



~ Prime Office Space in Osborne Village ~

FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

222 Osborne Street
WINNIPEG, MB

Presley Bordian, Senior Advisor, Sales & Leasing
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capitalgrp.ca

Property Overview

AVAILABILITY DETAILS

AREA AVAILABLE (+/-)

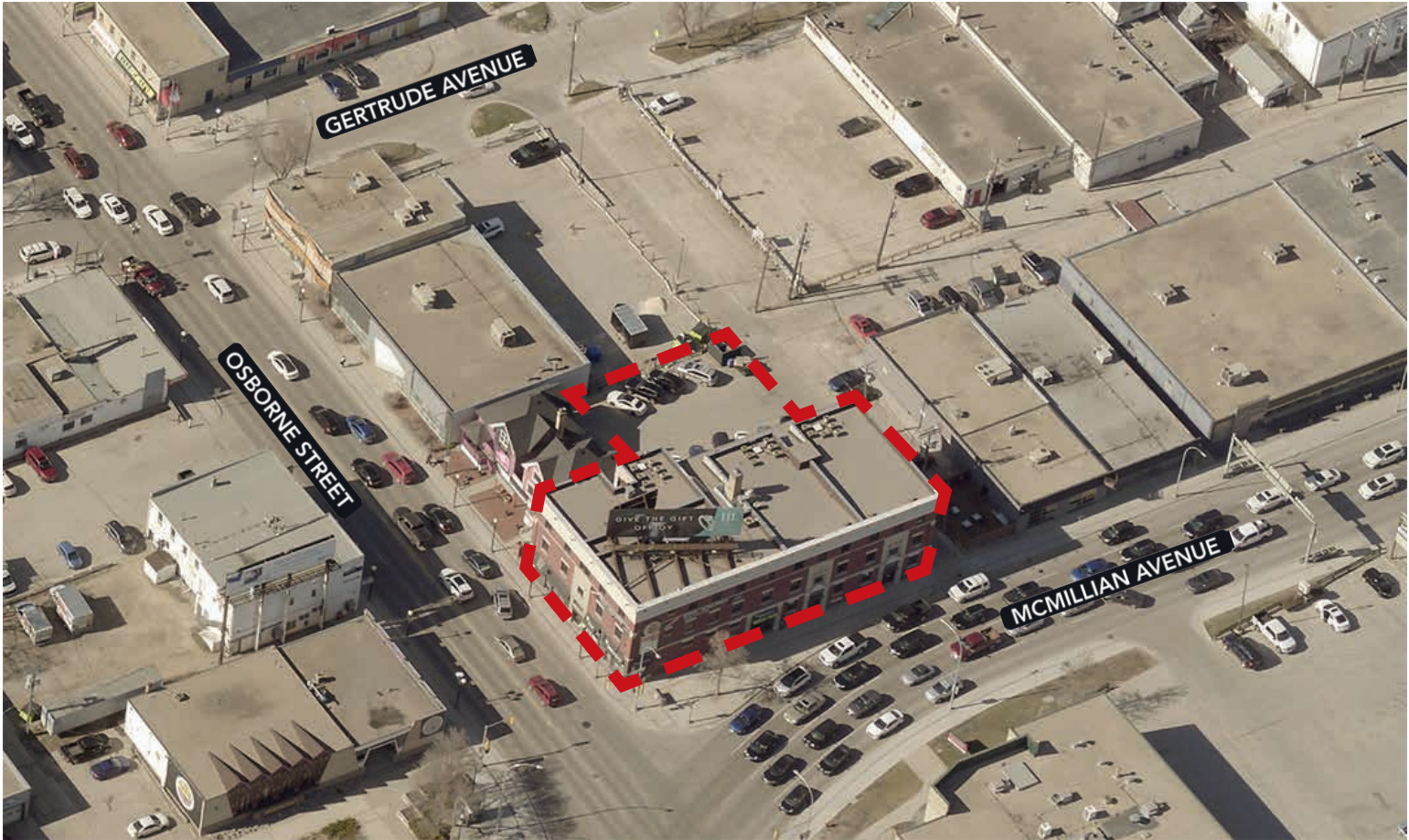
Unit 8b	250 sq. ft.
Unit 9/10	1,500 sq. ft.
Unit 11	750 sq. ft. LEASED
Unit 12	750 sq. ft.
Unit 14/15	1,500 sq. ft.
Unit 17	750 sq. ft.
Unit 18	950 sq. ft.
Unit 19	420 sq. ft.

