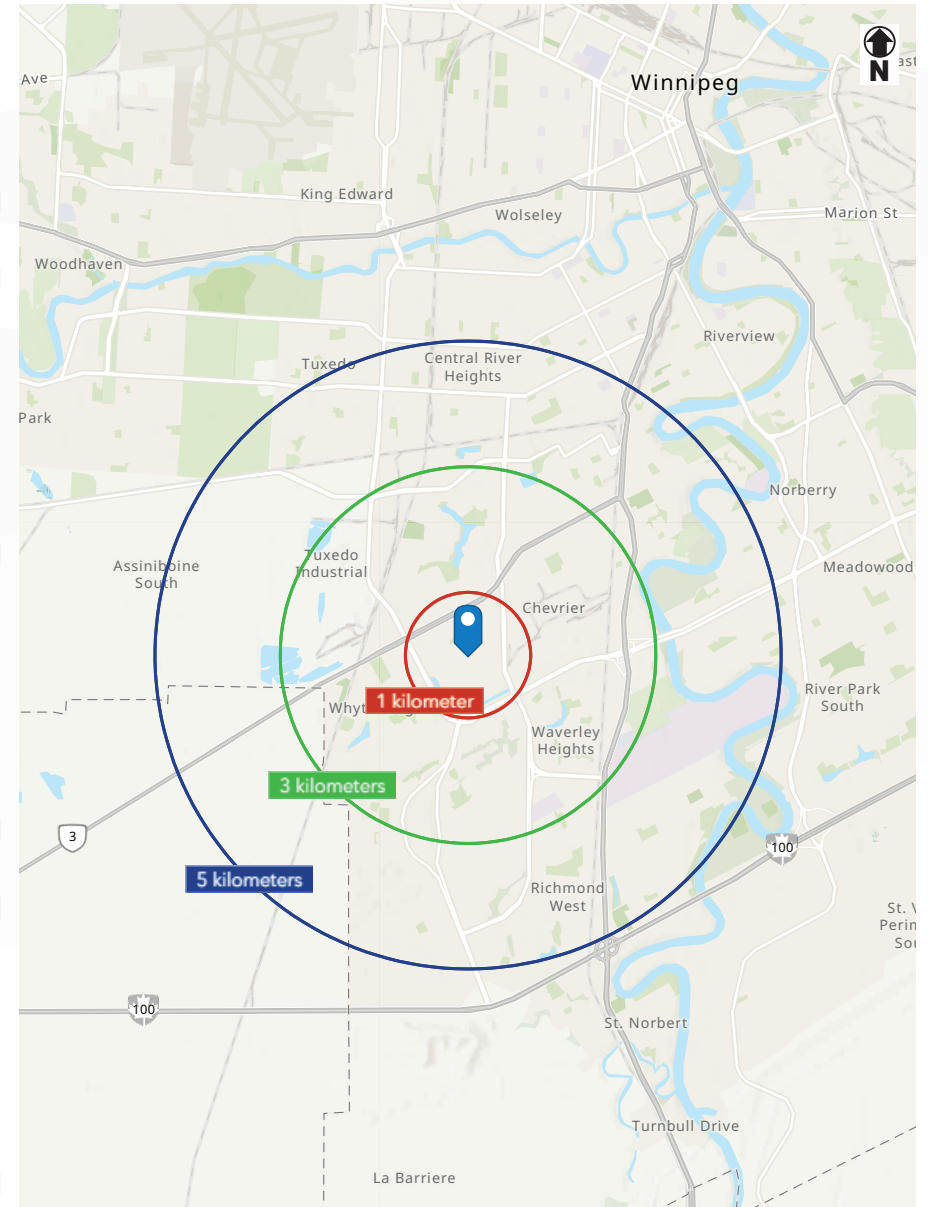
| 1 km      | 3km       | 5km       |
|-----------|-----------|-----------|
| \$220,477 | \$174,969 | \$165,138 |



## HOUSEHOLDS

Total Households

| 1 km  | 3 km   | 5km    |
|-------|--------|--------|
| 1,351 | 21,174 | 51,829 |





COMMERCIAL REAL ESTATE  
SERVICES INC.



MORRISON HERSHFIELD

59 SCURFIELD  
UNITS 1-13

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## Contact

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