

HIGHLY DESIRABLE SUBURBAN OFFICE LOCATED  
IN SOUTHWEST WINNIPEG FOR IMMEDIATE LEASE

**31-47 SCURFIELD BOULEVARD**



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# PROPERTY HIGHLIGHTS

**AVAILABLE SF: (+/-) 1,367 - (+/-) 7,551 SF**

31-47 Scurfield Boulevard offers a prime leasing opportunity in Winnipeg's established southwest business corridor. This versatile office/industrial property benefits from excellent accessibility to Waverley Street, McGillivray Boulevard, and Kenaston Boulevard, providing convenient connectivity across the city. With both building and prominent pylon signage available, tenants can take advantage of strong visibility in a high-traffic commercial node. Ideal for a range of professional and light industrial users, this location combines functionality with exposure in a sought-after area.



UNIT	(+/-) SF	LOADING	LEASE RATE	CAM & TAX (EST. 2026)	BUILD OUT
35	3,300	GRADE	\$19.95	\$9.30 psf	Currently used for fitness use with change rooms, locker rooms, reception and a large open area
39	2,884	12' X 12' GRADE	\$21.95	\$9.30 psf	Reception, 5 private offices, 2 boardrooms, 2 washrooms, kitchenette
41	1,367	10' X 10' GRADE	\$22.95 PSF	\$9.30 psf	Reception, 2 private offices, washroom, lunchroom, boardroom, storage room, small warehouse with bonus mezzanine storage
39 & 41	4,251	1 - 10' X 10' GRADE 1 - 12' X 12' GRADE	\$21.95	\$9.30 psf	Reception, 7 private offices, 3 boardrooms, 3 washrooms, kitchenette & lunch room, storage room, small warehouse with bonus mezzanine storage

# UNIT 39

## HIGHLIGHTS

**AVAILABLE SF:** (+/-) 2,884 SF

- Reception, 5 private offices, 2 washrooms, kitchenette, 2 boardrooms
- Great natural light
- Furniture may be available

**LEASE RATE:** \$21.95 PSF

**CAM & TAX:** \$9.30 PSF

*\*Plus management fee*



# UNIT 41

## HIGHLIGHTS

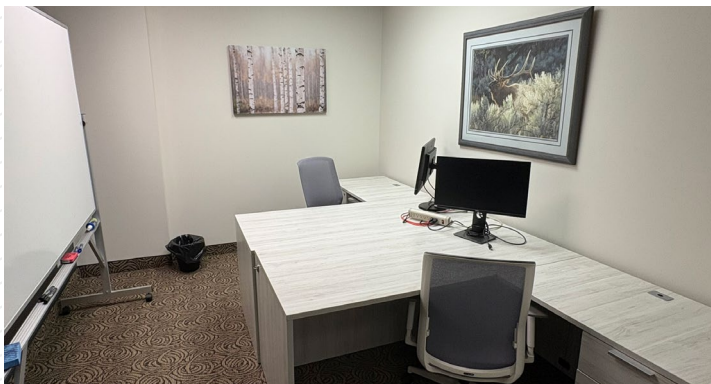
**AVAILABLE SF:** (+/-) 1,367 SF

- Reception, 2 private offices, washroom, lunchroom, boardroom, storage room, small warehouse with bonus mezzanine storage
- 10' x 10' grade loading door
- Great natural light
- Furniture may be available

