

HIGH EXPOSURE FLEX-OFFICE SPACE FOR LEASE



38-5 Scurfield Boulevard

WINNIPEG, MB



DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca

BRETT CHARTIER, Assoc. Vice President, Sales & Leasing
(204) 985-1366
brett.chartier@capitalgrp.ca
Services provided by Brett Chartier Personal Real Estate Corporation

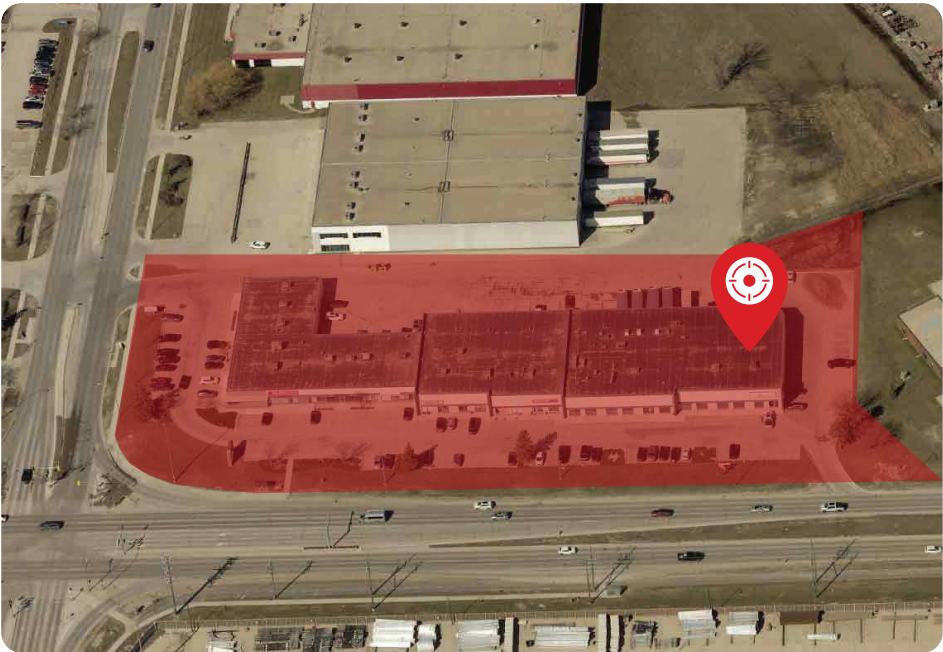
RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

