

OFFICE FOR LEASE IN THE HEART OF MURRAY INDUSTRIAL PARK



OFFICE FOR LEASE
21 MURRAY PARK ROAD - UNIT D

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Hopewell

**CANADA BEST
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COMPANIES** | Platinum
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**CUSHMAN &
WAKEFIELD**
Winnipeg

Stevenson



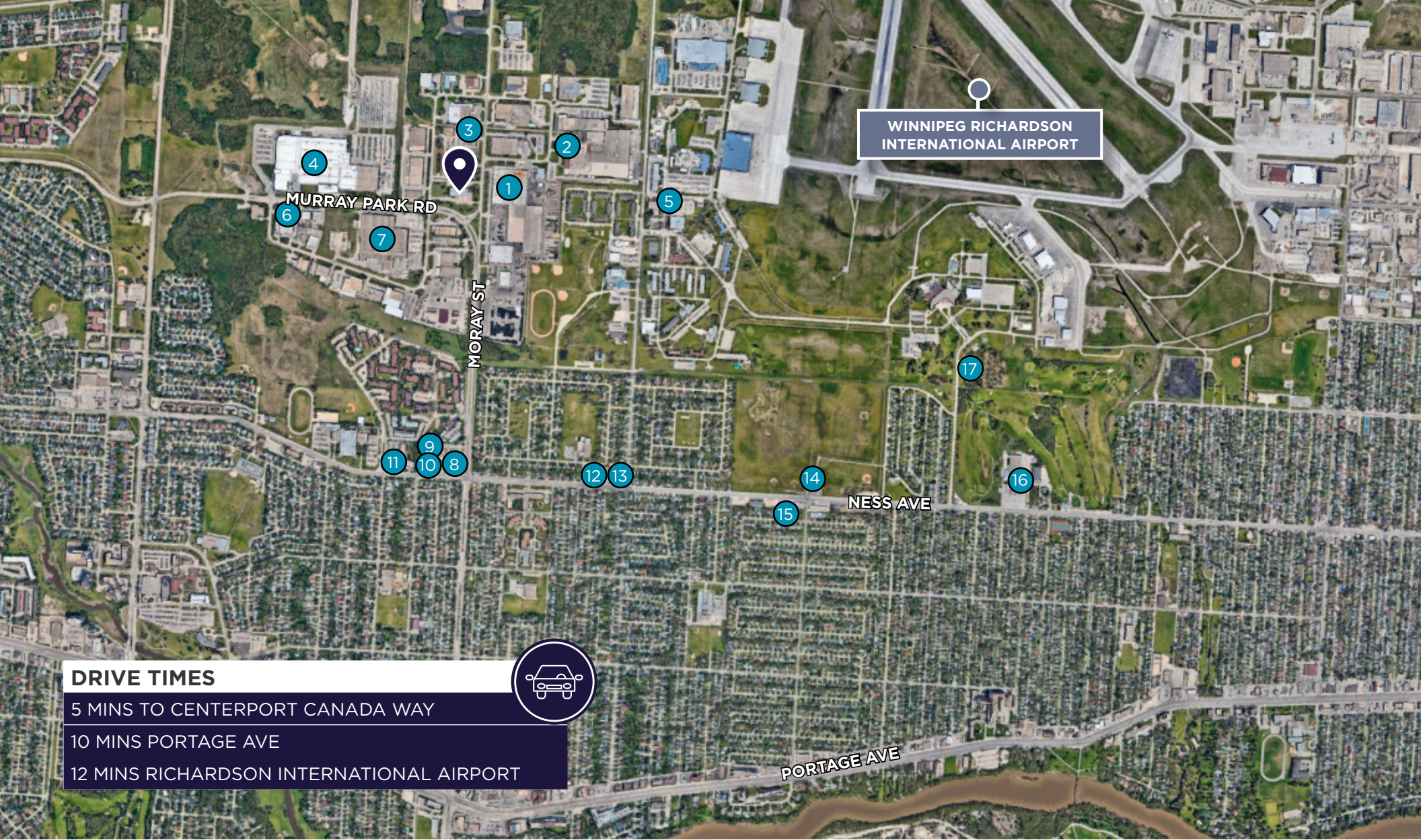
PROPERTY HIGHLIGHTS

(+/-) 4,418 SF AVAILABLE

- The space is comprised of approximately 80% built out office and 20% open warehouse
- Corner unit with an abundance of natural light
- Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette
- Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage
- Fully Sprinklered
- Ample parking available on-site
- Available January 2025

LEASE RATE: MARKET RENT
CAM & TAX: \$10.24 (2025 EST.)