**LEASE RATE:** \$22.95 PSF

**CAM & TAX:** \$9.30 PSF

*\*Plus management fee*

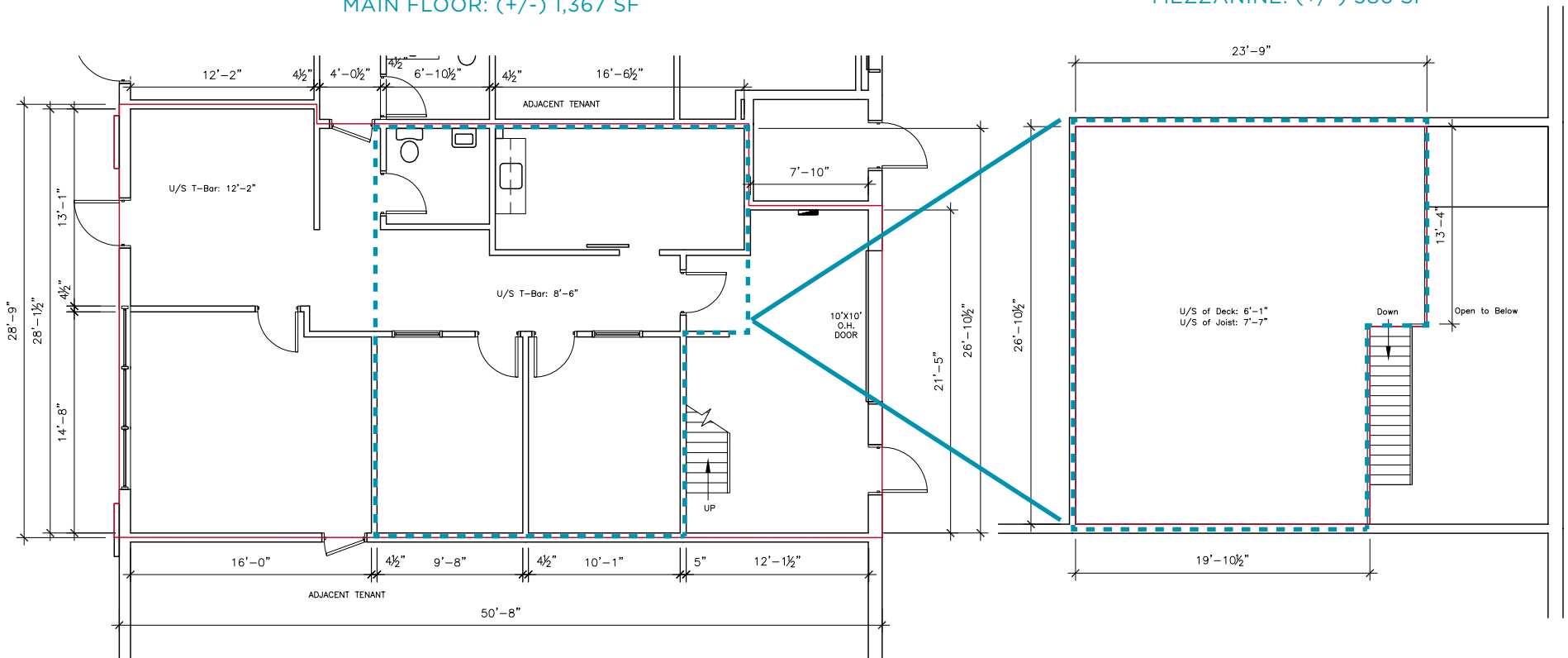


# UNIT 41

## FLOOR PLAN

MAIN FLOOR: (+/-) 1,367 SF

MEZZANINE: (+/-) 586 SF



# PROPERTY AERIAL



# AMENITIES MAP

**5 MINS**  
TO KENASTON BLVD

**15 MINS**  
TO PERIMETER HWY

**16 MINS**  
TO DOWNTOWN WINNIPEG

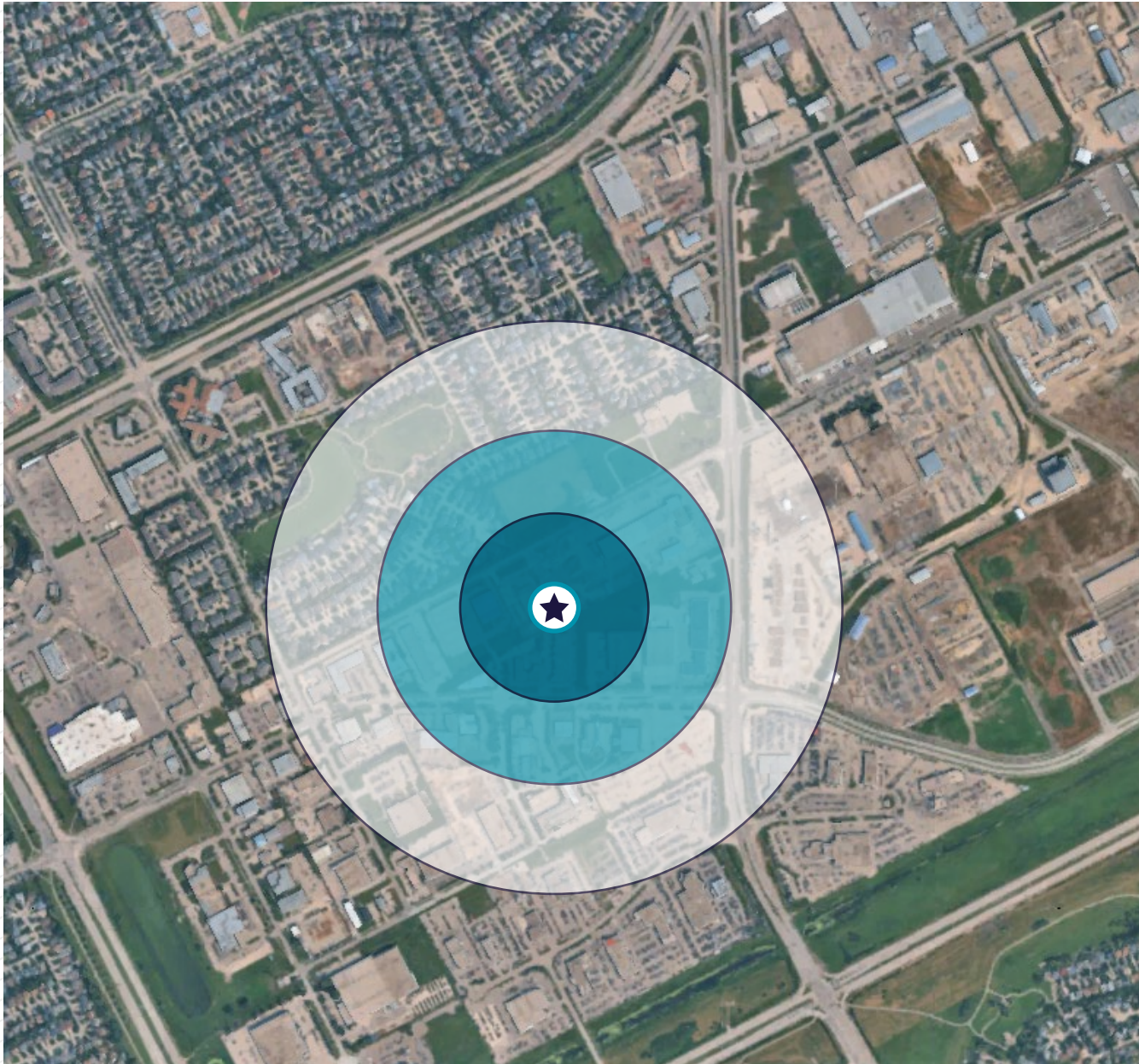


**21,633**  
TRAFFIC COUNT



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

# AREA DEMOGRAPHICS



## POPULATION

**3,838**  
*Within 1 KM*

**48,114**  
*Within 3 KM*

**136,598**  
*Within 5 KM*



## HOUSEHOLD INCOME

**\$191,206.7**  
*Within 1 KM*

**\$111,767.8**  
*Within 3 KM*

**\$118,470.3**  
*Within 5 KM*



## TOTAL HOUSEHOLDS

**1,357**  
*Within 1 KM*

**19,675**  
*Within 3 KM*

**56,056**  
*Within 5 KM*



## CONTACT

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