

# SUBURBAN OFFICE BUILDING WITH OUTDOOR COURTYARD

## 67 SCURFIELD BLVD



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# PROPERTY HIGHLIGHTS

## **AVAILABLE SF:** (+/-) 25,745

This institutional-quality, suburban office building is located in the highly desirable Southwest Winnipeg area. The property is in close proximity to the amenity-rich Kenaston-McGillivray retail corridor and boasts ample parking and is adjacent to public transportation drop offs. The property will be available April 1, 2026.

### **Leasable Area**

Approximately 25,745 sq. ft. of versatile space, currently occupied by the Manitoba Institute of Trades and Technology (MITT).

### **Prime Southwest Winnipeg Location**

Situated in the highly accessible Fort Garry Industrial Park, just off Kenaston Boulevard and Waverley Street.

### **Flexible Layout**

Well-designed mix of classrooms, offices, training areas, and open multi-purpose spaces — easily adaptable for office, institutional, or training facility use.

### **Modern Infrastructure**

High-quality improvements, bright interiors, and extensive power/data capacity suitable for a wide range of professional users.

### **Ample On-Site Parking**

Generous surface parking to accommodate staff, students, and visitors.

### **High Exposure**

Excellent visibility along Scurfield Blvd with prominent signage opportunities.

### **Accessible Location**

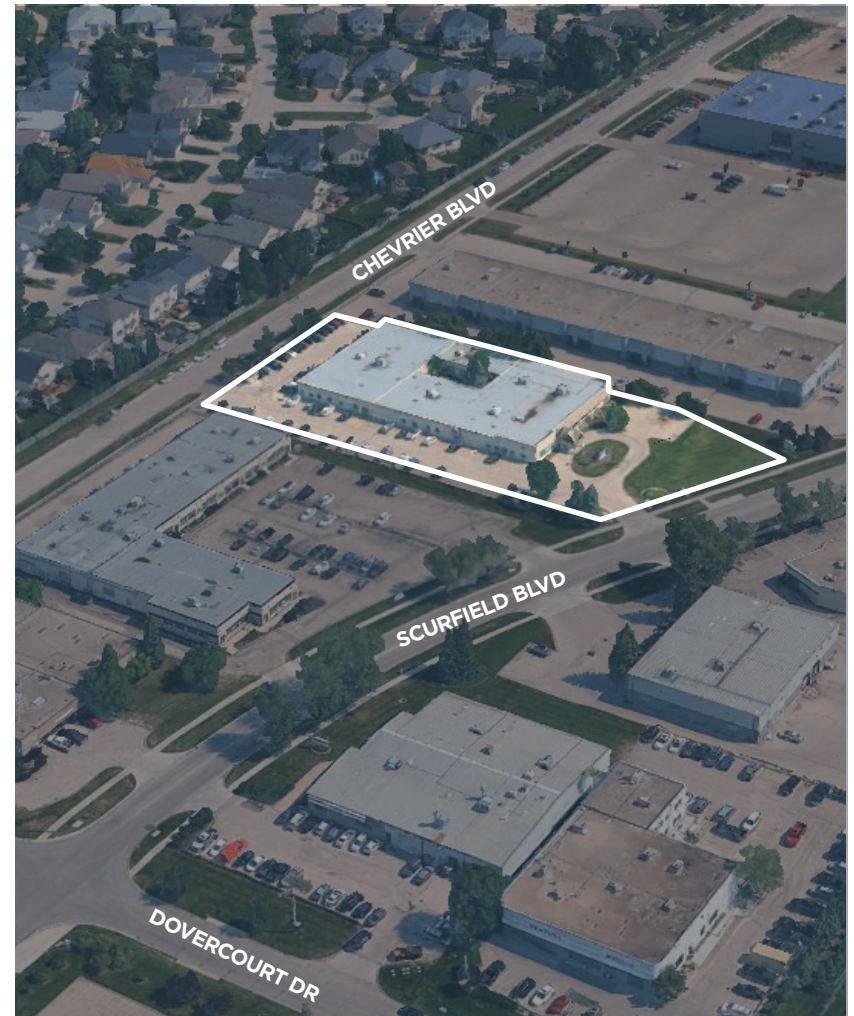
Close to major routes including Abinodji Mikanah and the Perimeter Highway for efficient city-wide access.

