

# MOVE IN READY OFFICE SPACE FOR SUBLEASE



OFFICE FOR SUBLEASE  
**5 SCURFIELD BLVD - UNIT 10**

**RYAN MUNT**  
Executive Vice President  
*Ryan Munt Personal Real Estate Corporation*  
T 204 928 5015  
C 204 298 1905  
E [ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)

**STEPHEN SHERLOCK**  
Vice President  
T 204 928 5011  
C 204 799 5526  
E [stephen.sherlock@cwstevenson.ca](mailto:stephen.sherlock@cwstevenson.ca)





## PROPERTY HIGHLIGHTS

(+/-) 4,171 SF AVAILABLE

- Move in ready office space for sublease
- High traffic location on the corner of Scurfield Boulevard and Waverley in SW Winnipeg in close proximity to Route 90
- Amazing high exposure office space with 15 parking stalls, reception area, 10 private offices, boardroom, kitchen/ staff room and open workstation area
- Head lease expiry: September 30, 2029
- Zoned M1

**LEASE RATE:** CONTACT AGENT

**CAM & TAX:** \$8.71 PSF (2025 EST.)

\*Plus mgmt fee of 5% of gross rent



SCURFIELD BLVD

WAVERLEY ST

# AREA MAP

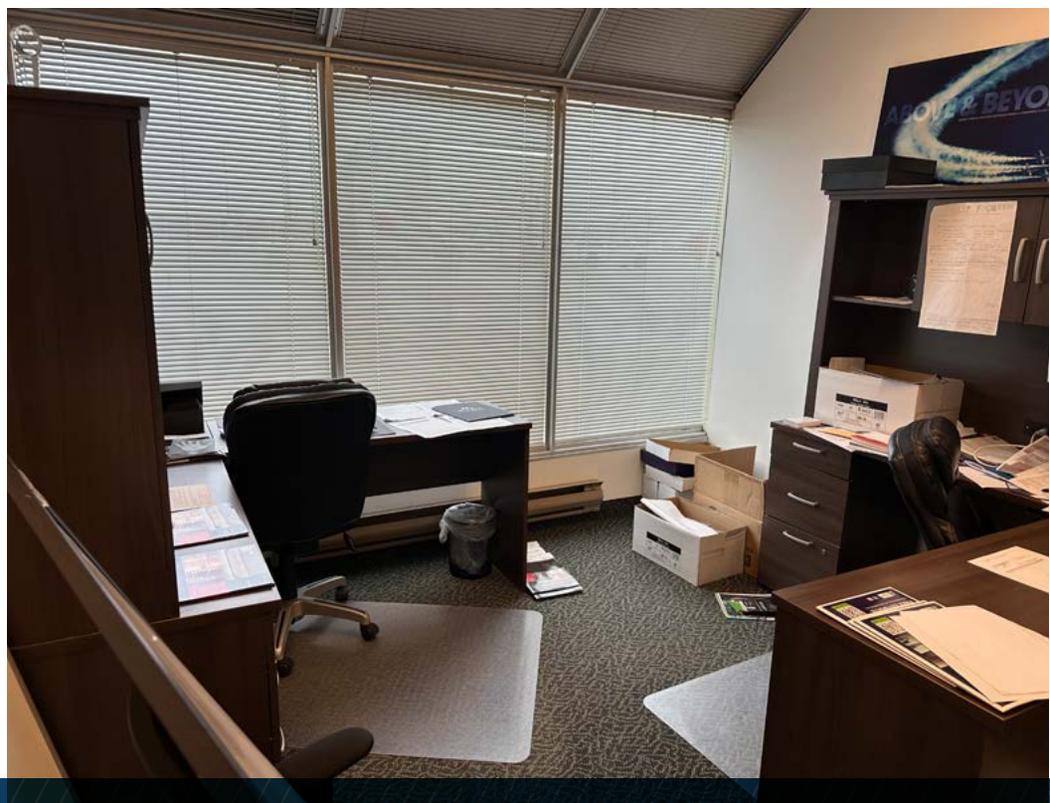
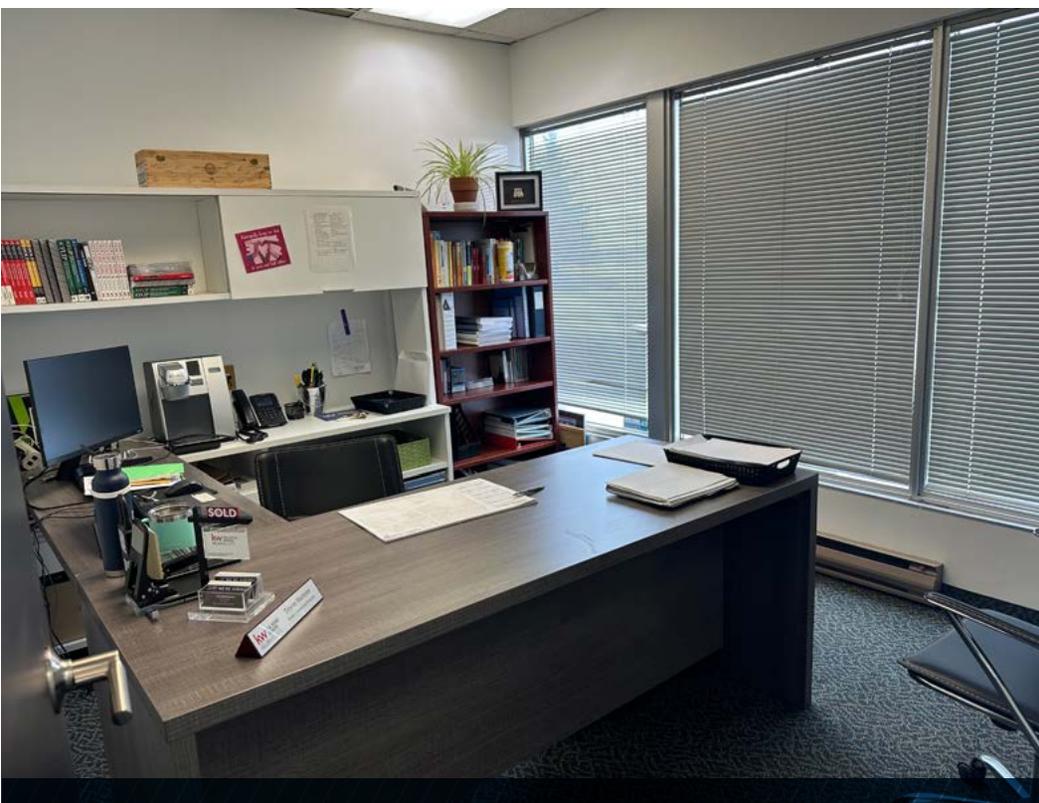


