

# OFFICE FOR LEASE IN THE HEART OF MURRAY INDUSTRIAL PARK



OFFICE FOR LEASE  
**21 MURRAY PARK ROAD - UNIT D**

**CHRIS MACSYMIC**  
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**Hopewell**

**CANADA BEST  
MANAGED  
COMPANIES** | Platinum  
member

**CUSHMAN &  
WAKEFIELD**  
Winnipeg

**Stevenson**





## PROPERTY HIGHLIGHTS

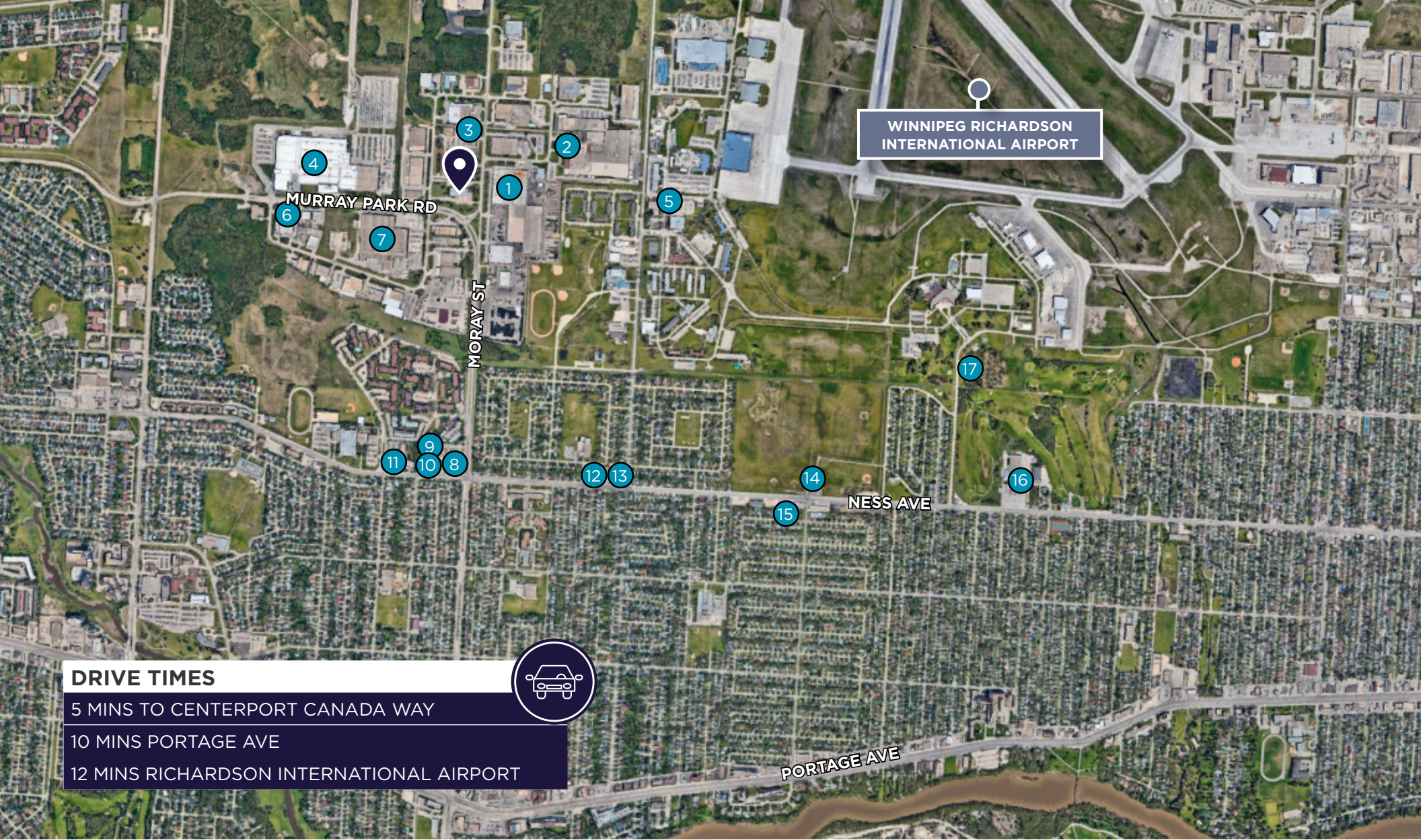
(+/-) 4,471 SF AVAILABLE

- 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 (2024 EST.)







WINNIPEG RICHARDSON  
INTERNATIONAL AIRPORT

### DRIVE TIMES

5 MINS TO CENTERPORT CANADA WAY

10 MINS PORTAGE AVE

12 MINS RICHARDSON INTERNATIONAL AIRPORT



### LOCAL AMENITIES

1 MACDON INDUSTRIES LTD

2 WINPAK LIMITED

3 EASTSIDE MORAY COLLISION & GLASS

4 BOEING CANADA

5 CFB WINNIPEG

6 SUNWEST SCREEN GRAPHICS

7 THE NORTHWEST COMPANY

8 MCDONALD'S

9 TACO TIME

10 SUBWAY

11 DOLLARAMA

12 TOTAL WRAPTURE MEDI SPA

13 RED RIVER CO-OP GAS

14 TIM HOTRONS

15 NESS AUTO SERVICE

16 ST JAMES CIVIC CENTRE

17 AIR FORCE HERITAGE MUSEUM



# SITE PLAN













## CONTACT

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