

BUILDING FAÇADE UPGRADE COMING SOON!



FOR LEASE
5 SCURFIELD BLVD - UNIT 38

STEPHEN SHERLOCK
Vice President

T 204 928 5011
C 204 799 5526
E stephen.sherlock@cwstevenson.ca

RYAN MUNT
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
E ryan.munt@cwstevenson.ca

 **CUSHMAN &
WAKEFIELD**
Winnipeg

 **Stevenson**



PROPERTY HIGHLIGHTS

(+/-) 7,020 SF AVAILABLE

- High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90
- Amazing high exposure showroom/ office/ warehouse space
- Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield
- 1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit
- (+/-) 18' clear ceiling height
- Potential to subdivide
 - Unit A (+/-) 4,162 sf
 - Unit B (+/-) 2,858
- Zoned M1

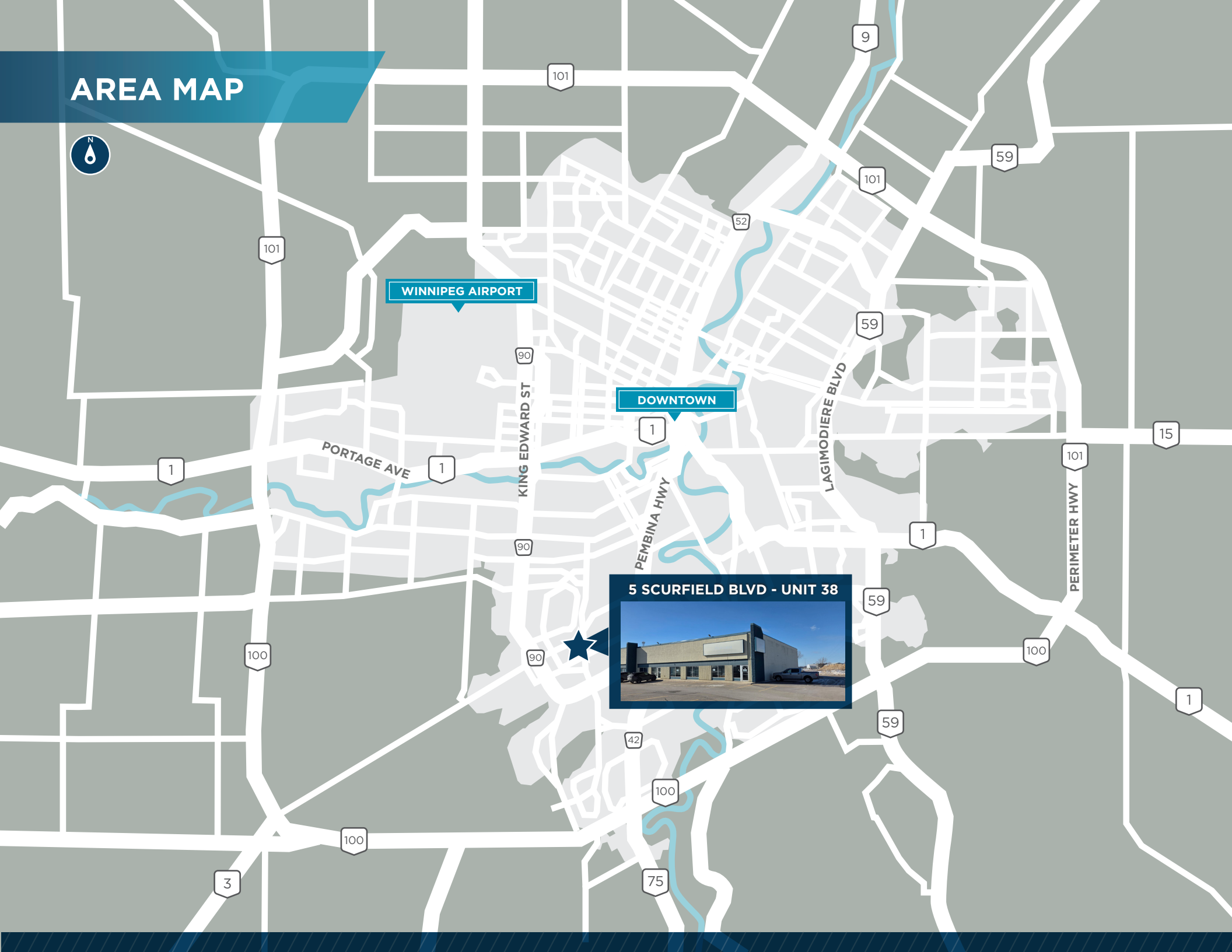
Lease Rate: \$21.95 PSF

CAM & Tax: \$8.71 PSF (2025 est.)

