



*~ 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  
(204) 985-1356  
[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

[capitalgrp.ca](http://capitalgrp.ca)

# Property Overview

## AVAILABILITY DETAILS

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.

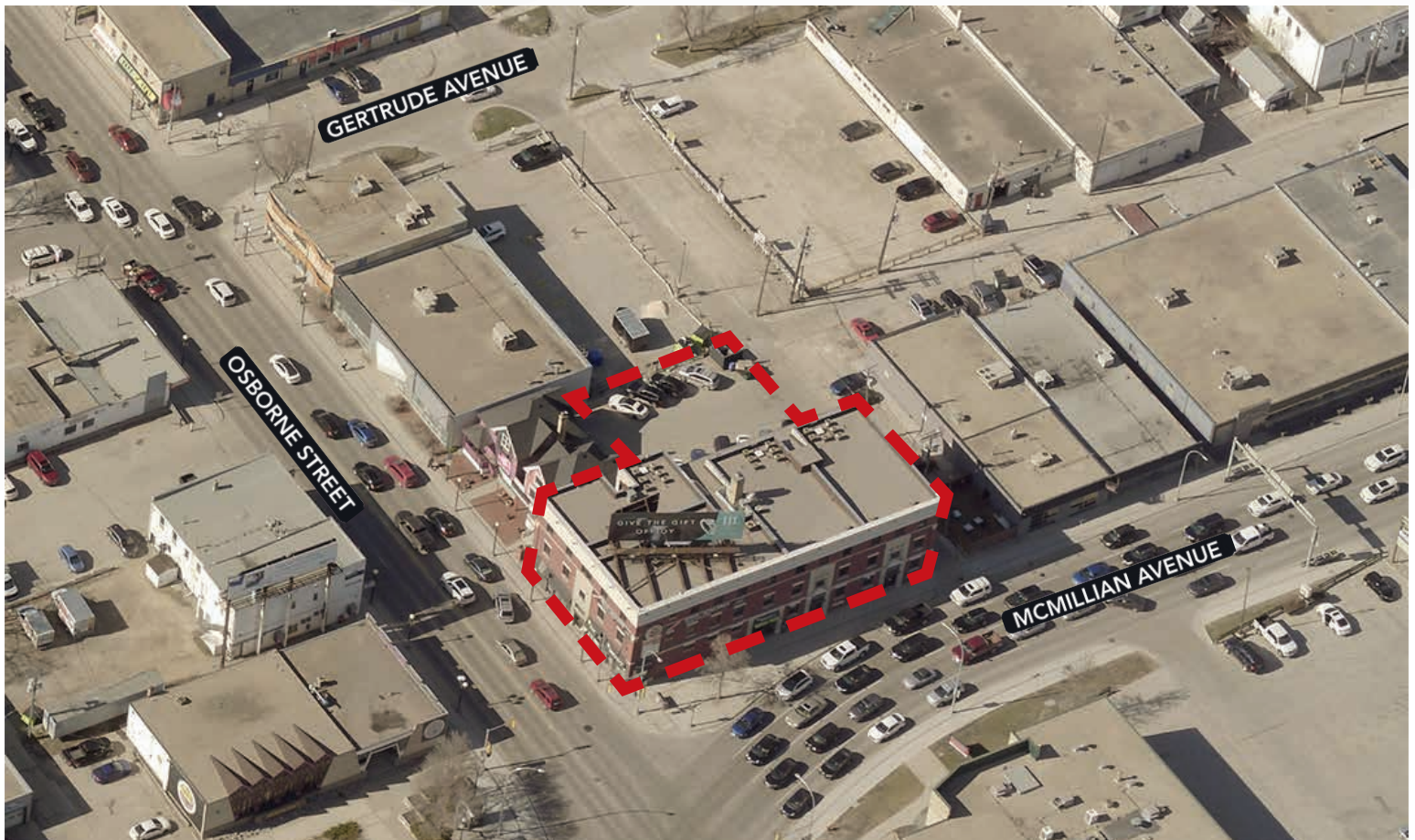
### AREA AVAILABLE (+/-)

