



~ Prime Office Space in Osborne Village ~

FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

222 Osborne Street
WINNIPEG, MB

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Property Overview

AVAILABILITY DETAILS

AREA AVAILABLE (+/-)

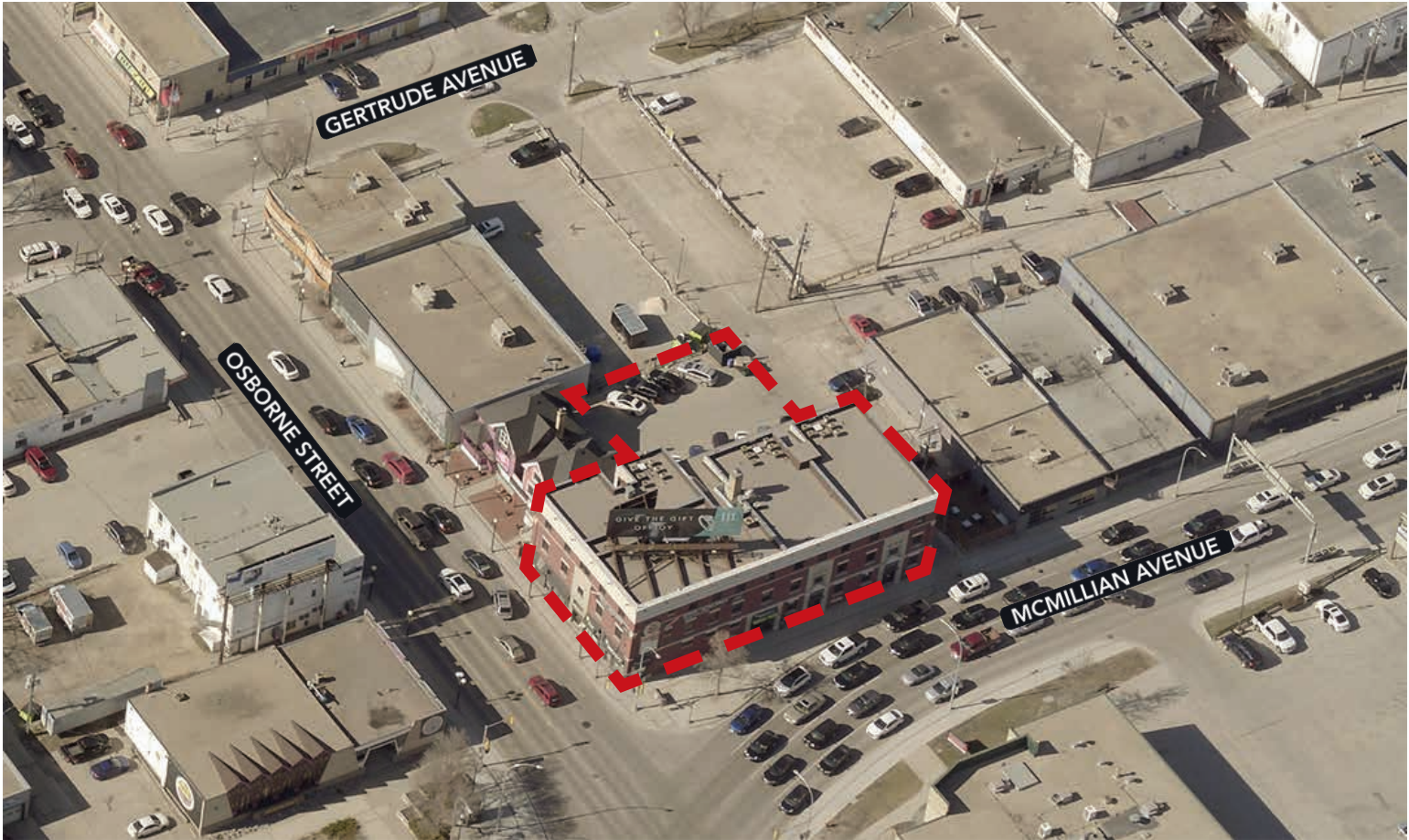
Unit 8	500 sq. ft.	
Unit 8b	250 sq. ft.	
Unit 9/10	1,500 sq. ft.	<i>Leased</i>
Unit 12	750 sq. ft.	
Unit 14/15	1,500 sq. ft.	
Unit 17	750 sq. ft.	
Unit 18	950 sq. ft.	
Unit 19	420 sq. ft.	