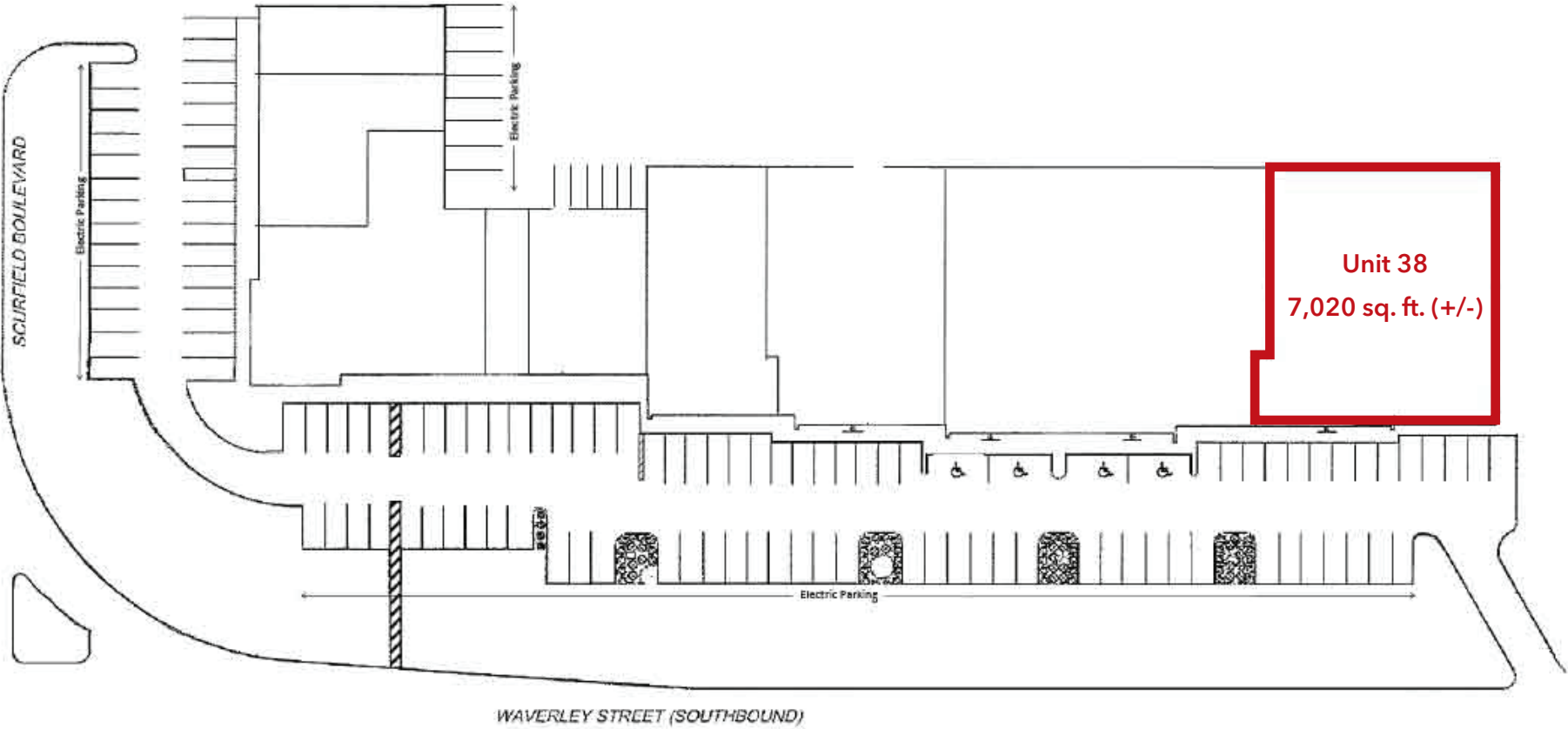
AREA AVAILABLE (+/-)	Unit A:	4,162 sq. ft.
	Unit B:	2,858 sq. ft.
	Total:	7,020 sq. ft.
ZONING	M1	
CLEAR HEIGHT (+/-)	18'	
LOADING	(2) Grade-level loading doors	
ELECTRICAL	200A, 120/208V 3-phase, with 2 subpanels & 75 KVA transformer	
BASIC RENTAL RATE	\$19.00 per sq. ft.	
ADDITIONAL RENT	CAM	\$4.61 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

