

HIGH EXPOSURE FLEX-OFFICE SPACE FOR LEASE



38-5 Scurfield Boulevard

WINNIPEG, MB



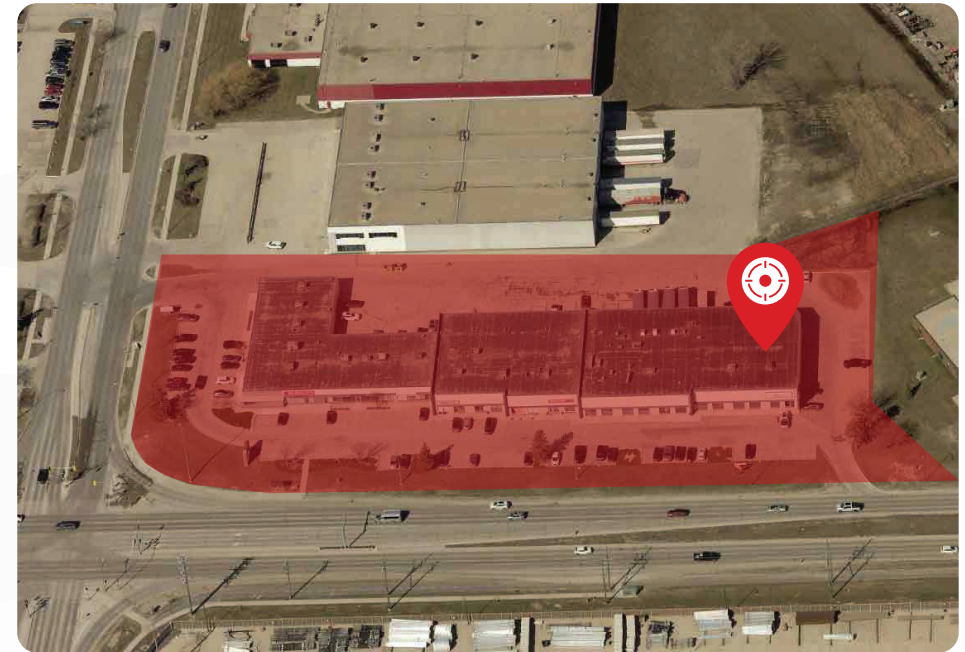
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PROPERTY DETAILS

