

**HIGH EXPOSURE FLEX-OFFICE SPACE FOR LEASE**



# **38-5 Scurfield Boulevard**

**WINNIPEG, MB**



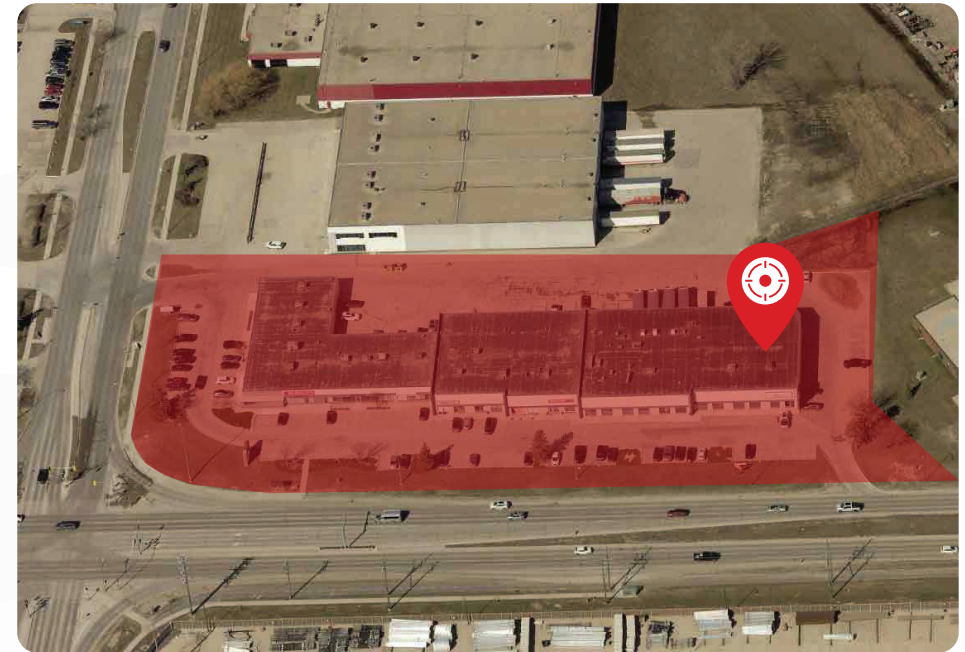
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# PROPERTY DETAILS

