257 Osborne St.

257 Osborne St., Winnipeg, MB R3L 1Z6 Canada



Listing ID: 30819592 Status: Active

Property Type: Office For Lease

(also listed as Retail-Commercial)

Office Type: Executive Suites, Governmental

Contiguous Space: 650 - 6,382 SF Total Available: 30,012 SF

Lease Rate: \$22 - 30 PSF (Annual)
Base Monthly Rent: \$1,625 - 12,762

Lease Type: NNN Short-Term Lease: Yes

Overview/Comments

Innovative mixed used Office and retail Building design with the best of Winnipeg walkable amenities. At the junction of trendy Osborne Village, charming Corydon Village. Extremely high-profile main floor retail with high pedestrian and traffic exposure. Exceptional sigh lines extending 5 Kms in 5 directions from the office space with lots of light. Energy efficient, sustainable designed building. Smart 5 Storey parkade 132 stalls available fall 2024, with ample interim parking available for tenants. Adjacent to state of the art 91 unit apartment building tower currently under construction, and access to Winnipeg Central Business district and charming retails and restaurant amenities. Existing shared work space and shell spaces for professionals. Join the thriving live, work, walkable atmosphere offered at the Junction of Osborne Village, Corydon Village and South Osborne. Call now for easy showings.



More Information Online

https://www.winnipegcommercialrealtors.ca//listing/30819592

QR Code

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General Information

Tax ID/APN:	12097805805	Zoning:	C2
Office Type:	Executive Suites, Governmental, Institutional,	Building Name:	THE JUNCTION
	Medical, Mixed Use, Flex Space, Office Building	Class of Space:	Class A

Available Space

Suite/Unit Number:	3	Date Available:	06/01/2022
Suite Floor/Level:	Main Floor	Lease Rate:	\$30 PSF (Annual)
Space Available:	650 SF	Lease Type:	NNN
Minimum Divisible:	650 SF	Parking Spaces:	0
Maximum Contiguous:	650 SF	Operating Expenses:	\$15 PSF (Annual)
Space Type:	New		

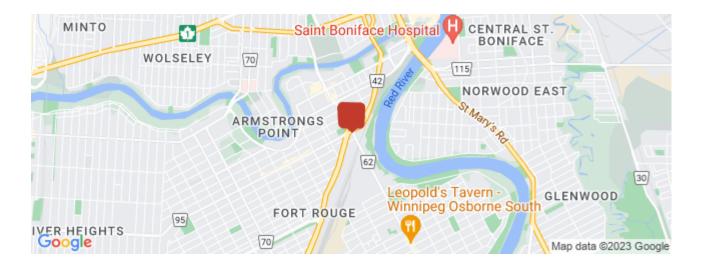
Available Space

Suite/Unit Number:	200	Lease Rate:	\$22 PSF (Annual)
Suite Floor/Level:	2nd Floor	Lease Type:	NNN
Space Available:	6,382 SF	Short-Term Lease:	Yes
Minimum Divisible:	6,382 SF	Conference Rooms:	2
Maximum Contiguous:	6,382 SF	Offices:	15
Space Description:	Fully built-out office space ready for occupancy.	Parking Spaces:	132
Space Type:	New	Operating Expenses:	\$15 PSF (Annual)
Date Available:	06/01/2022		

Available Space

Suite/Unit Number:300Space Available:6,381 SFSuite Floor/Level:3rd FloorMinimum Divisible:6,381 SF

Maximum Contiguous: Space Type: Date Available:	6,381 SF New 06/01/2022	Lease Rate: Lease Type: Operating Expenses:	\$22 PSF (Annual) NNN \$15 PSF (Annual)	
Available Space				
Suite/Unit Number: Suite Floor/Level: Space Available: Minimum Divisible: Maximum Contiguous:	401 4th Floor 2,190 SF 2,190 SF 2,190 SF	Space Type: Date Available: Lease Rate: Lease Type: Operating Expenses:	New 06/01/2022 \$22 PSF (Annual) NNN \$15 PSF (Annual)	
Available Space				
Suite/Unit Number: Suite Floor/Level: Space Available: Minimum Divisible: Maximum Contiguous:	402 4th Floor 1,855 SF 1,855 SF 1,855 SF	Space Type: Date Available: Lease Rate: Lease Type: Operating Expenses:	New 06/01/2022 \$22 PSF (Annual) NNN \$15 PSF (Annual)	
Available Space				
Suite/Unit Number: Suite Floor/Level: Space Available: Minimum Divisible: Maximum Contiguous:	500 5th Floor 6,381 SF 6,381 SF 6,381 SF	Space Type: Date Available: Lease Rate: Lease Type: Operating Expenses:	New 06/01/2022 \$24 PSF (Annual) NNN \$15 PSF (Annual)	
Available Space				
Suite/Unit Number: Suite Floor/Level: Space Available: Minimum Divisible: Maximum Contiguous:	600 6th Floor 6,173 SF 6,173 SF 6,173 SF	Space Type: Date Available: Lease Rate: Lease Type: Operating Expenses:	New 06/01/2022 \$24 PSF (Annual) NNN \$15 PSF (Annual)	
Area & Location				
Property Located Between: Property Visibility:	Osborne Street & Pembina Hwy Excellent			
Building Related				
Total Number of Buildings: Number of Stories: Typical SF / Floor: Year Built:	1 6 6,381 SF 2020	Parking Type: Total Parking Spaces: Sprinklers: Heat Source:	Surface, Other 150 To Suit Heat Pump	
Location				
Address: Rural Municipality:	257 Osborne St., Winnipeg, MB R3L 1Z6 Canada Winnipeg	CMA: Submarket:	Winnipeg 1B	



Property Images









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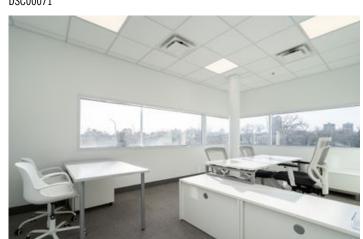
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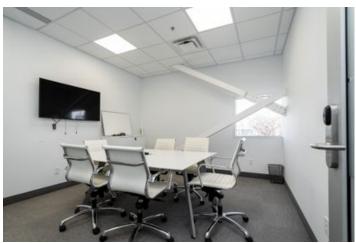


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DSC00069 DSC00078





DSC00124





DSC00089





DSC00127

DSC00122 DSC00129

Property Contacts



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