### GROSS RENT

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

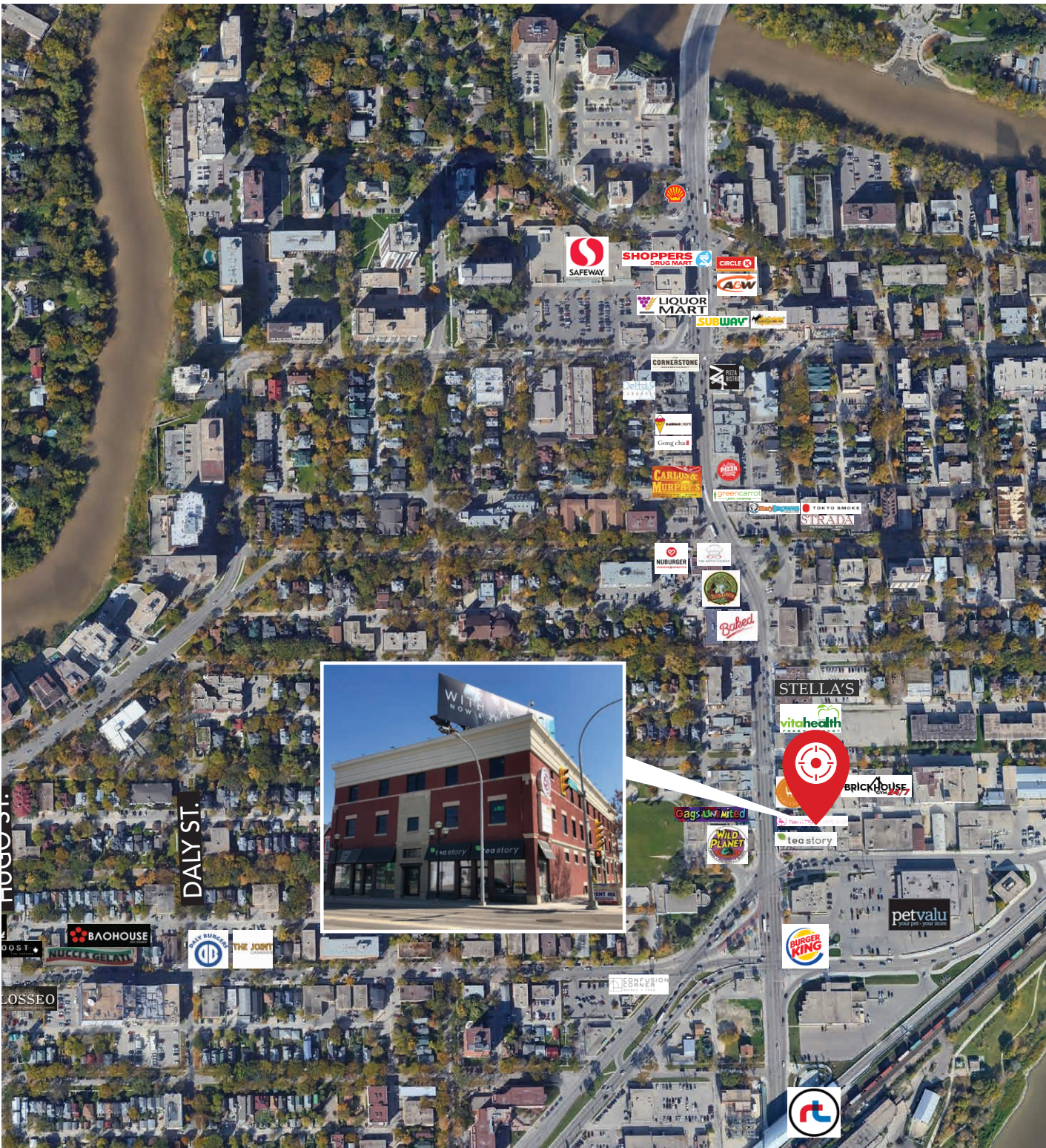
## HIGHLIGHTS

- 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