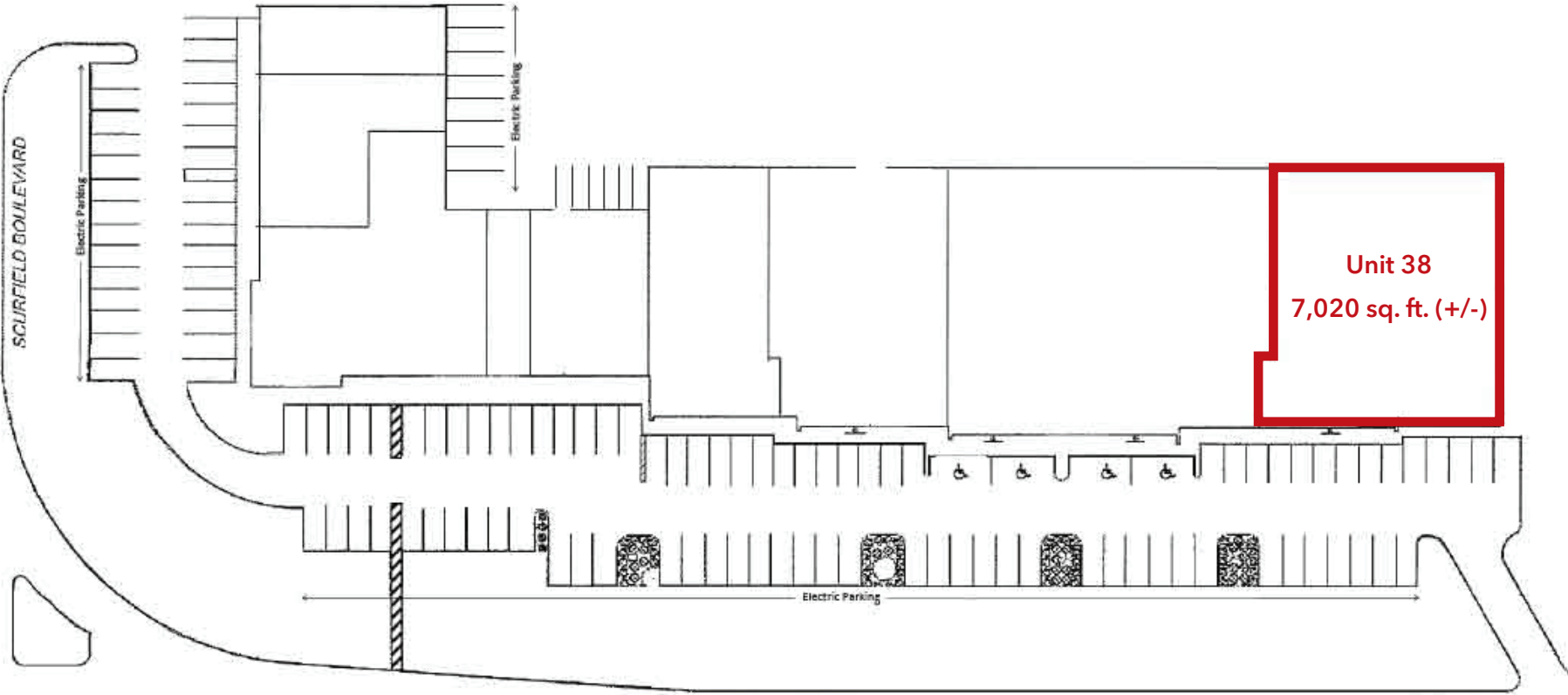
AREA AVAILABLE (+/-)	Unit A:	4,162 sq. ft.
	Unit B:	2,858 sq. ft.
	Total:	7,020 sq. ft.
ZONING	M1	
CLEAR HEIGHT (+/-)	18'	
LOADING	(2) Grade-level loading doors	
ELECTRICAL	200A, 120/208V 3-phase, with 2 subpanels & 75 KVA transformer	
BASIC RENTAL RATE	\$19.00 per sq. ft.	
ADDITIONAL RENT	CAM	\$4.61 per sq. ft.
	TAX	\$4.45 per sq. ft.
	Total:	\$9.06 per sq. ft.
	<i>plus mgmt. fee of 5% of gross rent, water is included</i>	
AVAILABILITY	Immediately	



PROPERTY HIGHLIGHTS

- Ideal for showroom/flex-office users
- Excellent visibility located on the corner of Waverley Street & Scurfield Boulevard in Southwest Winnipeg
- Pylon and monument signage opportunities

