

FOR LEASE

Professional Office Space in West Fort Garry For Lease

200 - 99 Scurfield Boulevard, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**ON-SITE
PARKING STALLS**



**NEAR MAJOR
BUS ROUTES**

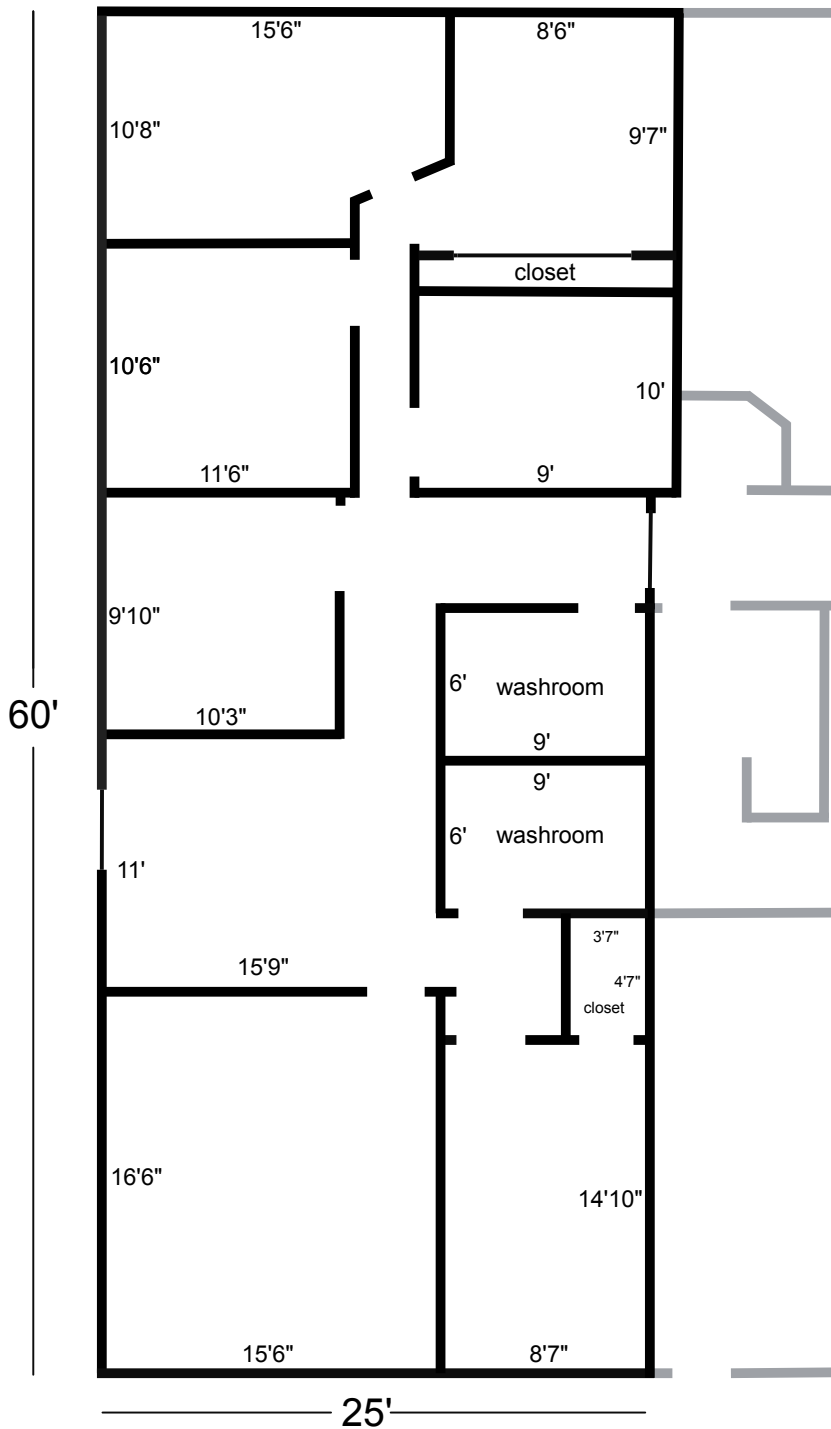
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FOR LEASE

200 - 99 Scurfield Boulevard, Winnipeg, Manitoba

APPROXIMATE FLOOR PLAN



FOR LEASE

200 - 99 Scurfield Boulevard, Winnipeg, Manitoba



Lobby Area



Boardroom

PROPERTY SUMMARY

Available	+/- 1,500 SF
Possession Date	March 15, 2025
Building Size	+/- 13,600 SF
Gross Lease Rate	\$5,500/Month + GST
Zoning	M1

