

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.A photograph of a modern, two-story office building with dark blue vertical siding and large windows. The building is situated in a mixed-use area with other commercial buildings and parked cars visible in the background. The sky is overcast.

103 Scurfield Blvd, Winnipeg MB

Beautifully improved suburban office **for lease**

103 Scurfield Boulevard is located in a mixed-use area of Fort Garry that includes both office and industrial spaces, making it a key spot for small businesses and service providers. The Fort Garry area is also characterized by its retail amenities and community-oriented atmosphere.

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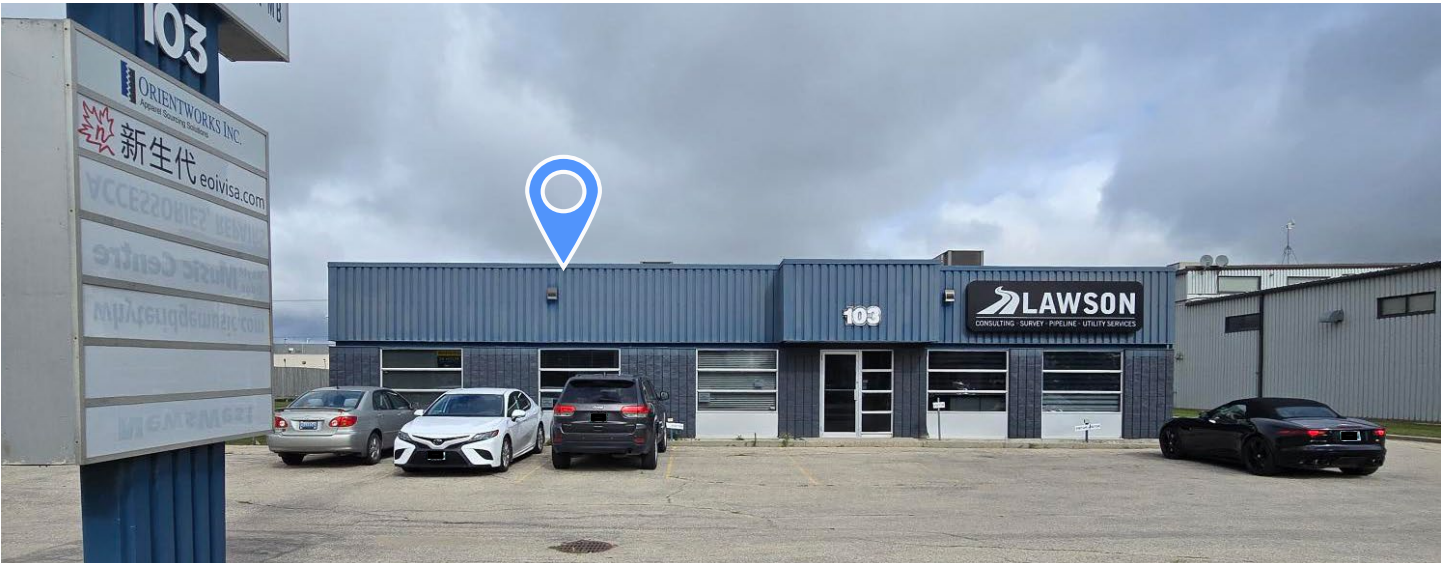
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Property Overview

The building at 103 Scurfield Boulevard offers a well-designed and functional workspace that includes several built-in improvements. Among these are three to four private offices, ideal for focused work or individual meetings. Additionally, the unit features a spacious boardroom or meeting area, perfect for team discussions or client presentations. The open work area fosters collaboration, accommodating a flexible layout for multiple workstations. Light loading/storage is made convenient with a double man door at the rear of the premises. These existing enhancements make 103 Scurfield a versatile and appealing option for businesses seeking both privacy and collaboration in their office environment.

Civic Address	103 Scurfield Blvd, Winnipeg MB
Features	Existing improvements Great signage opportunity Free parking Several nearby amenities Turn-key space
Zoning	M1
Available Space	Unit D: 400 SF Unit A: 800 SF
Term	Negotiable
Available	Immediately
Net Rent	\$23.95 PSF/Annum
Additional Rent	\$13.75 PSF (2024 est.)



Building Features



Transit stops nearby



Close proximity to amenities



Ample parking for staff and visitors



Close to nearby parks



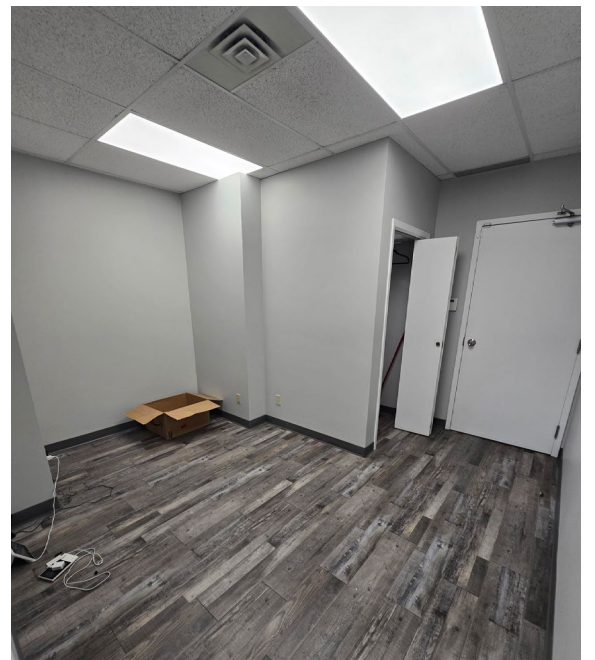
Signage Opportunity



Existing Improvements

Floor Plan







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