GROSS RENT

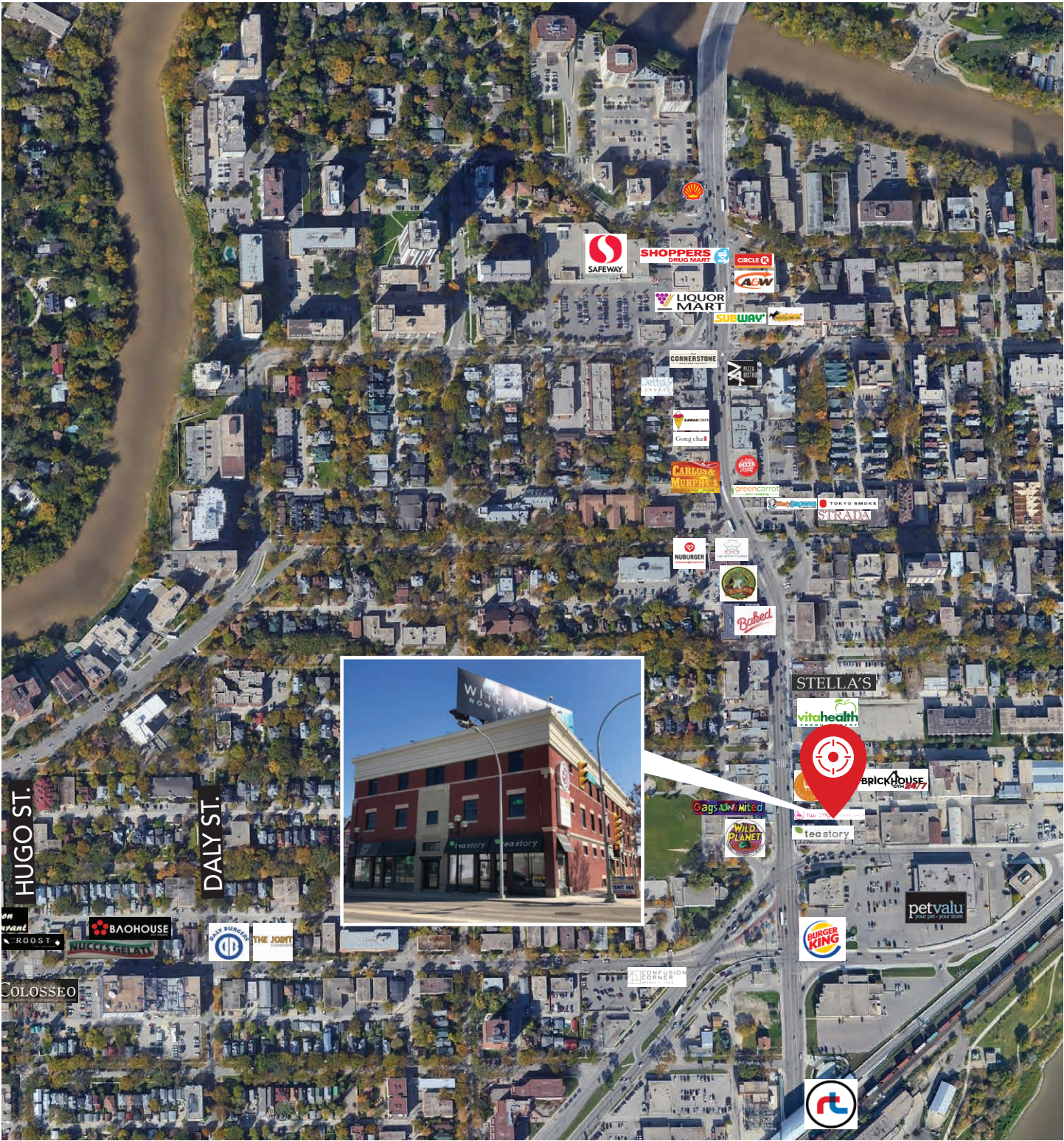
Starting at \$22.00 per sq. ft. (Tenant to pay electricity)