GROSS RENT

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

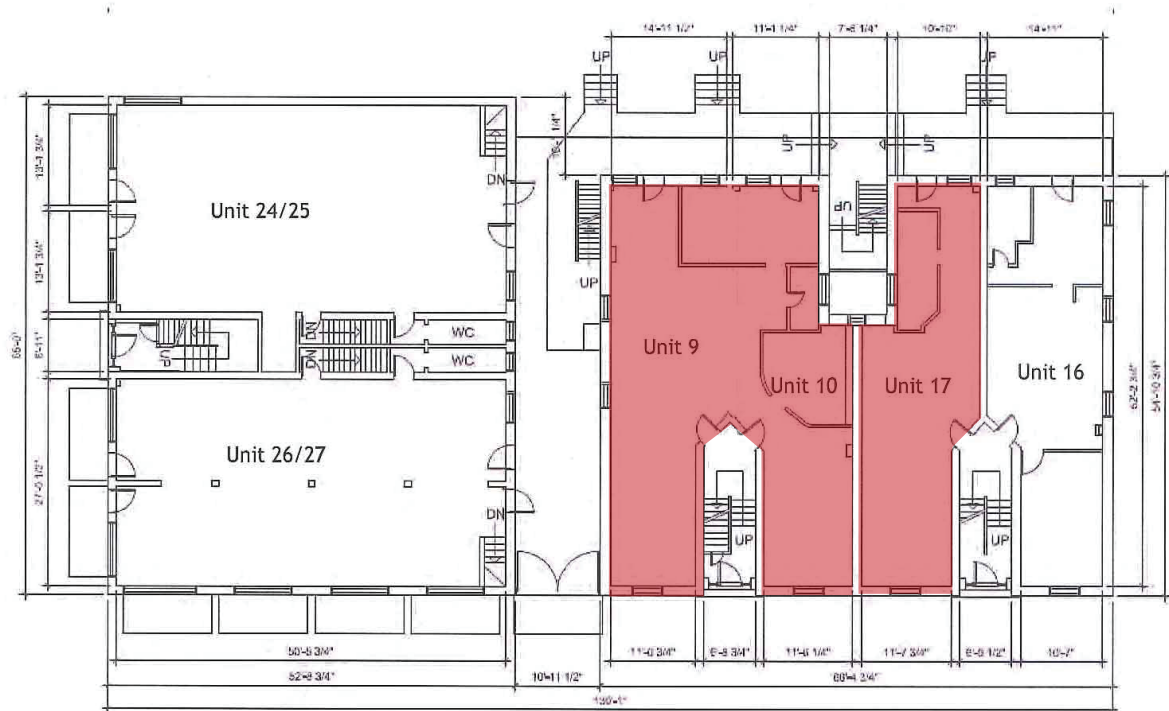
HIGHLIGHTS

- 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