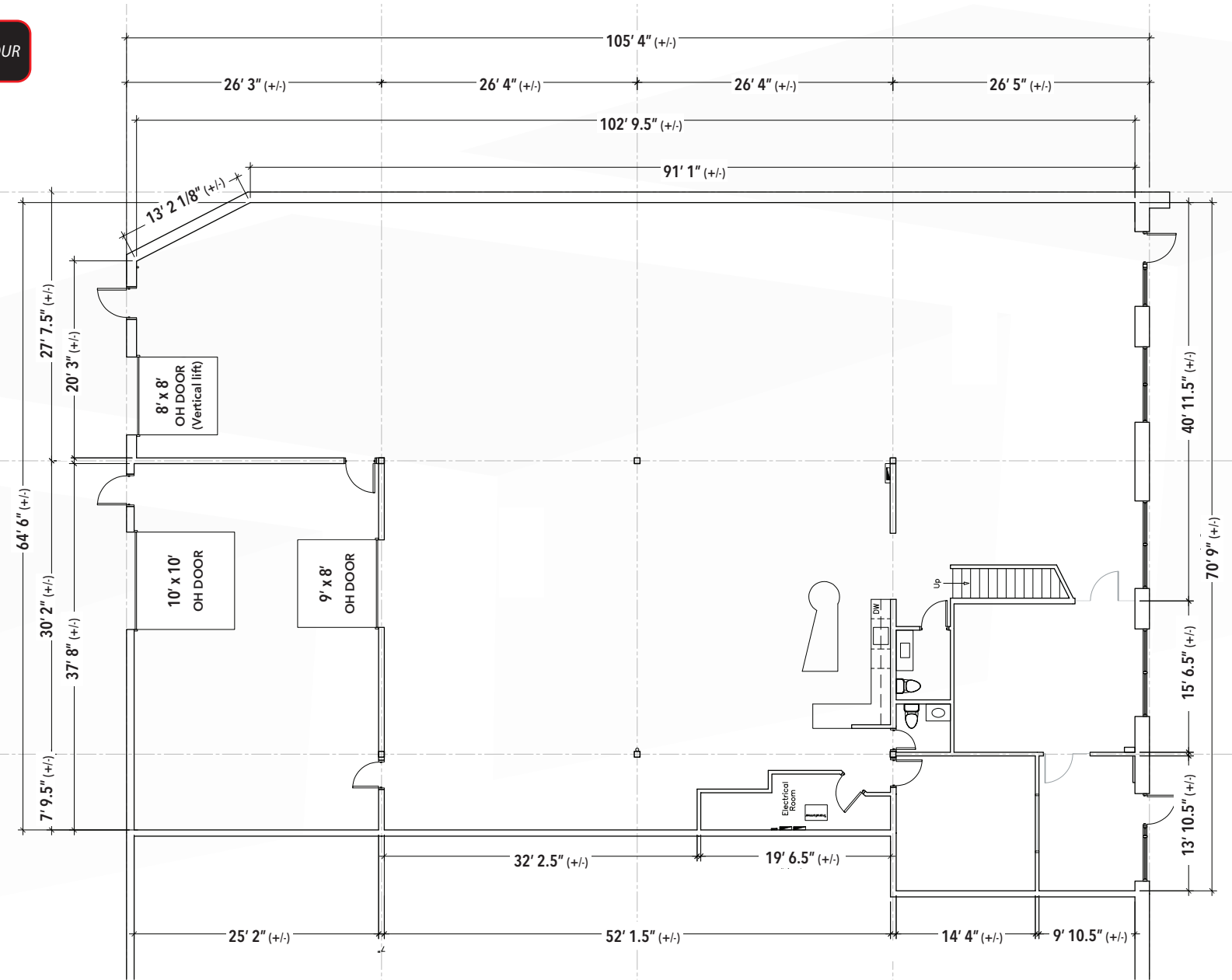


SITE PLAN



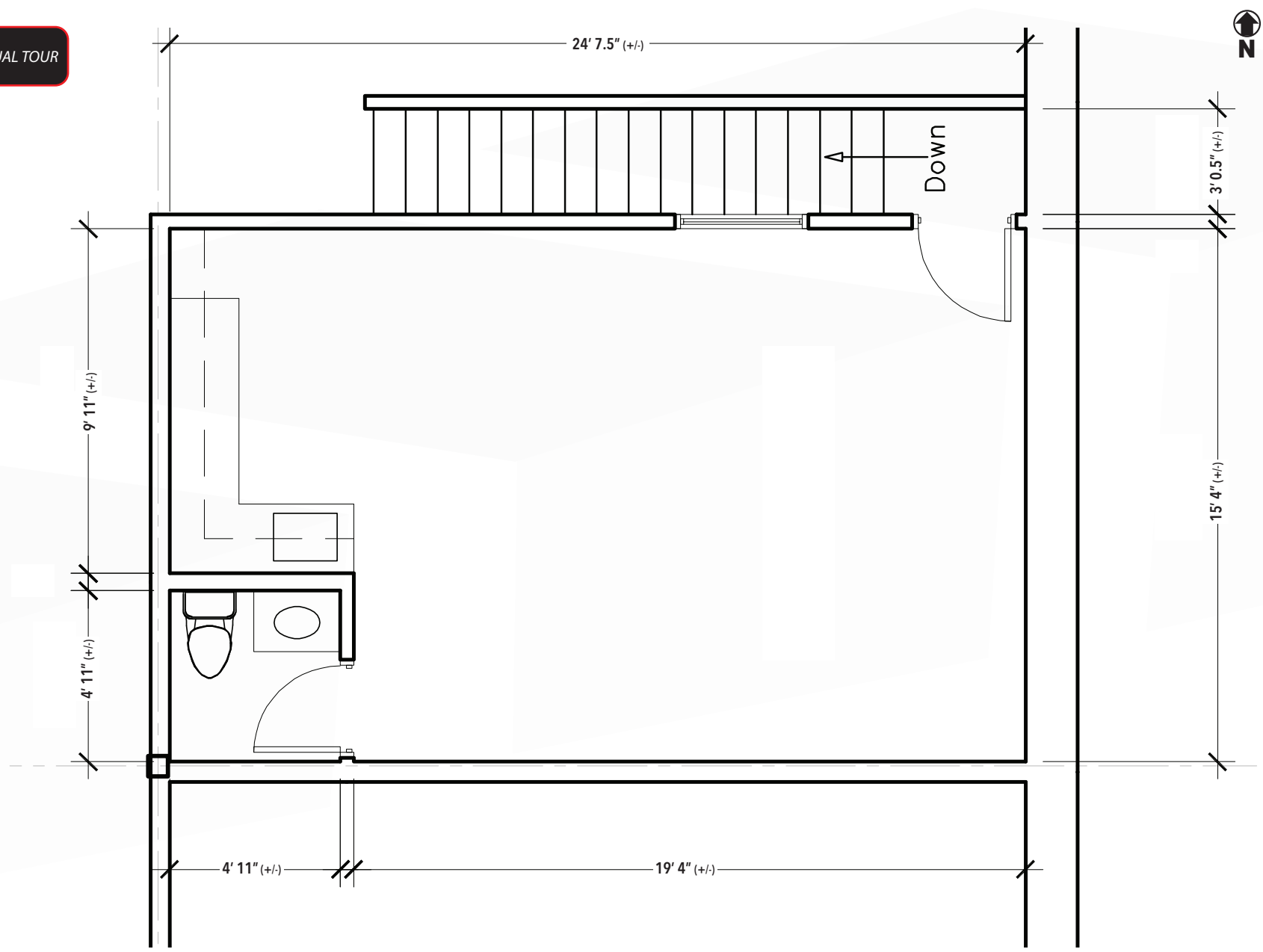
FLOOR PLAN

MAIN FLOOR



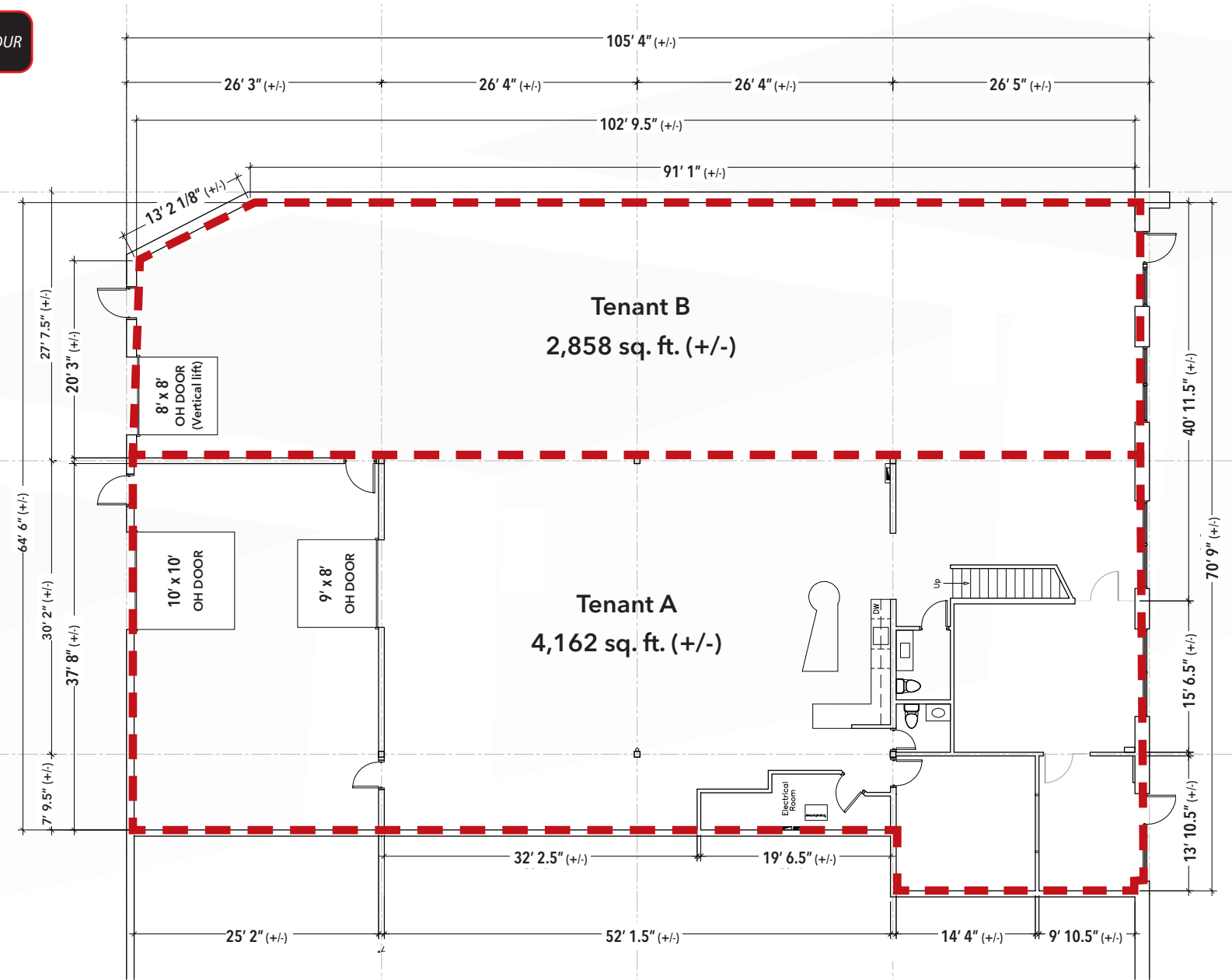
FLOOR PLAN

MEZZANINE



FLOOR PLAN