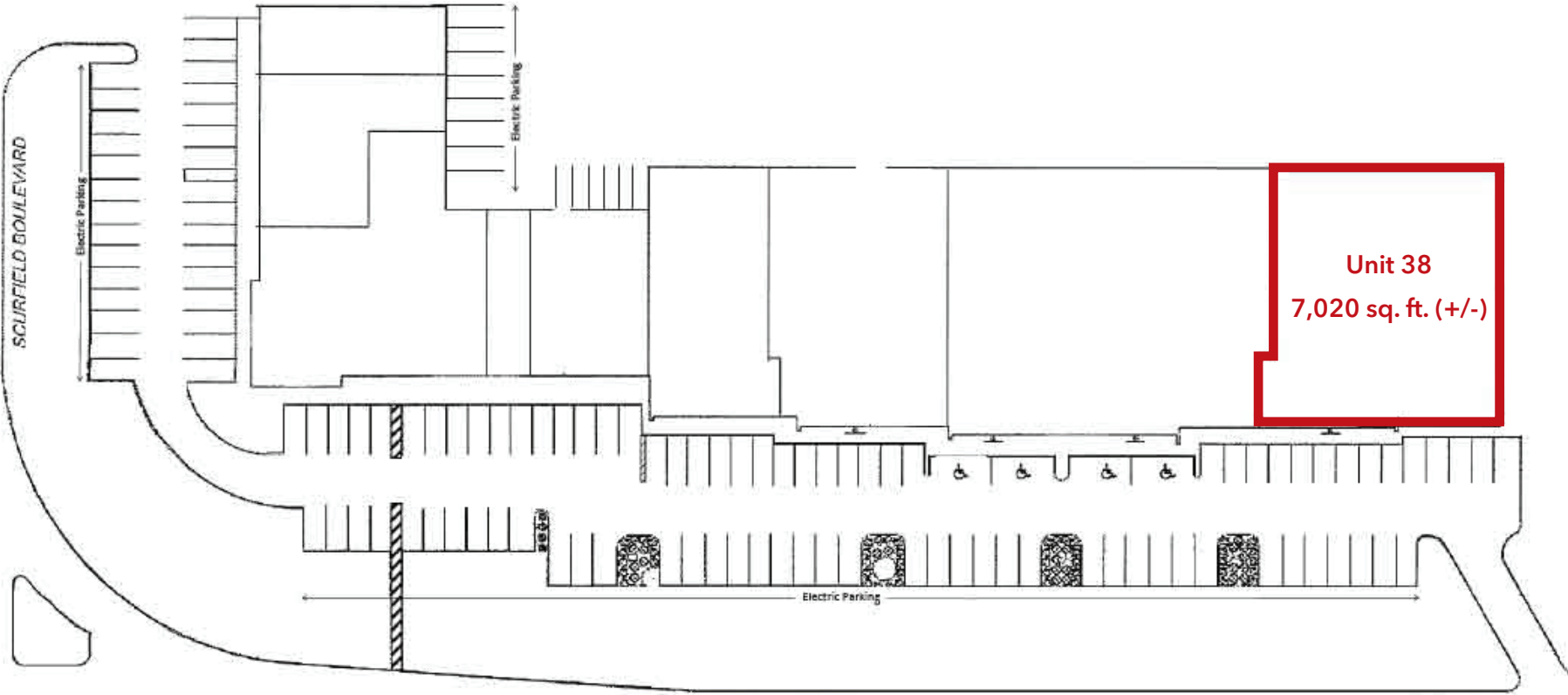
<b>AREA AVAILABLE (+/-)</b>	Unit A:	4,162 sq. ft.
	Unit B:	2,858 sq. ft.
	Total:	7,020 sq. ft.
<b>ZONING</b>	M1	
<b>CLEAR HEIGHT (+/-)</b>	18'	
<b>LOADING</b>	(2) Grade-level loading doors	
<b>ELECTRICAL</b>	200A, 120/208V 3-phase, with 2 subpanels & 75 KVA transformer	
<b>BASIC RENTAL RATE</b>	\$19.00 per sq. ft.	
<b>ADDITIONAL RENT</b>	CAM	\$4.61 per sq. ft.
	TAX	\$4.45 per sq. ft.
	Total:	\$9.06 per sq. ft.
	<i>plus mgmt. fee of 5% of gross rent, water is included</i>	
<b>AVAILABILITY</b>	Immediately	



## PROPERTY HIGHLIGHTS

- Ideal for showroom/flex-office users
- Excellent visibility located on the corner of Waverley Street & Scurfield Boulevard in Southwest Winnipeg
- Pylon and monument signage opportunities