WINNIPEG AIRPORT

DOWNTOWN

5 SCURFIELD BLVD - UNIT 10







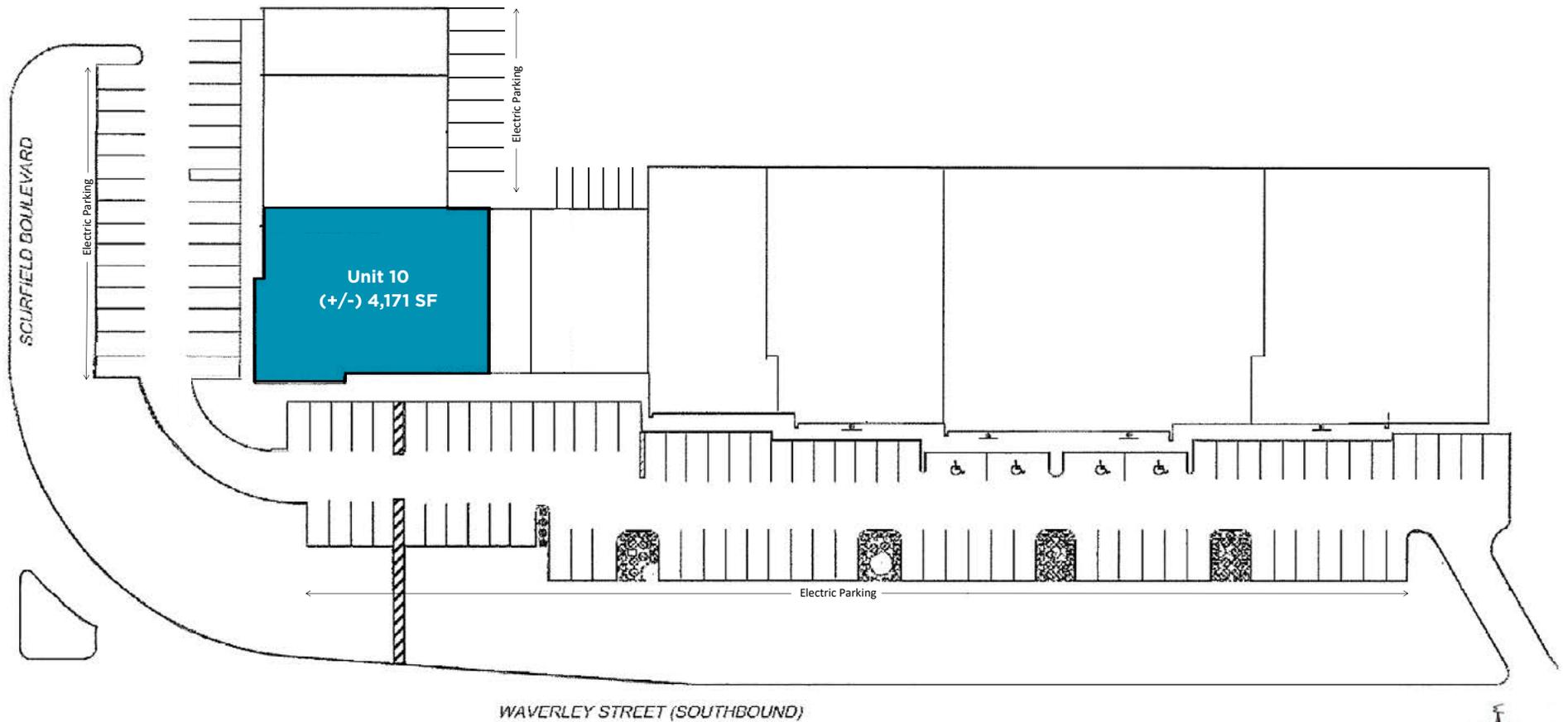
AERIAL



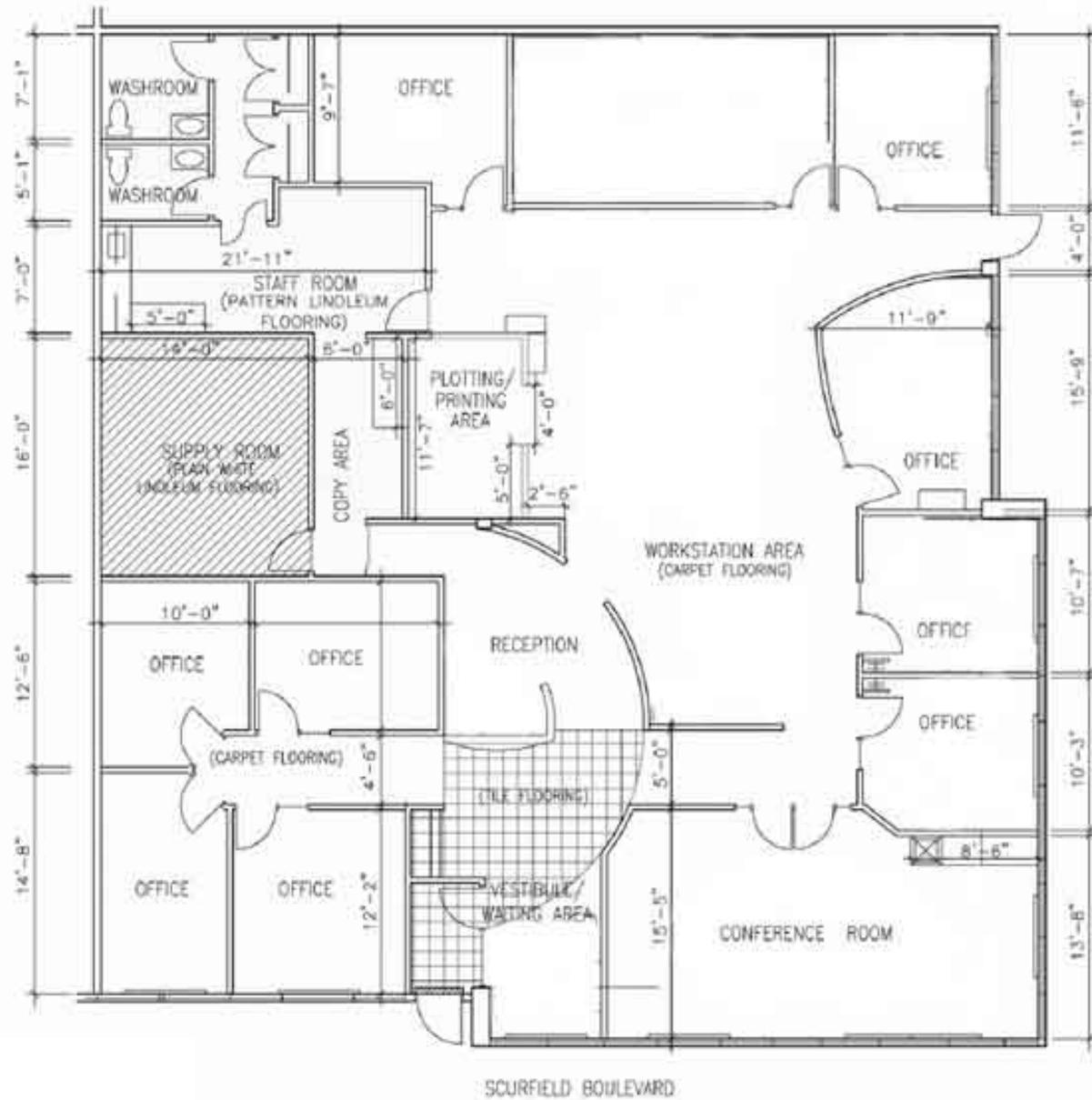
WAVERLEY ST

SCURFIELD BLVD

# SITE PLAN



# FLOOR PLAN





## CONTACT

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