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

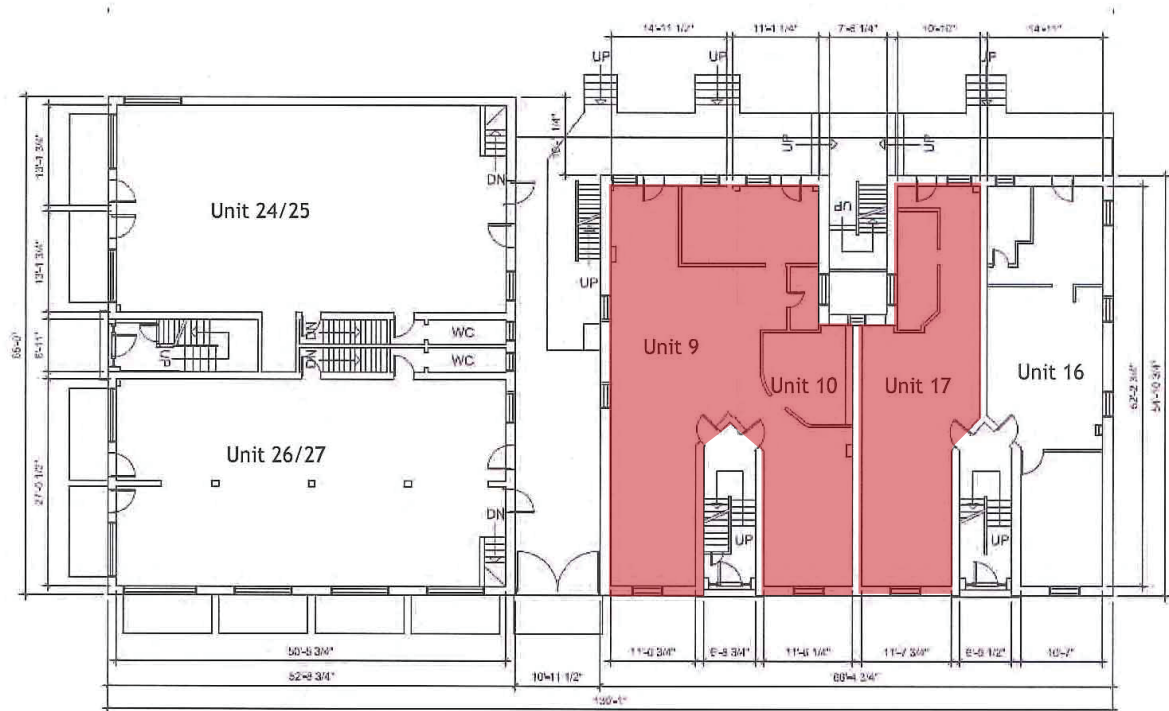


Retail Aerial

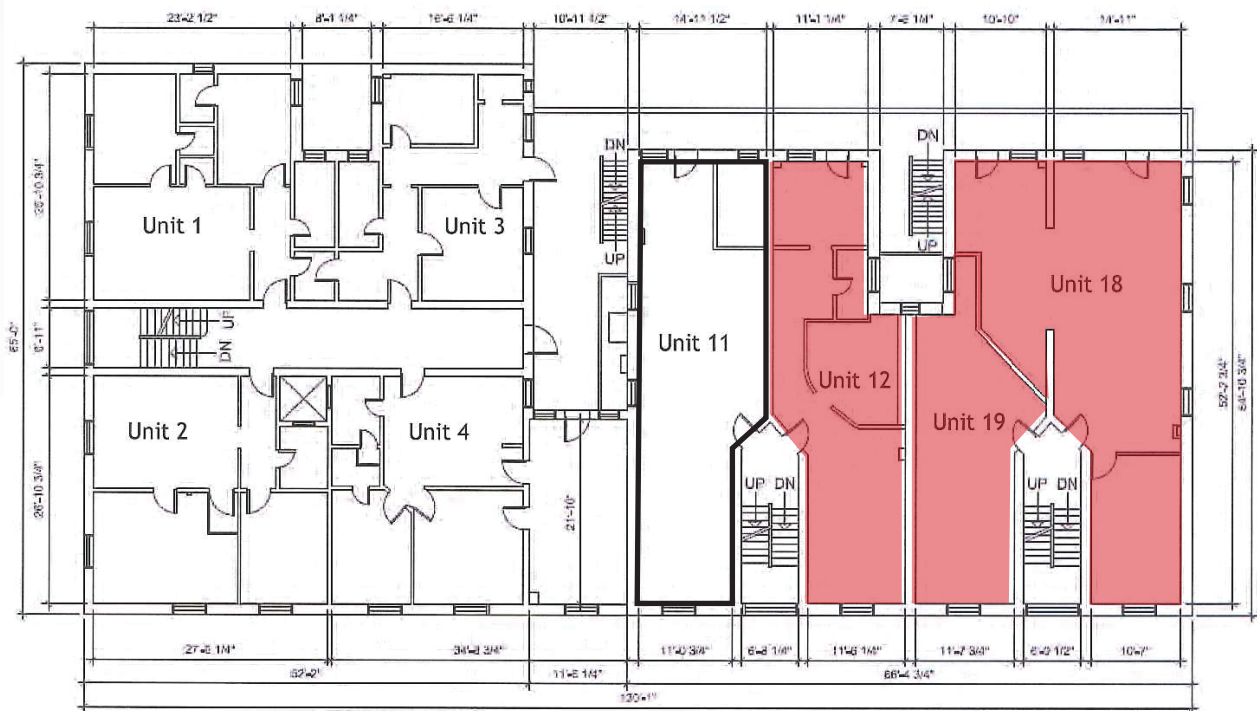


Floor Plan

MAIN FLOOR PLAN

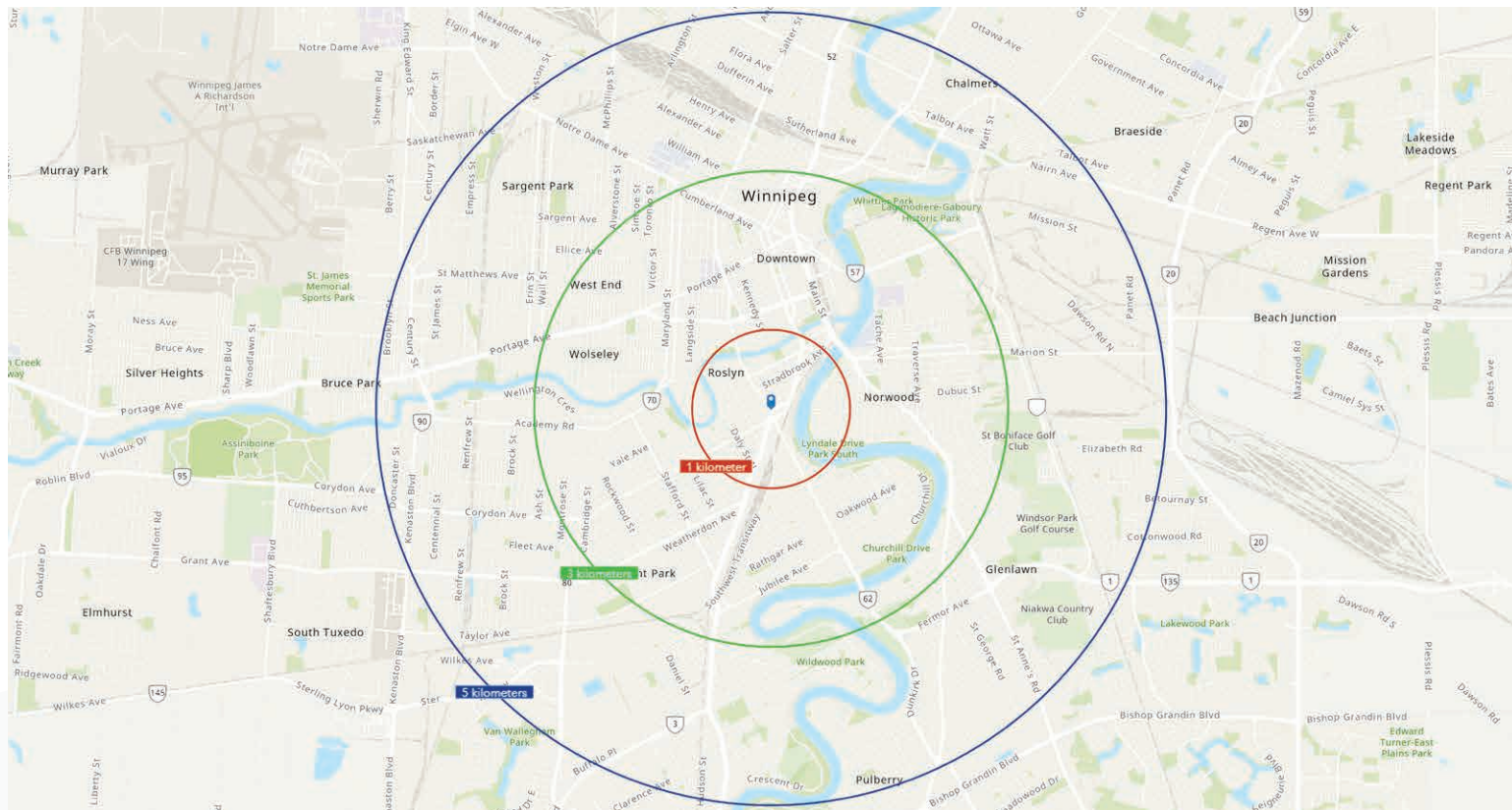


SECOND FLOOR PLAN



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



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

Contact

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