### **Amenity-Rich Area**

Surrounded by retail, restaurants, fitness centres, and service businesses within the Kenaston Commons corridor.

### **Available Immediately**

Professionally managed and ready for occupancy or tenant-specific improvements.

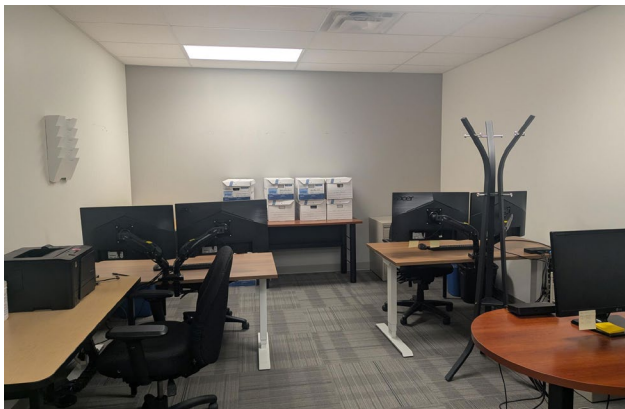
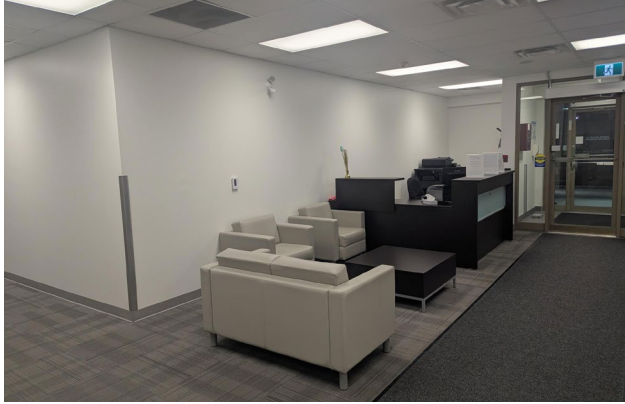