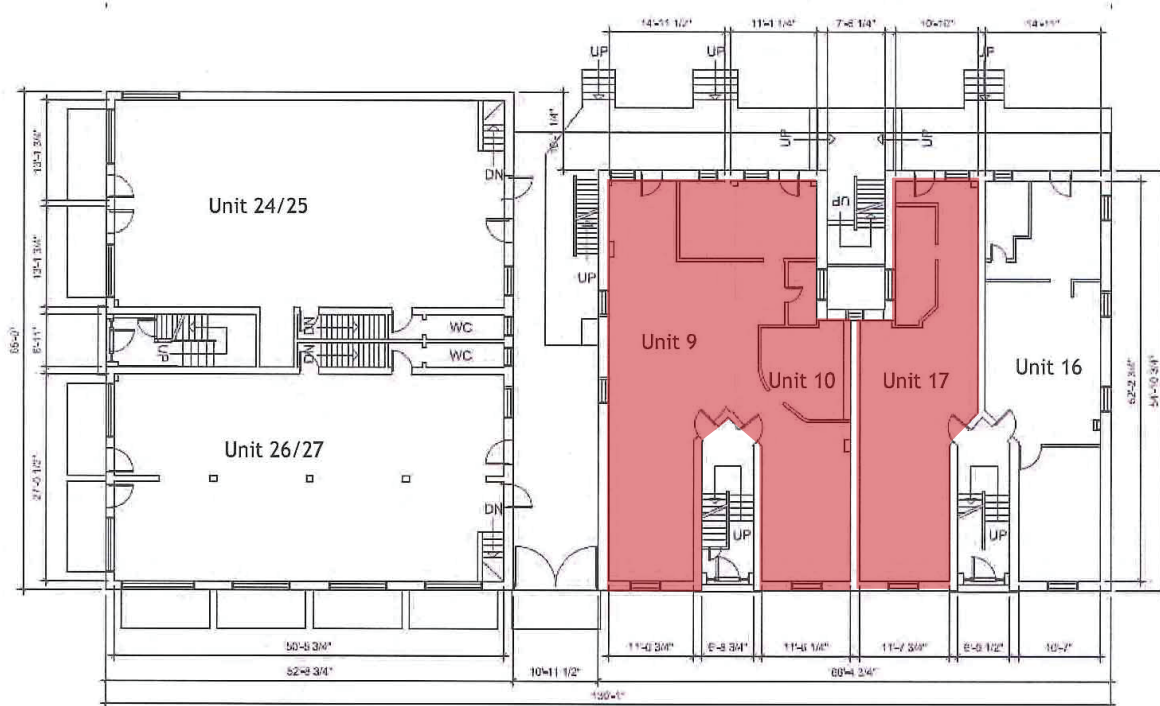
# Retail Aerial





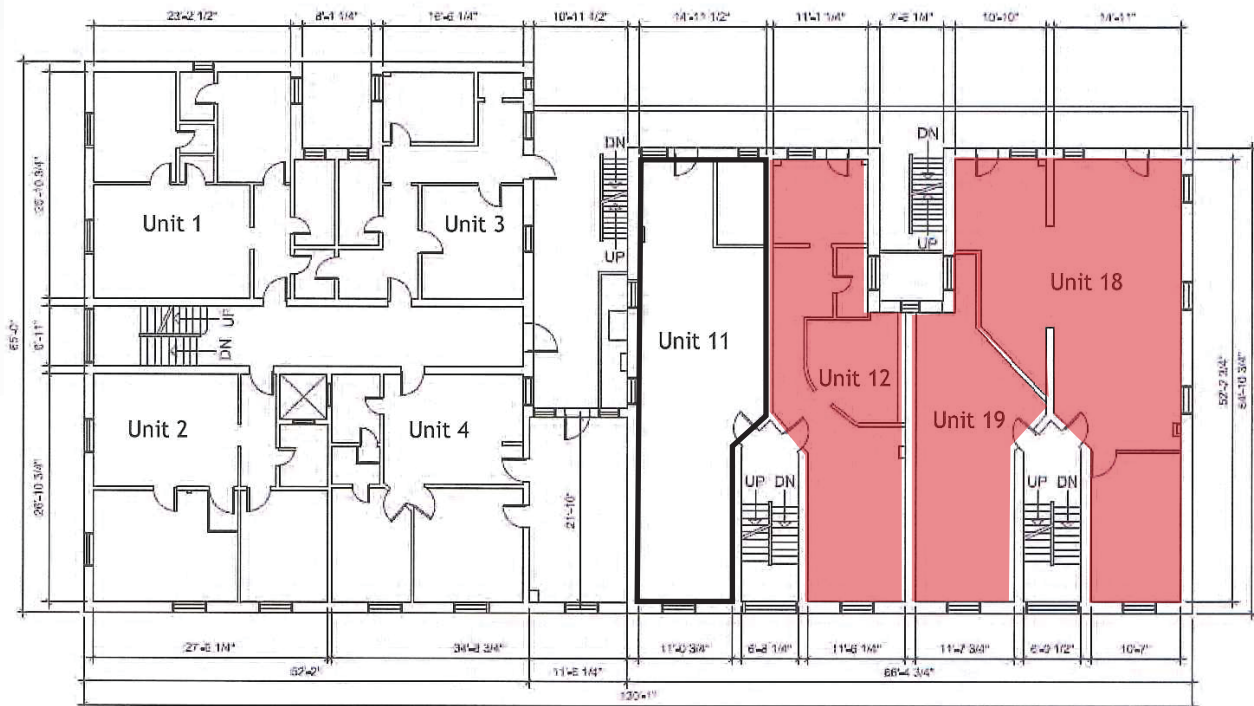
# Floor Plan

## MAIN FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

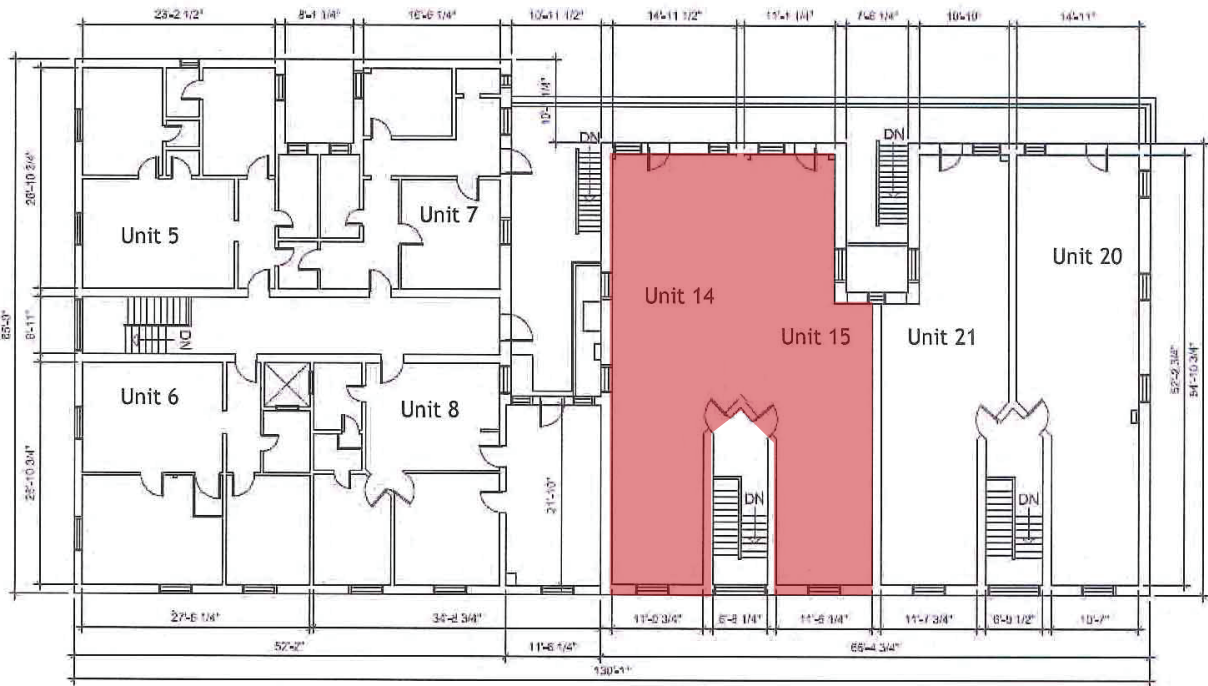
## SECOND FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