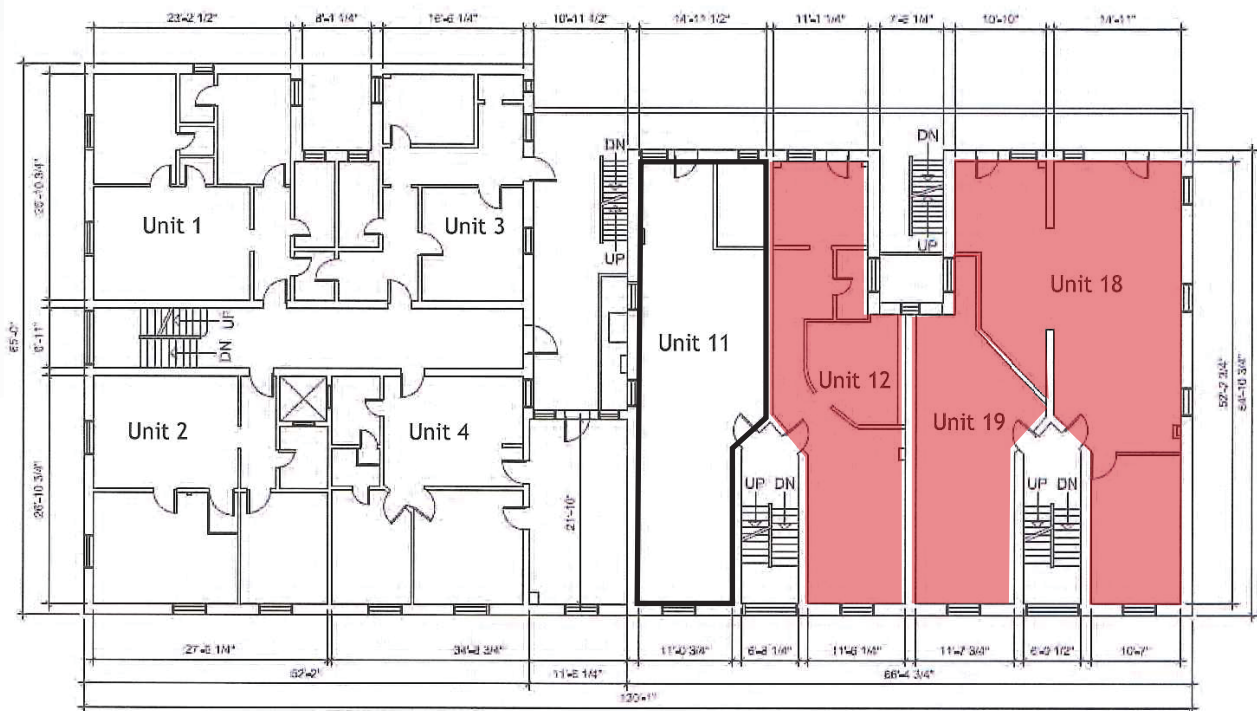
Floor Plan

MAIN FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

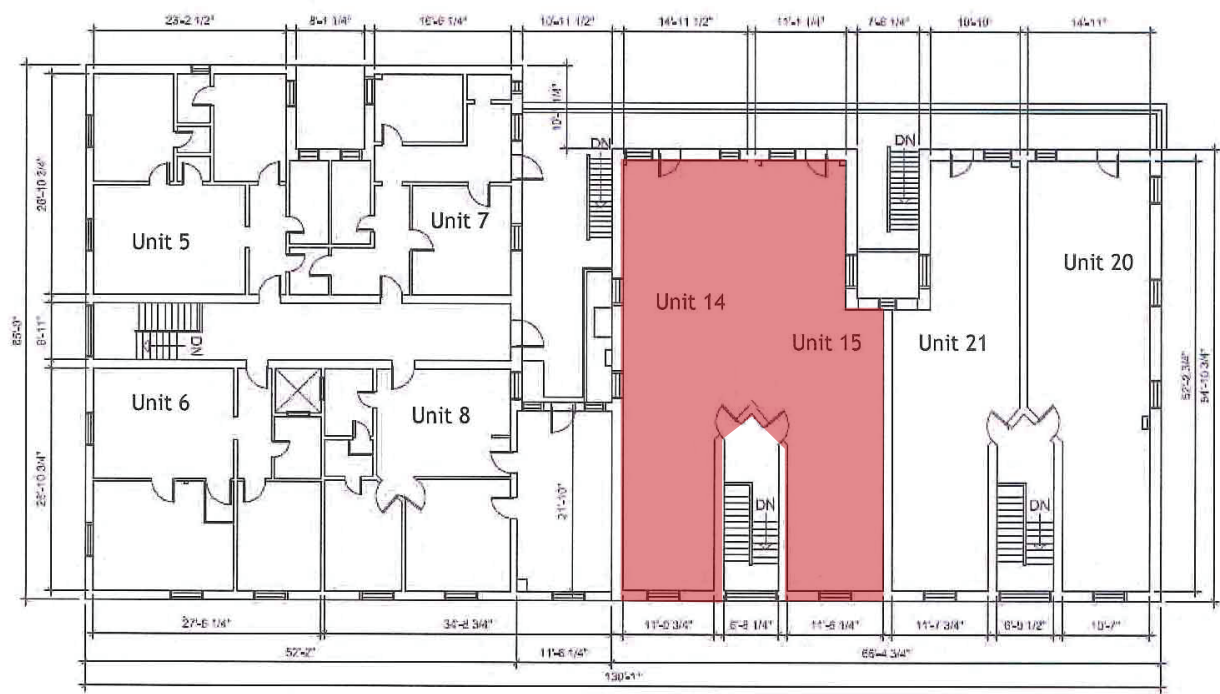
SECOND FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