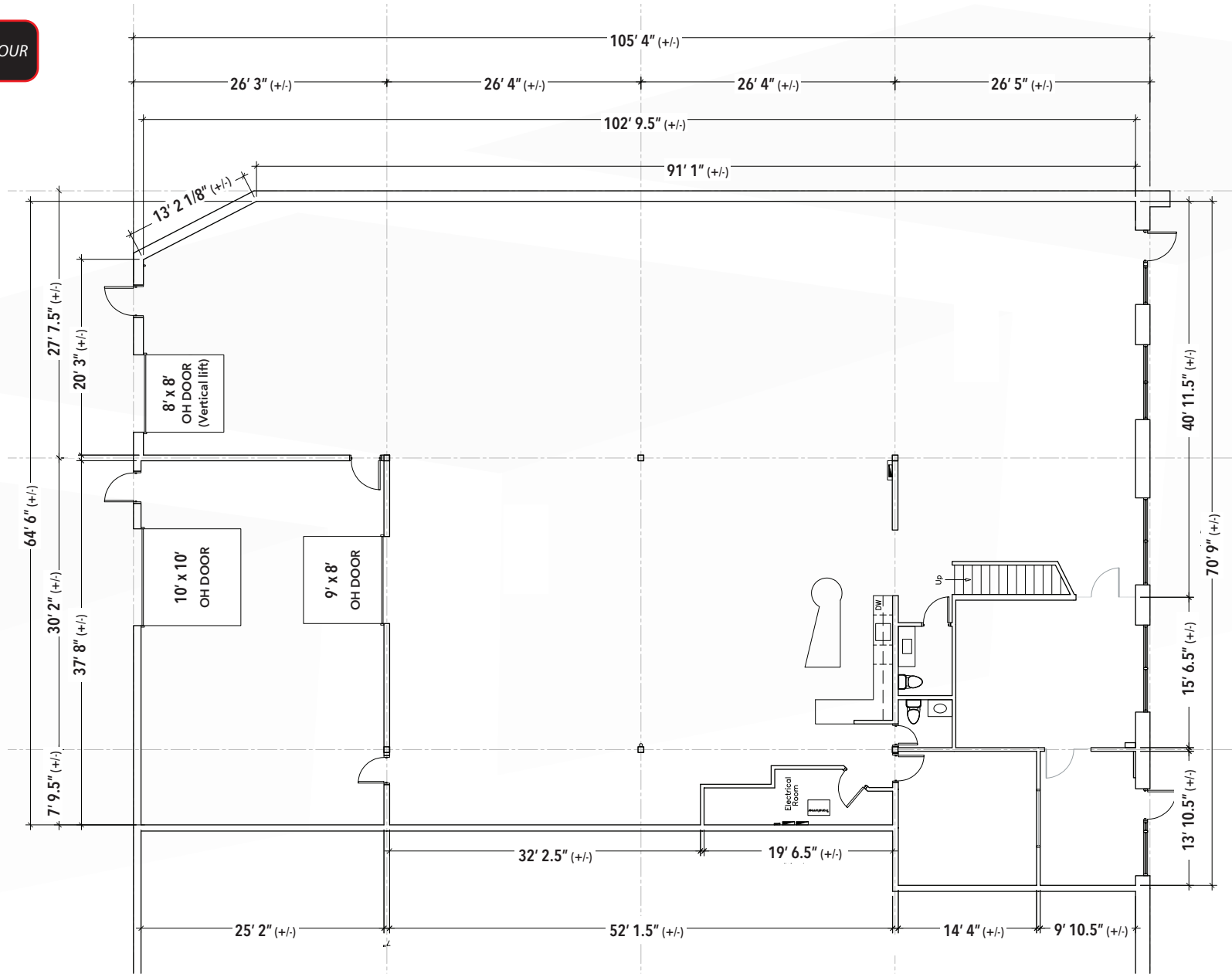
# SITE PLAN



WAVERLEY STREET (SOUTHBOUND)