*plus management fee







FEATURES

- 6 office spaces
- Private washrooms
- Dedicated entrance
- Large meeting room

LOCATION

- Located in southwest Winnipeg, near restaurants, shopping, and residential housing
- Positioned near major transportation routes and in close proximity to Route 90

NO CHARGE BONUS FEATURES

-  Large boardroom with kitchenette and presentation equipment
-  Staffed reception
-  Two separate lunchroom/kitchenette facilities (fridge, microwave, dishwashers)
-  On-site exercise facility and showers
-  Individual secure mailboxes
-  Photocopier/fax & postage machine (pay-per-use)
-  Large outdoor patio
-  Document shredding service
-  Automated External Defibrillator (AED)
-  Large on-site parking

204.474.2000

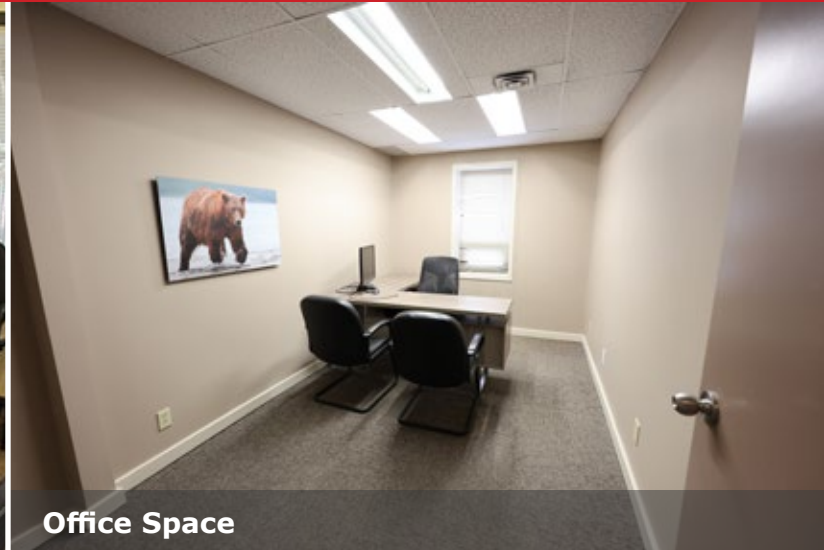
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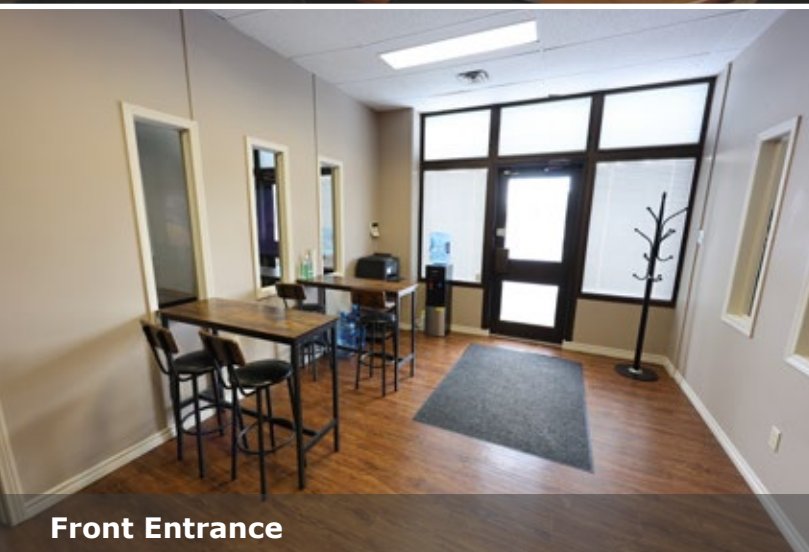
200 - 99 Scurfield Boulevard, Winnipeg, Manitoba