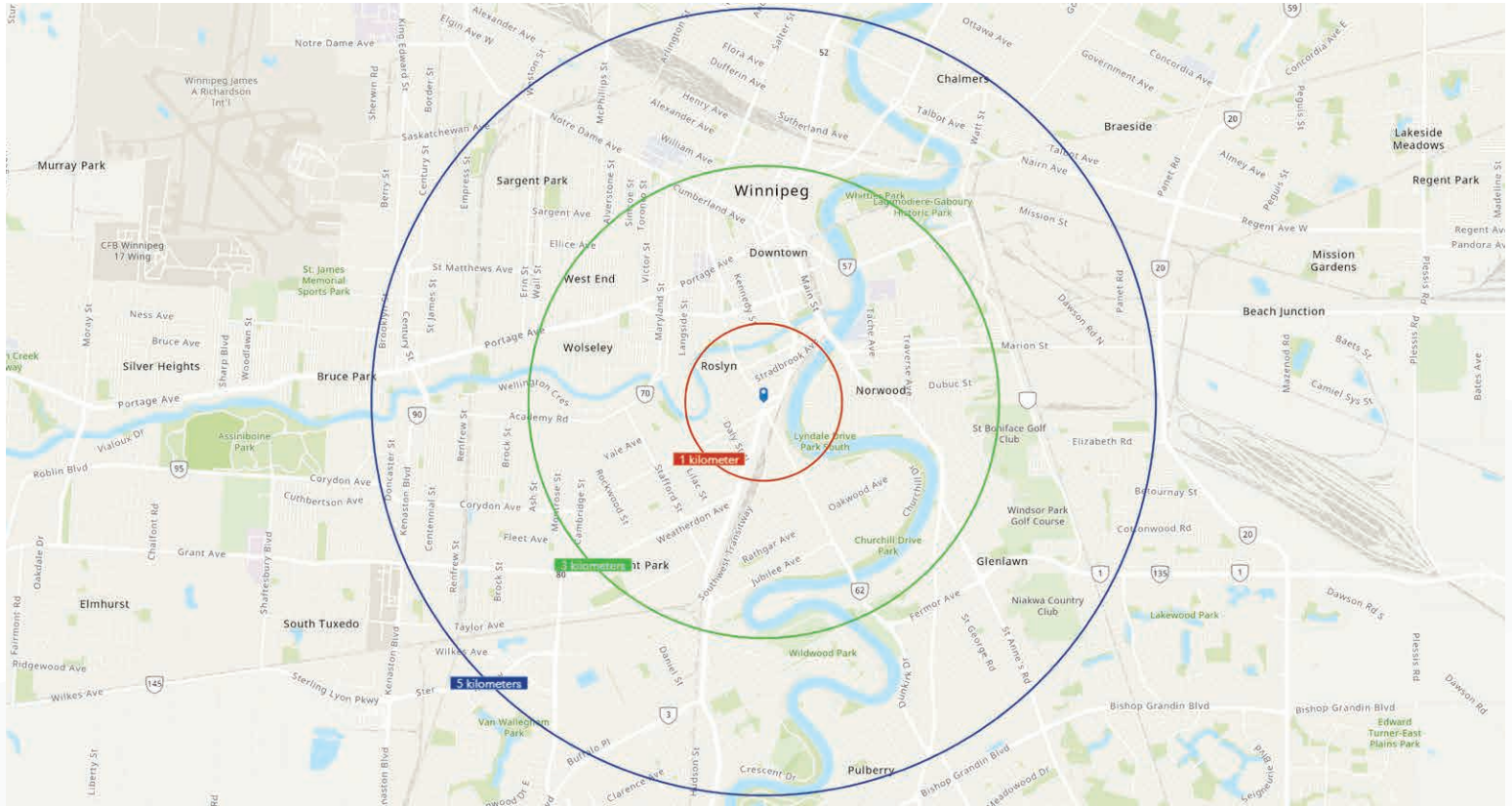
Floor Plan

THIRD FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

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



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

Contact

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