MAIN FLOOR DEMISING OPTION

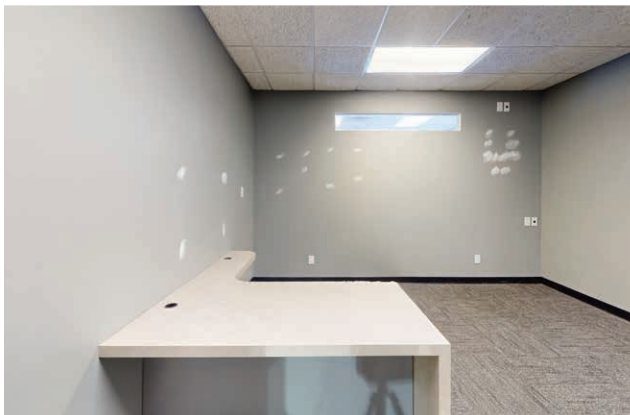


NEW FAÇADE RENDERINGS

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

3,676

3 km

57,015

5 km

138,444

Projected Population (2030)

4,907

62,015

147,322



MEDIAN AGE

Median Age

1 km

45.5

3 km

34.4

5 km

35.4



HOUSEHOLD INCOME

Avg. Household Income

1 km

\$185,933

3km

\$152,549

5km

\$142,725

Proj. Household Income (2030)

