

PRIME OFFICE SPACE IN OSBORNE VILLAGE
222 Osborne Street, Winnipeg, MB



Units Available (+/-)



Unit 8b	250 sq. ft.
Unit 12 (Available Dec. 1)	750 sq. ft.
Unit 19	420 sq. ft.



Gross Rent:
\$21.00 per sq. ft.



Building and reader
board signage available



On-site parking



Private washroom/
kitchenette



Close proximity to
the Osborne Street
Rapid Transit Station



Easy access to the amenities
of Osborne Village



Steps from
Confusion Corner



Within the most
densely populated
area of the city

222 Osborne Street WINNIPEG, MB

RETAIL AERIAL

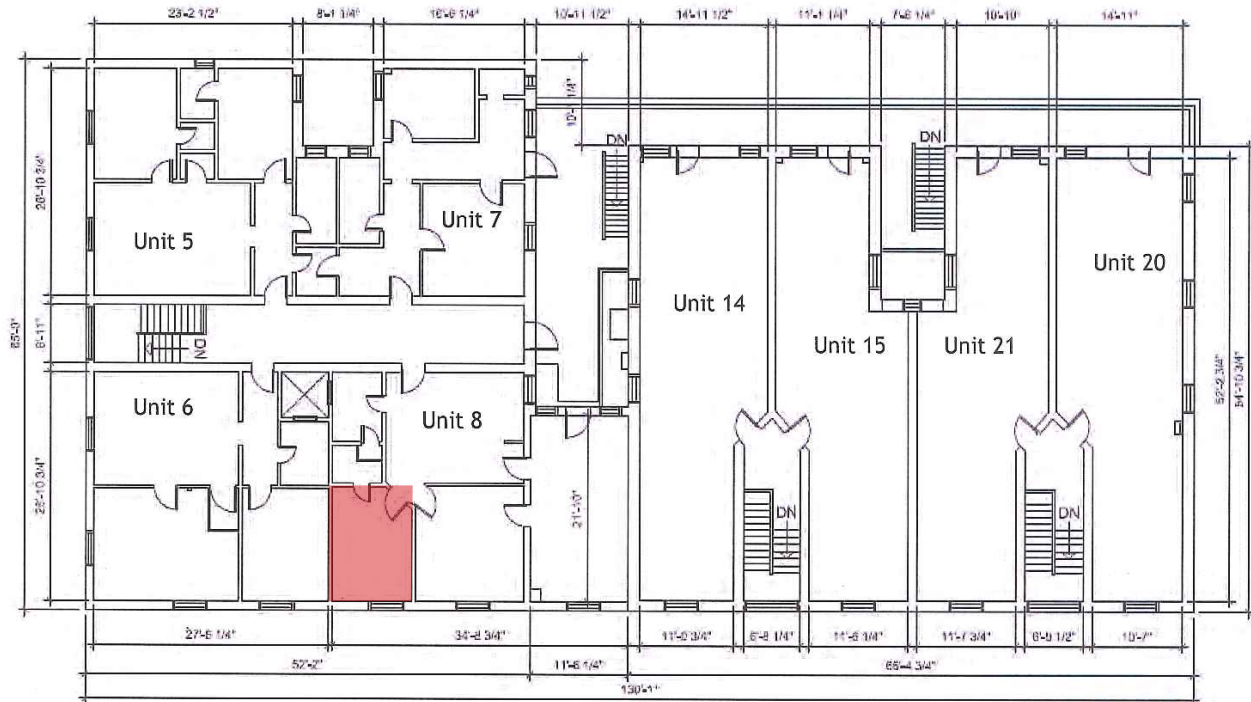


SECOND FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

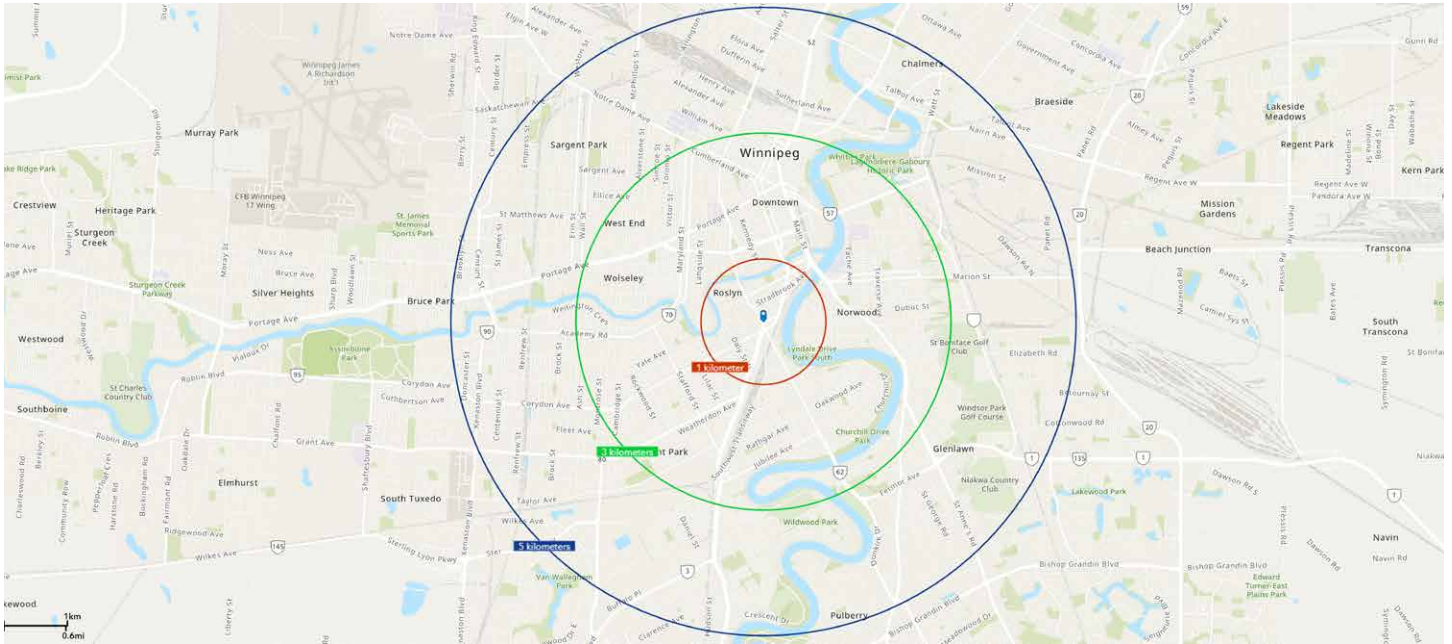
THIRD FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

222 Osborne Street WINNIPEG, MB

DEMOGRAPHIC ANALYSIS



POPULATION

1 KM	16,774
3 KM	119,360
5 KM	234,145



PROJECTED POPULATION (2029)

1 KM	20,647
3 KM	141,793
5 KM	271,578



MEDIAN AGE

1 KM	36
3 KM	37
5 KM	37



TOTAL HOUSEHOLDS

1 KM	10,021
3 KM	57,361
5 KM	103,448



AVERAGE HOUSEHOLD INCOME

1 KM	\$78,192
3 KM	\$76,012
5 KM	\$80,220



PROJECTED HOUSEHOLD INCOME (2029)

1 KM	\$100,846
3 KM	\$96,624
5 KM	\$101,948

CONTACT

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