Boardroom



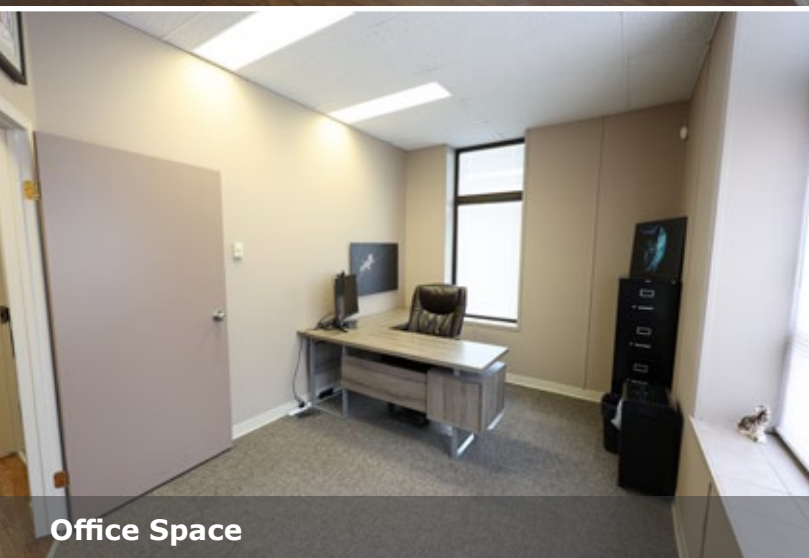
Office Space



Front Entrance



Fitness Area



Office Space



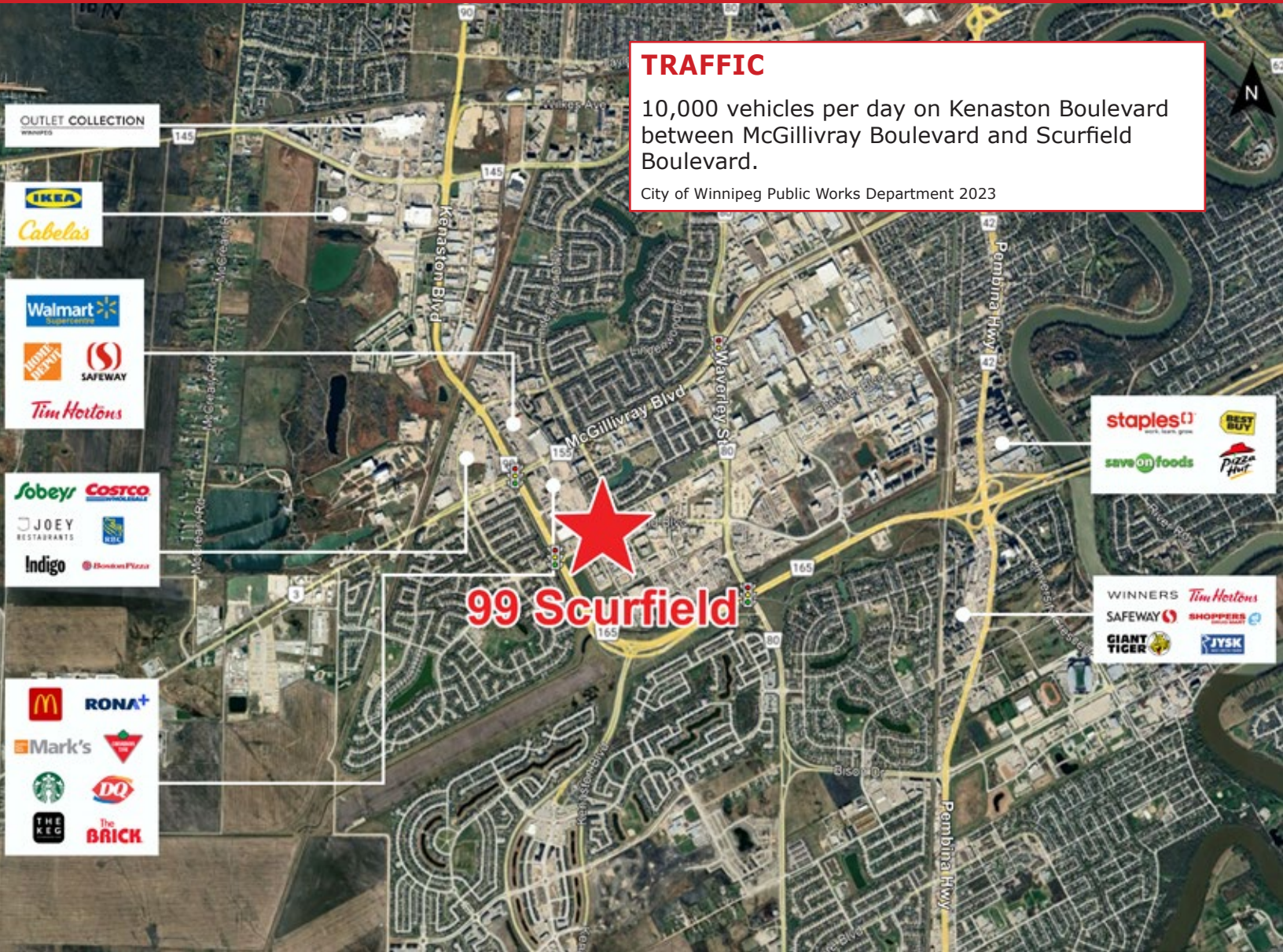
Outdoor Patio

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Succeeding by Helping Others Succeed



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