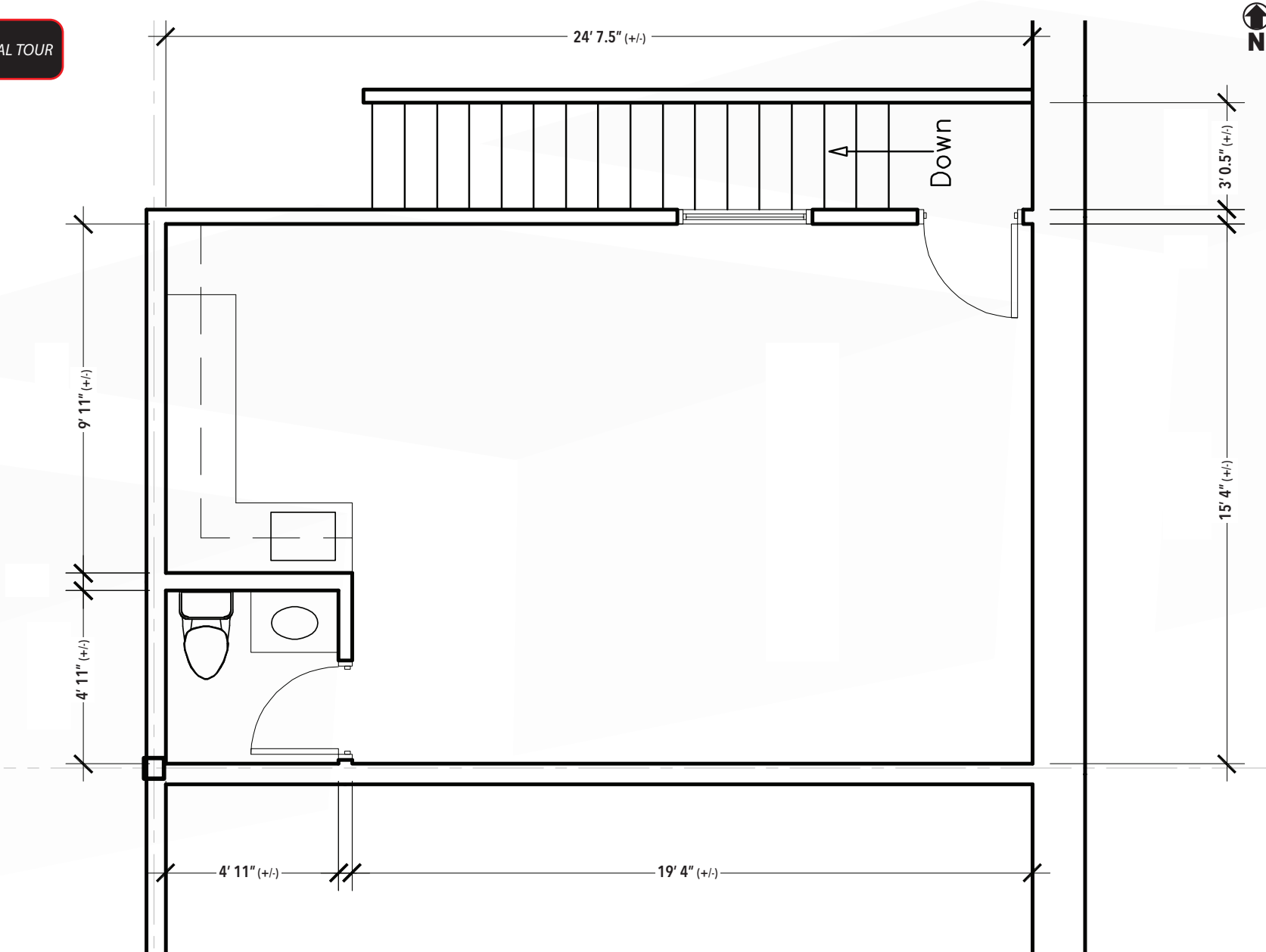
# FLOOR PLAN

## MAIN FLOOR



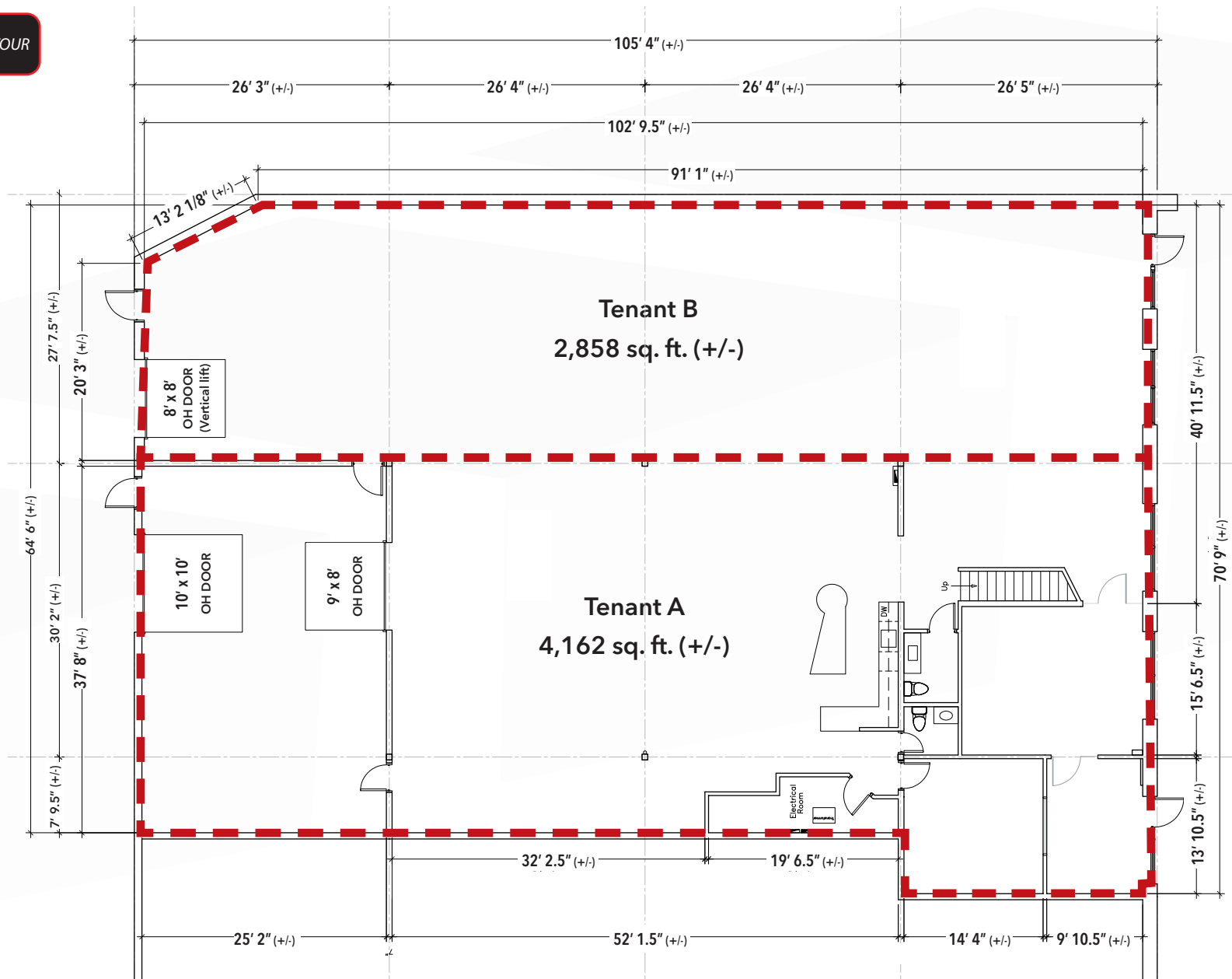
# FLOOR PLAN

## MEZZANINE



# FLOOR PLAN

## MAIN FLOOR DEMISING OPTION



# INTERIOR PHOTOGRAPHS



# AREA OVERVIEW









# RETAIL OVERVIEW



# LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	20 min. / 12.3 km
	TRANSCANADA HWY	15 min. / 9.5 km
	POLO PARK SHOPPING CENTRE	20 min. / 10.4 km
	ST. VITAL SHOPPING CENTRE	11 min. / 6.9 km
	PORTAGE & MAIN	23 min. / 10.6 km

# DEMOGRAPHIC ANALYSIS



## POPULATION

Total Population

1 km	3 km	5 km
3,676	57,015	138,444

Projected Population (2030)

1 km	3 km	5 km
4,907	62,015	147,322



## MEDIAN AGE

Median Age

1 km	3 km	5 km
45.5	34.4	35.4



## HOUSEHOLD INCOME

Avg. Household Income

1 km	3 km	5 km
\$185,933	\$152,549	\$142,725

Proj. Household Income (2030)

