

~ Prime Office Space in Osborne Village ~

FOR LEASE



222 Osborne Street WINNIPEG, MB

Presley Bordian, Senior Advisor, Sales & Leasing (204) 985-1356
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Property Overview

AVAILABILITY DETAILS

AREA AVAILABLE (+/-)

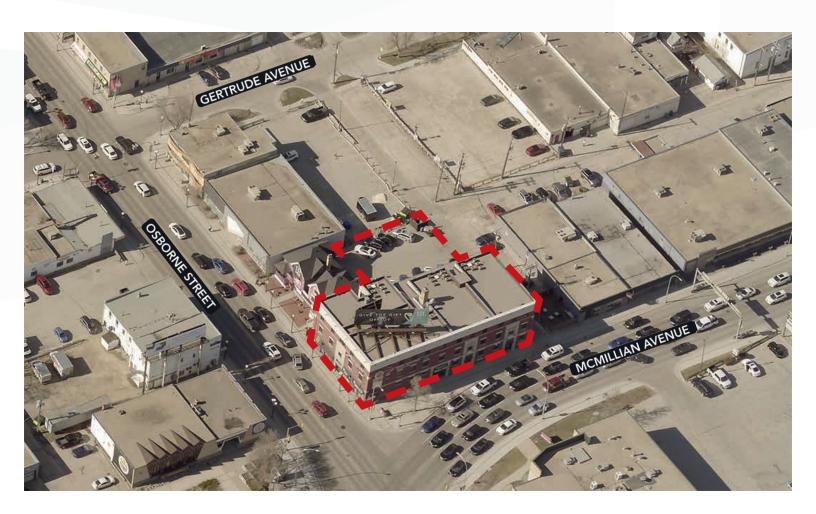
Unit 8b	250 sq. ft.
Unit 9/10	1,500 sq. ft.
Unit 11	750 sq. ft. LEASED
Unit 12	750 sq. ft.
	1,500 sq. ft.
Unit 17	750 sq. ft.
Unit 18	950 sq. ft.
Unit 19	420 sq. ft.

GROSS RENT

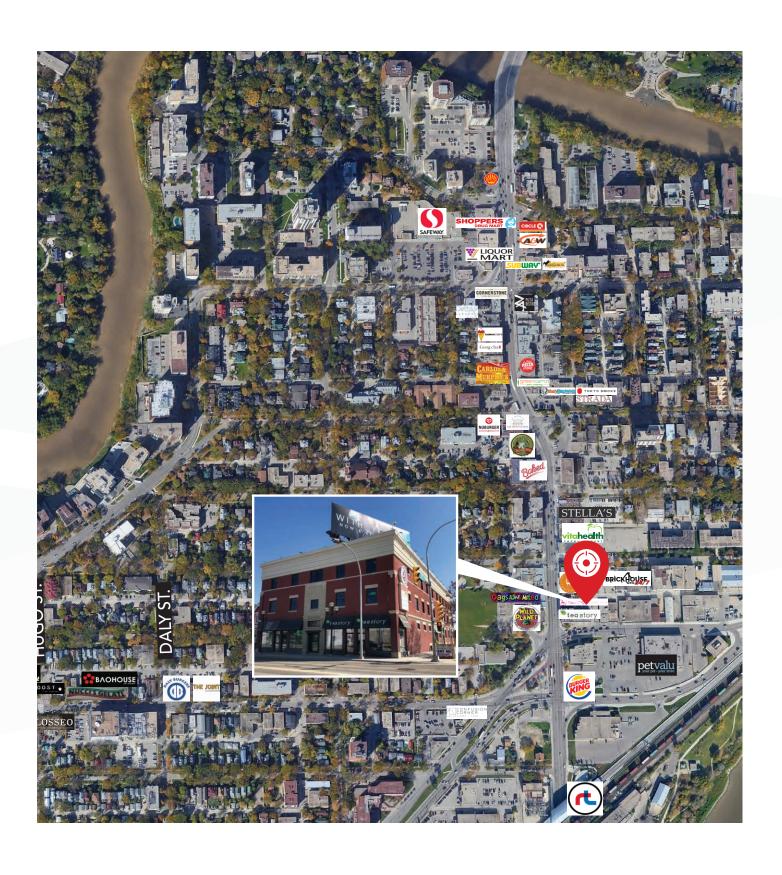
Starting at \$22.00 per sq. ft. (Tenant to pay electricity)