WINNIPEG RICHARDSON
INTERNATIONAL AIRPORT

MURRAY PARK RD

MORAY ST

NESS AVE

PORTAGE AVE

DRIVE TIMES

5 MINS TO CENTERPORT CANADA WAY

10 MINS PORTAGE AVE

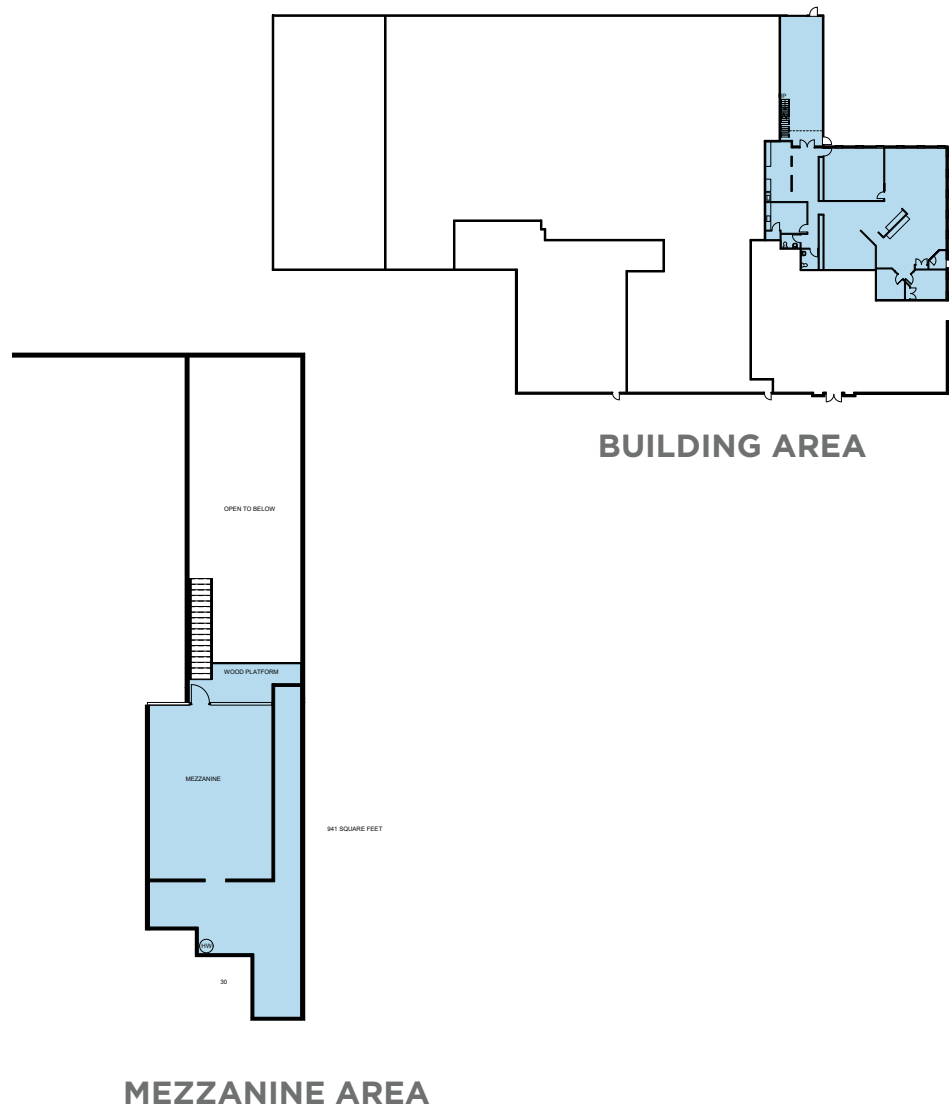
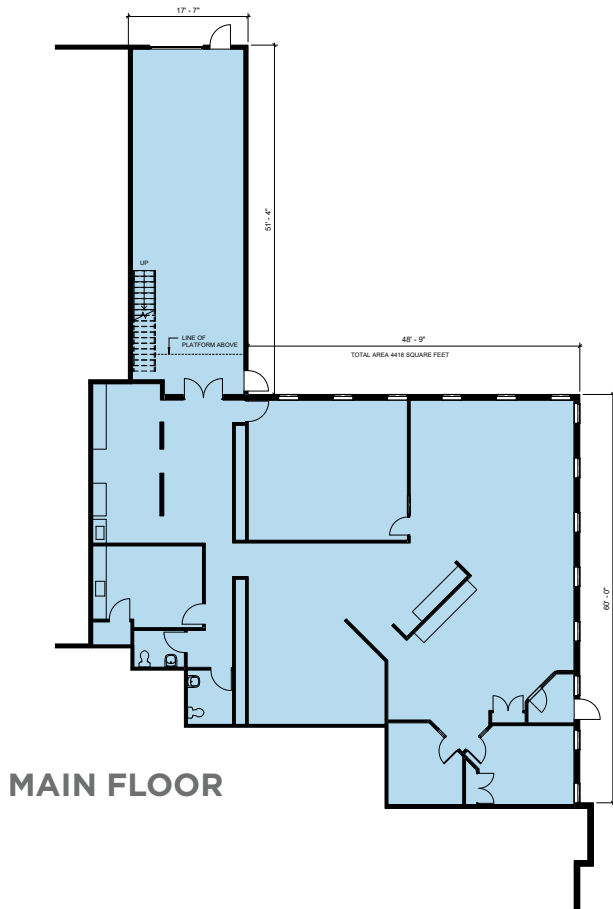
12 MINS RICHARDSON INTERNATIONAL AIRPORT



LOCAL AMENITIES

- | | | | | | |
|---|----------------------------------|----|-------------------------|----|---------------------------|
| 1 | MACDON INDUSTRIES LTD | 6 | SUNWEST SCREEN GRAPHICS | 12 | TOTAL WRAPTURE MEDI SPA |
| 2 | WINPAK LIMITED | 7 | THE NORTHWEST COMPANY | 13 | RED RIVER CO-OP GAS |
| 3 | EASTSIDE MORAY COLLISION & GLASS | 8 | MCDONALD'S | 14 | TIM HOTRONS |
| 4 | BOEING CANADA | 9 | TACO TIME | 15 | NESS AUTO SERVICE |
| 5 | CFB WINNIPEG | 10 | SUBWAY | 16 | ST JAMES CIVIC CENTRE |
| | | 11 | DOLLARAMA | 17 | AIR FORCE HERITAGE MUSEUM |

FLOOR PLAN









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