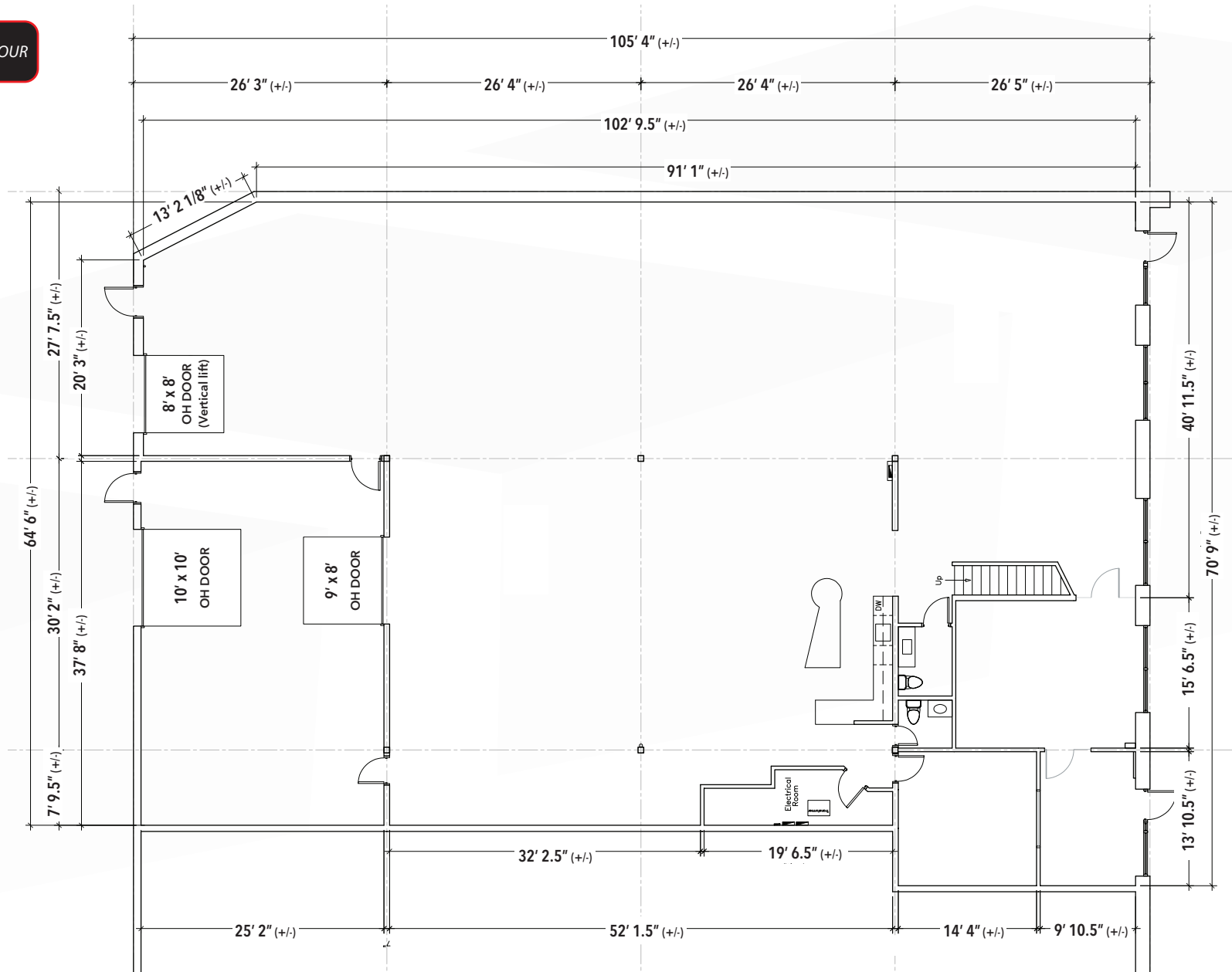
SITE PLAN



WAVERLEY STREET (SOUTHBOUND)