HIGHLIGHTS

- Building and reader board signage available
- On-site parking
- Close proximity to the Osborne Street Rapid Transit
- Easy access to the amenities of Osborne Village
- Steps from Confusion Corner
- Within the most densely populated area of the city

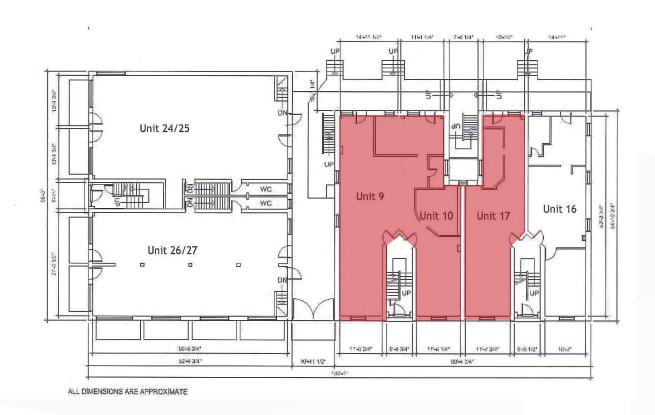


Retail Aerial



Floor Plan

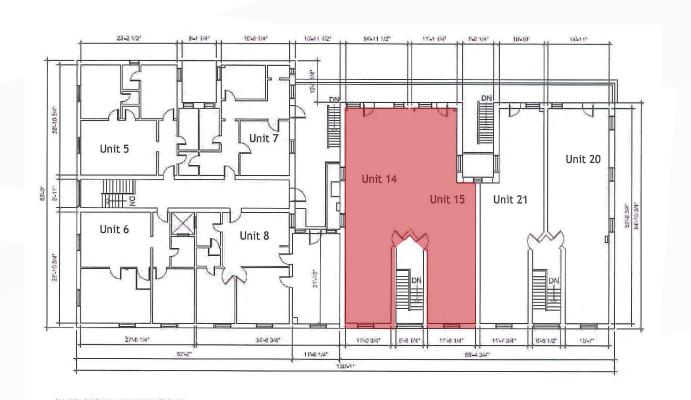
MAIN FLOOR PLAN



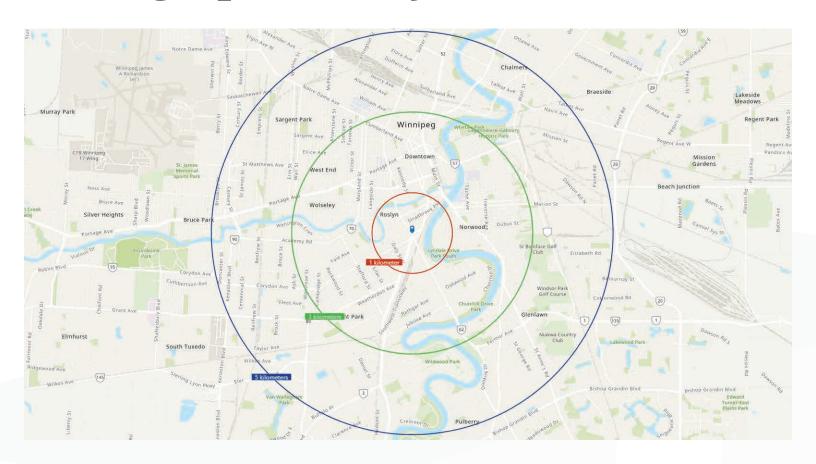
SECOND FLOOR PLAN



Floor Plan THIRD FLOOR PLAN



Demographic Analysis



POPULATION	Total Population	Projected Population (2029)
1 KM	16,774	20,647
3 KM	119,360	141,793
5 KM	234,145	271,578

MEDIAN AGE	Median Age
1 KM	36
3 KM	37
5 KM	37

HOUSEHOLD INCOME	Avg. Household Income	Projected Household Income (2029)
1 KM	\$78,192	\$100,846
3 KM	\$76,012	\$96,624
5 KM	\$80,220	\$101,948

НС	OUSEHOLDS	Total Households	
1 KM		10,021	
3 KM		57,361	
5 KM		103,448	



Contact

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