

OFFICE FOR LEASE IN THE HEART OF MURRAY INDUSTRIAL PARK



OFFICE FOR LEASE
21 MURRAY PARK ROAD - UNIT D

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Hopewell

**CANADA BEST
MANAGED
COMPANIES** | Platinum
member

**CUSHMAN &
WAKEFIELD**
Winnipeg

Stevenson



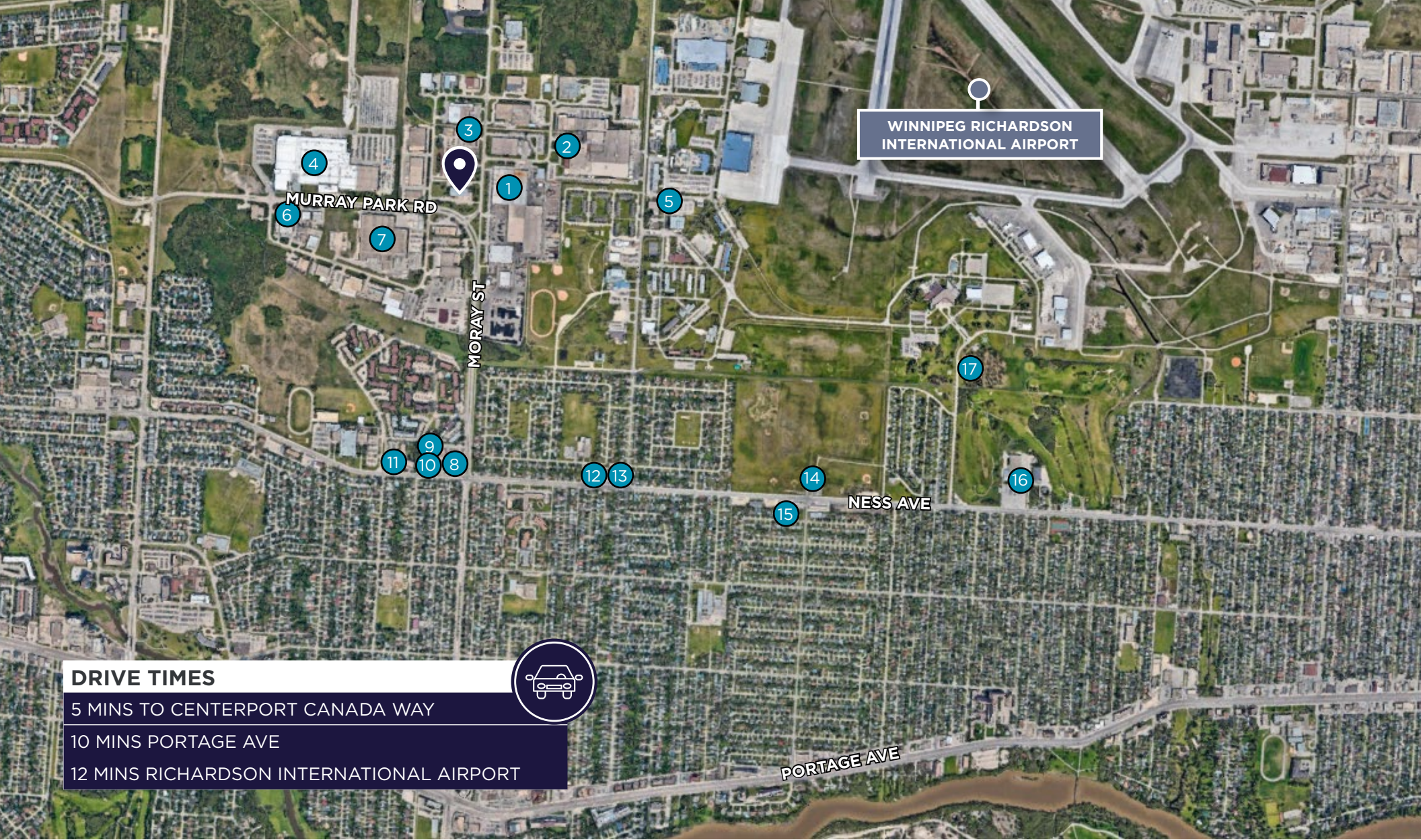
PROPERTY HIGHLIGHTS

(+/-) 4,418 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

LEASE RATE: MARKET RENT
CAM & TAX: \$10.01 (2026 EST.)





WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

DRIVE TIMES

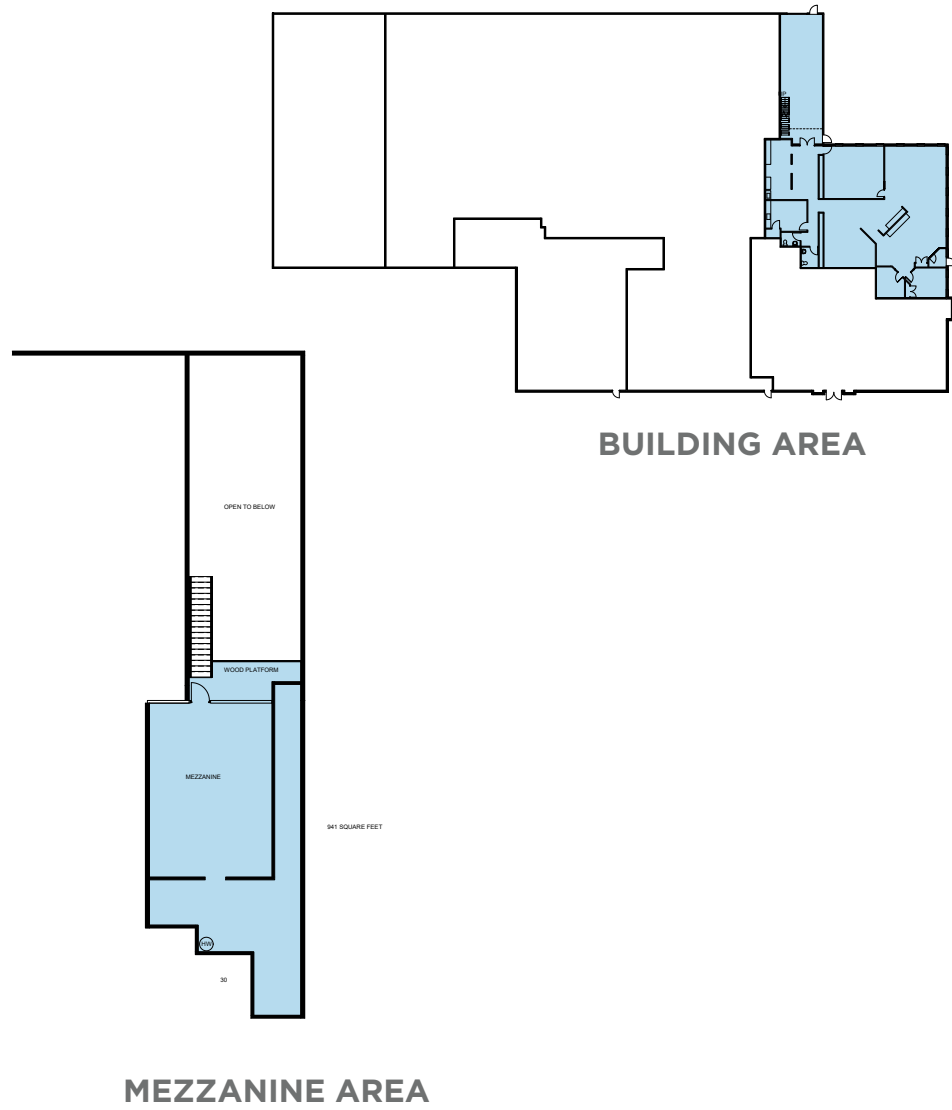
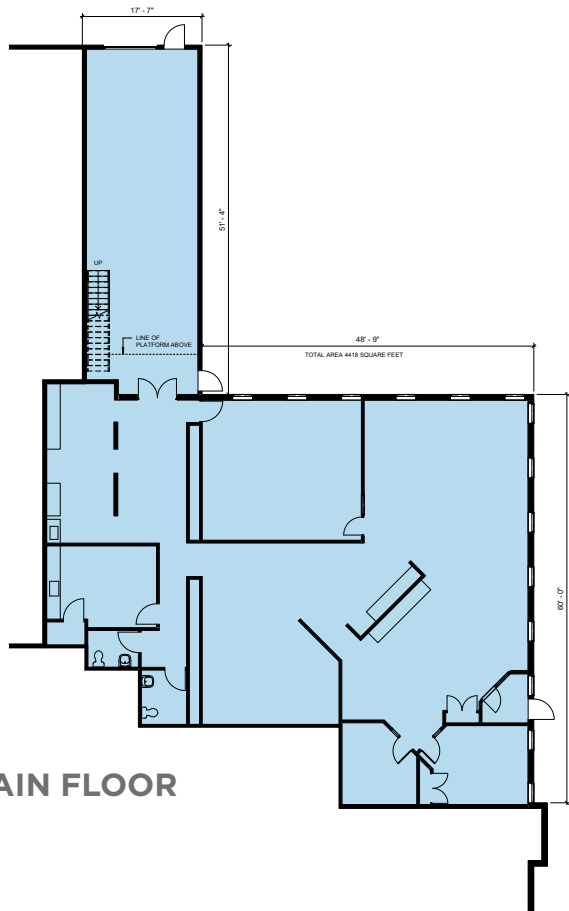
- 5 MINS TO CENTERPORT CANADA WAY
- 10 MINS PORTAGE AVE
- 12 MINS RICHARDSON INTERNATIONAL AIRPORT



LOCAL AMENITIES

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> 1 MACDON INDUSTRIES LTD 2 WINPAK LIMITED 3 EASTSIDE MORAY COLLISION & GLASS 4 BOEING CANADA 5 CFB WINNIPEG | <ul style="list-style-type: none"> 6 SUNWEST SCREEN GRAPHICS 7 THE NORTHWEST COMPANY 8 MCDONALD'S 9 TACO TIME 10 SUBWAY 11 DOLLARAMA | <ul style="list-style-type: none"> 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 |
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FLOOR PLAN









CONTACT

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