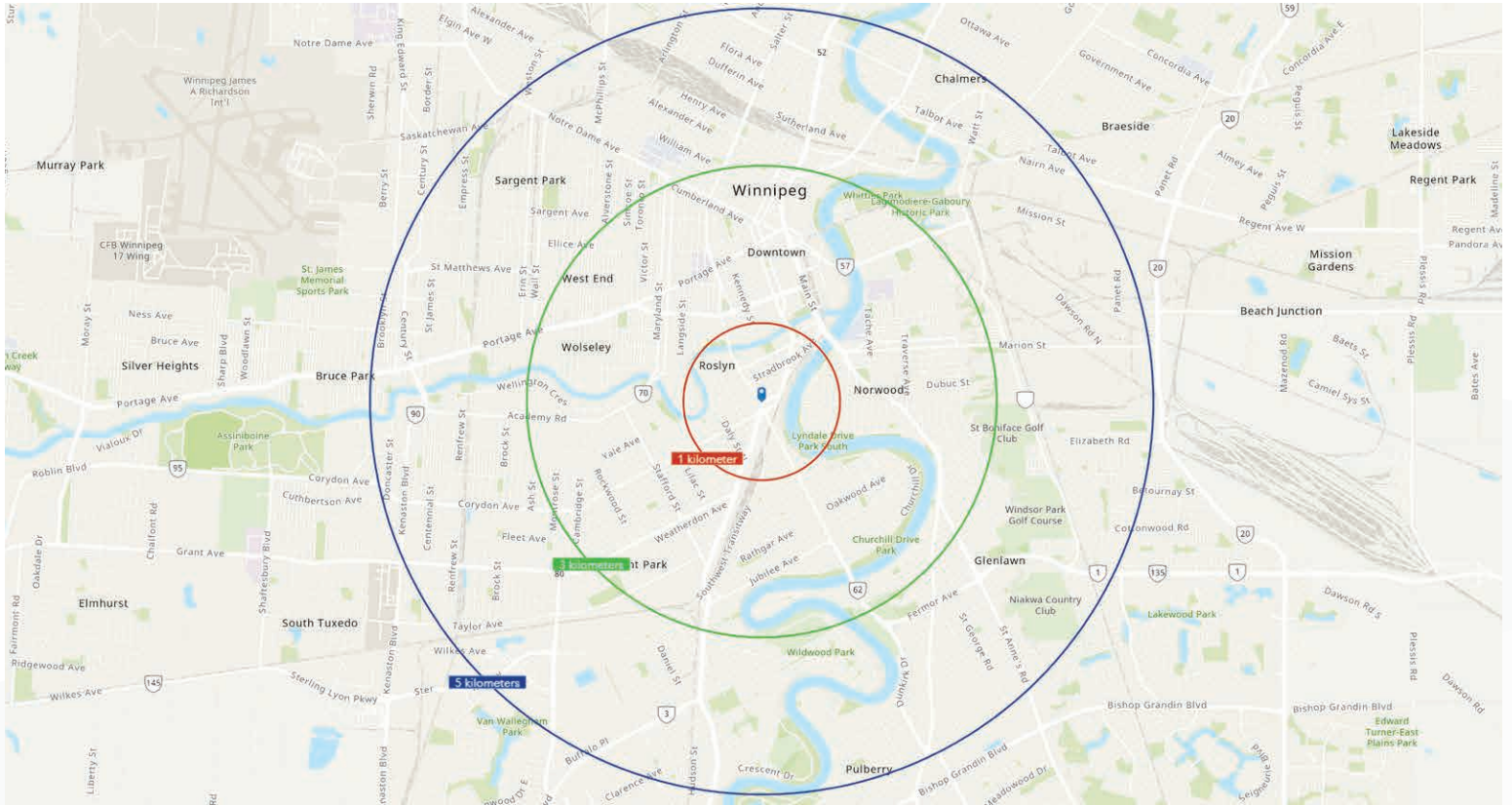
# Floor Plan

## 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

Presley Bordian, Senior Advisor, Sales & Leasing  
(204) 985-1356  
[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.