*Plus mgmt fee of 5% of gross rent



AREA MAP



WINNIPEG AIRPORT

DOWNTOWN

5 SCURFIELD BLVD - UNIT 38





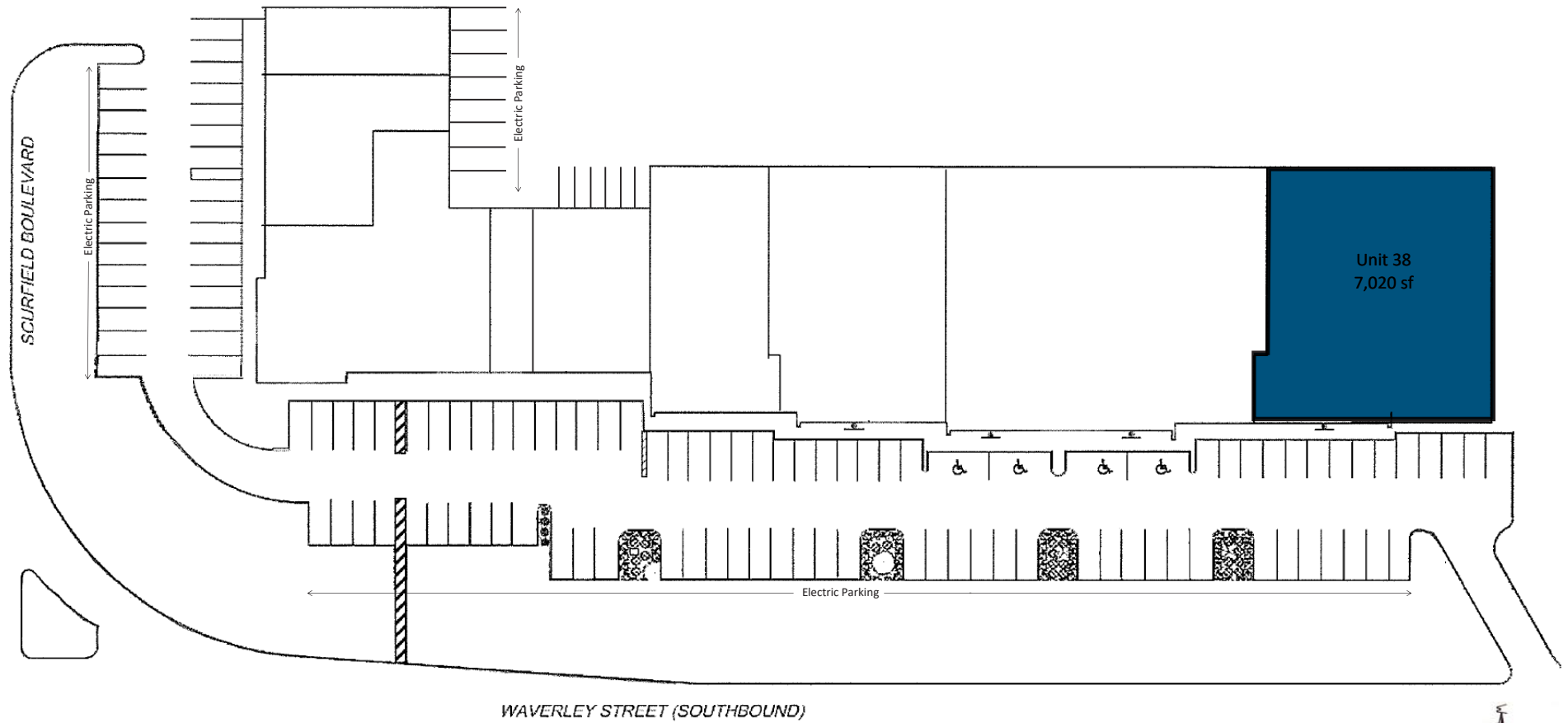
AERIAL

SCURFIELD BLVD

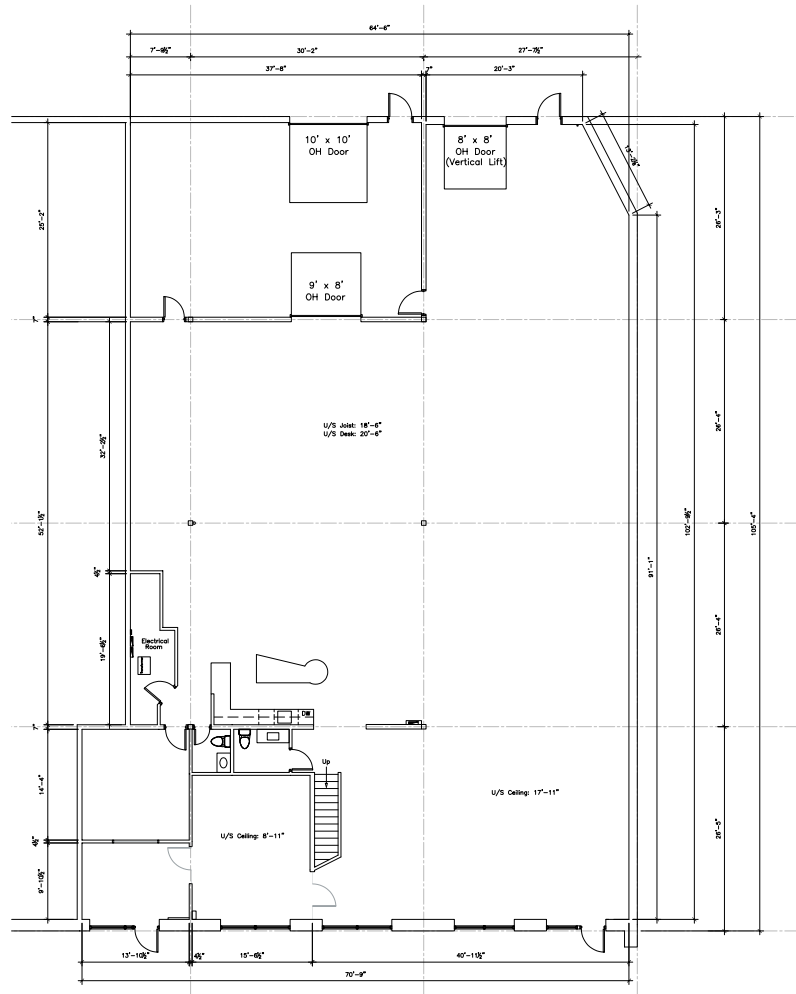
WAVERLEY ST



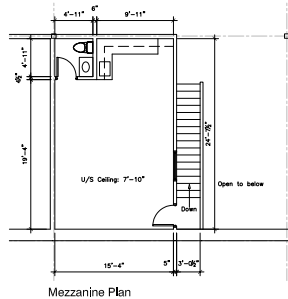