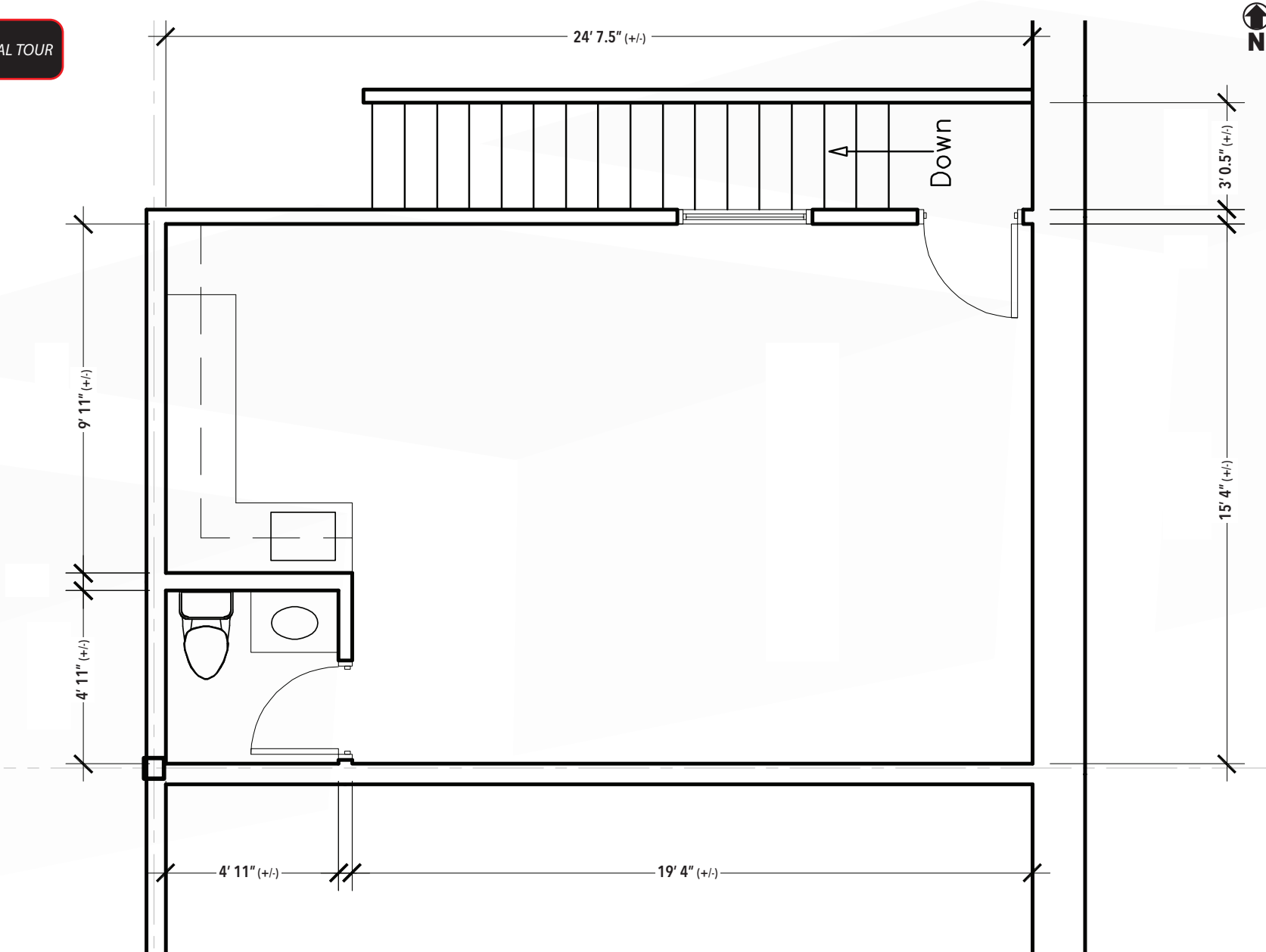
FLOOR PLAN

MAIN FLOOR



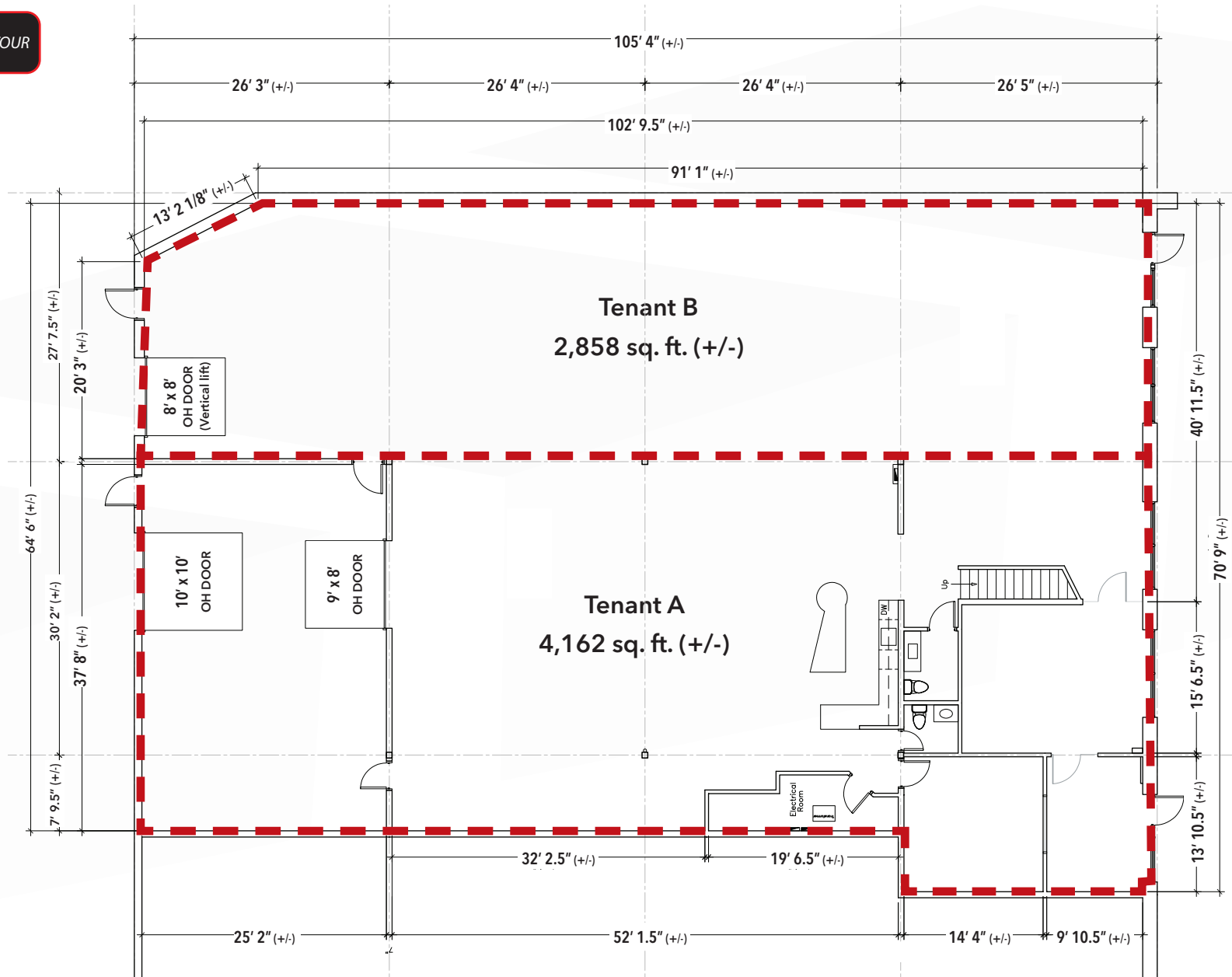
FLOOR PLAN

MEZZANINE



FLOOR PLAN

MAIN FLOOR DEMISING OPTION

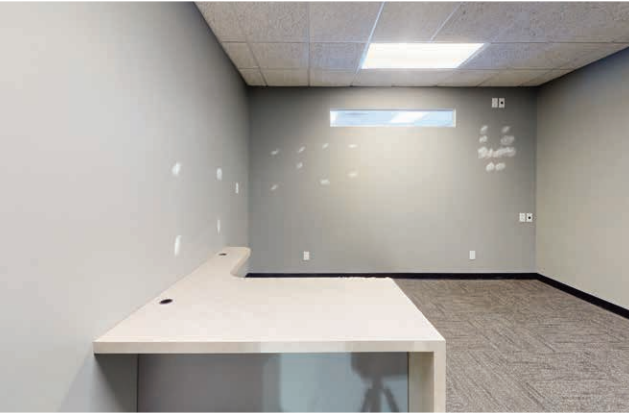


NEW FAÇADE RENDERINGS

Upgrades scheduled for Summer 2027



INTERIOR PHOTOGRAPHS



AREA OVERVIEW









RETAIL OVERVIEW



LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	20 min. / 12.3 km
	TRANSCANADA HWY	15 min. / 9.5 km
	POLO PARK SHOPPING CENTRE	20 min. / 10.4 km
	ST. VITAL SHOPPING CENTRE	11 min. / 6.9 km
	PORTAGE & MAIN	23 min. / 10.6 km

DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

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

Projected Population (2030)

4,907	62,015	147,322
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MEDIAN AGE

Median Age

1 km	3 km	5 km
45.5	34.4	35.4



HOUSEHOLD INCOME

Avg. Household Income

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

Proj. Household Income (2030)

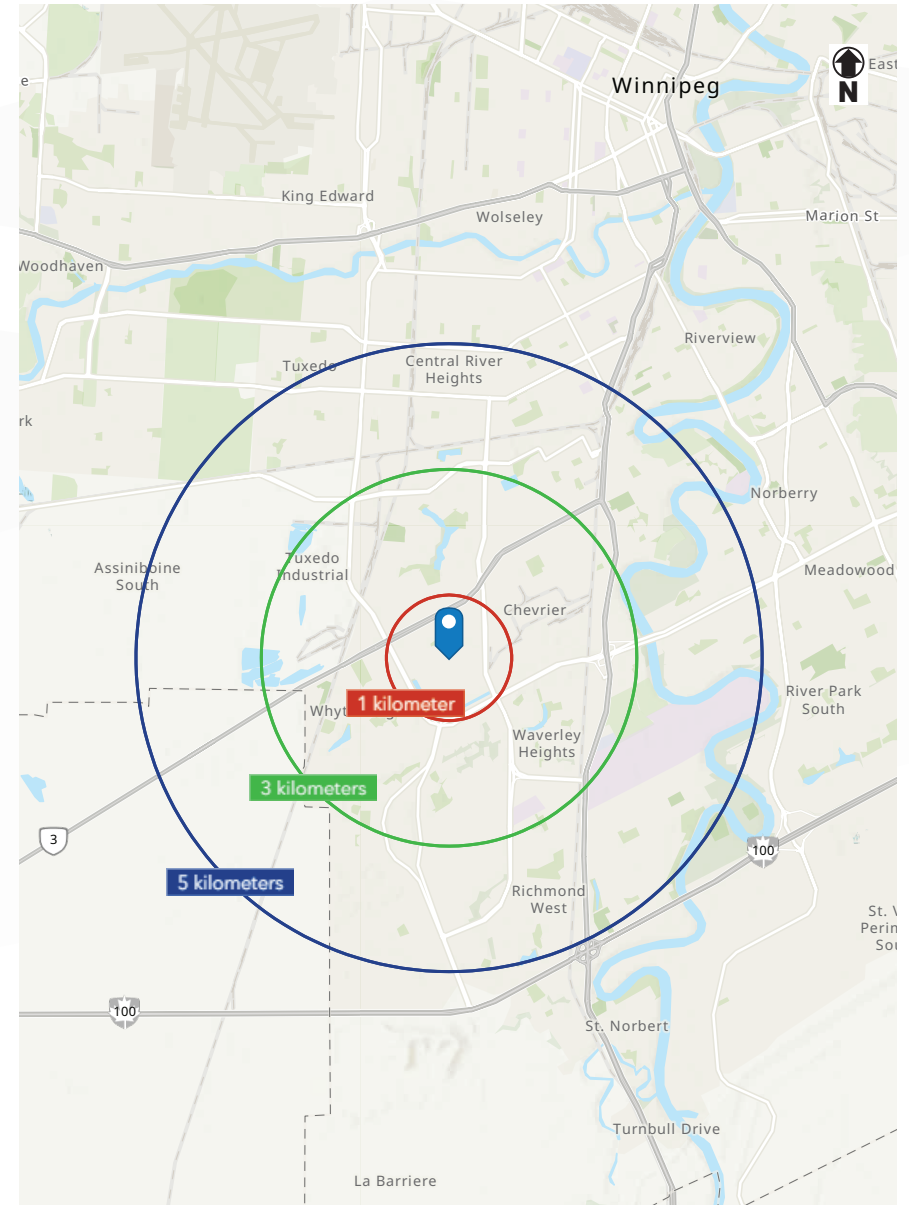
\$220,477	\$174,969	\$165,138
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HOUSEHOLDS

Total Households

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





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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