\$220,477

\$174,969

\$165,138



HOUSEHOLDS

Total Households

1 km

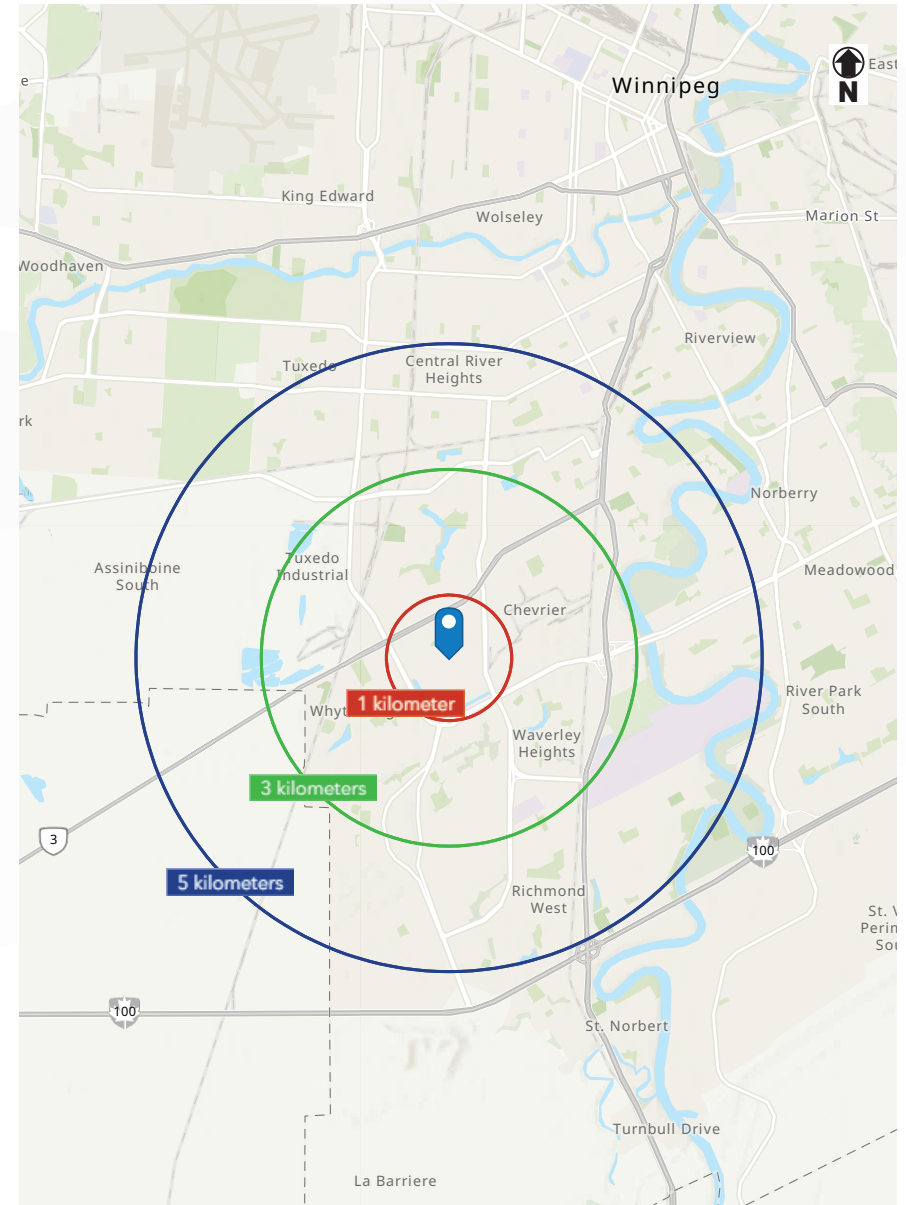
1,351

3 km

21,174

5km

51,829



Contact

DAWSON GROENING, Advisor, Sales & Leasing

(204) 985-1383

dawson.groening@capitalgrp.ca

BRETT CHARTIER, Associate Vice President, Sales & Leasing

(204) 985-1366

brett.chartier@capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

RENNIE ZEGALSKI, Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.