SITE PLAN



FLOOR PLAN

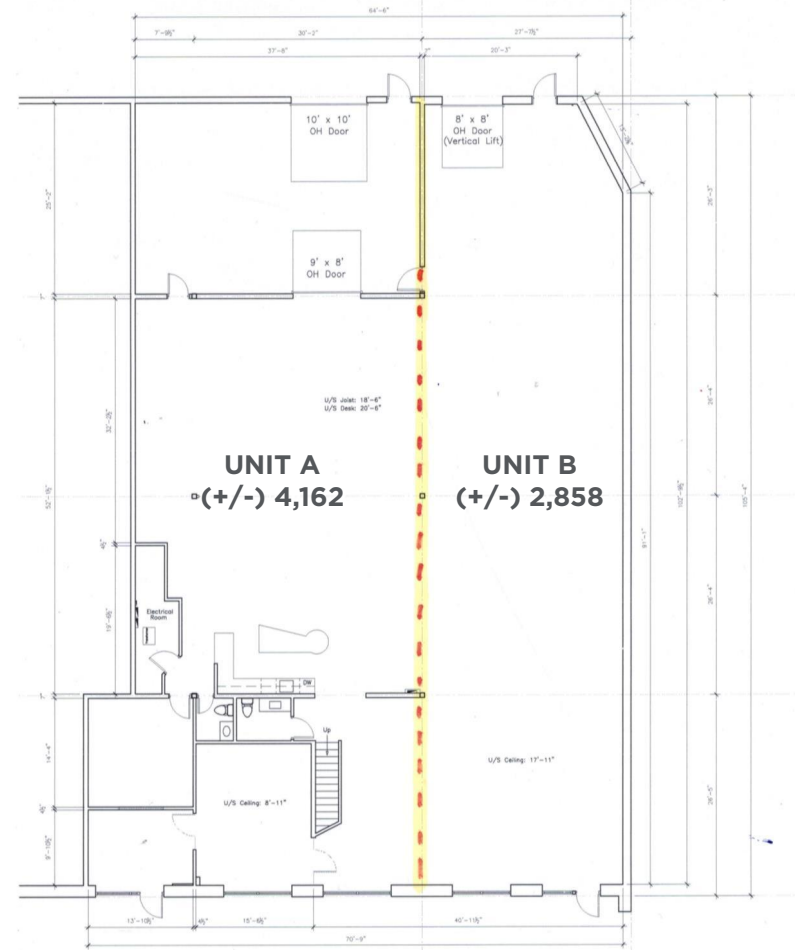


Main Floor Plan

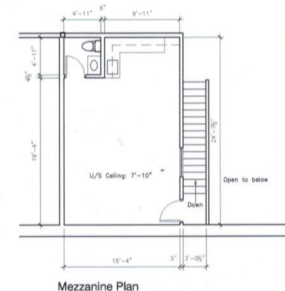


Mezzanine Plan

DEMISING OPTION



Main Floor Plan



Mezzanine Plan



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