**LEASE RATE:** \$21.95 NET PSF

**CAM & TAX:** \$7.78 PSF (2026 EST.)

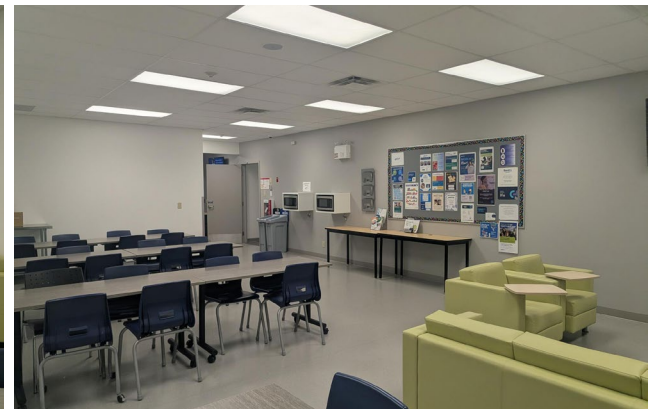
*\*PLUS MANAGEMENT FEE*

# PROPERTY PHOTOS

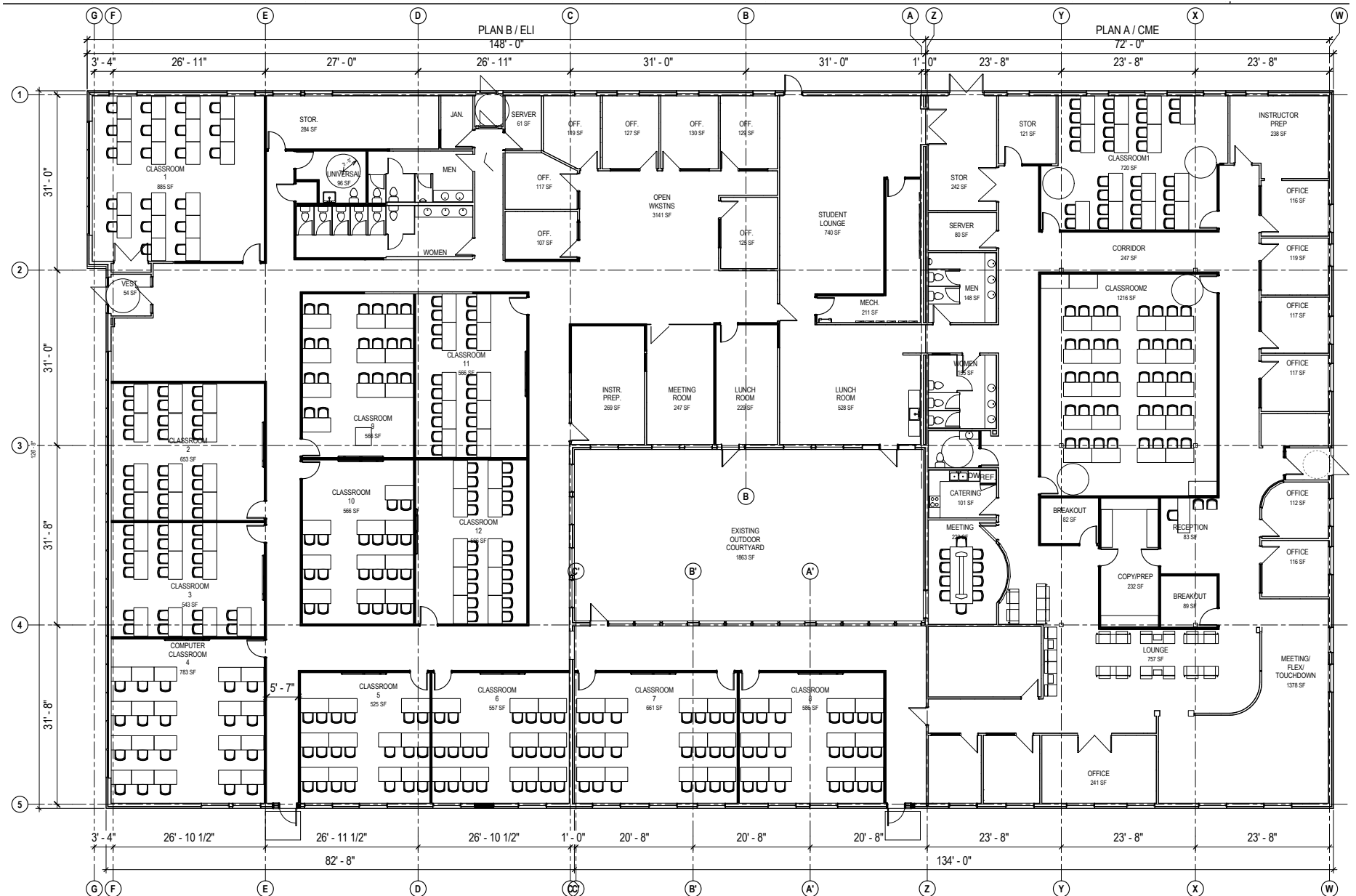




# PROPERTY PHOTOS



# FLOOR PLAN



# AMENITIES MAP

- |   |                        |    |                               |
|---|------------------------|----|-------------------------------|
| 1 | RONA+                  | 9  | COSTCO                        |
| 2 | BEN & FLORENTINE       | 10 | COSTCO GAS STATION            |
| 3 | PETSMART               | 11 | CLAY OVEN                     |
| 4 | THE CANADIAN BREWHOUSE | 12 | INDIGO                        |
| 5 | STARBUCKS              | 13 | JOEY                          |
| 6 | THE KEG STEAKHOUSE     | 14 | CHILLI CHUTNEY STREET KITCHEN |
| 7 | A&W                    | 15 | WALMART                       |
| 8 | CINEPLEX ODEON         | 16 | THE HOME DEPOT                |







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