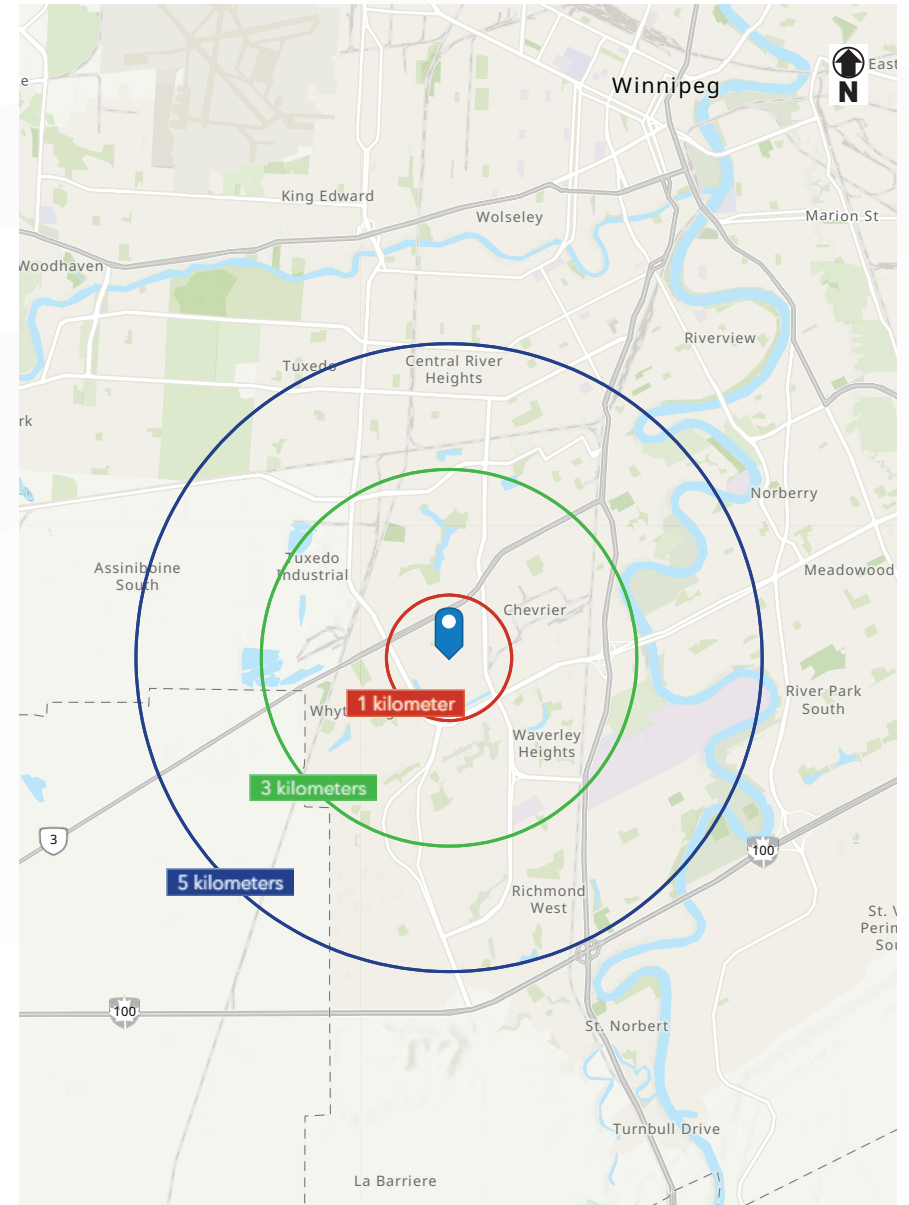
1 km	3 km	5 km
\$220,477	\$174,969	\$165,138



## HOUSEHOLDS

Total Households

1 km	3 km	5 km
1,351	21,174	51,829





COMMERCIAL REAL ESTATE  
SERVICES INC.

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## Contact

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