



~ Prime Office Space in Osborne Village ~

FOR LEASE



222 Osborne Street
WINNIPEG, MB

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Property Overview

AVAILABILITY DETAILS

AREA AVAILABLE (+/-)

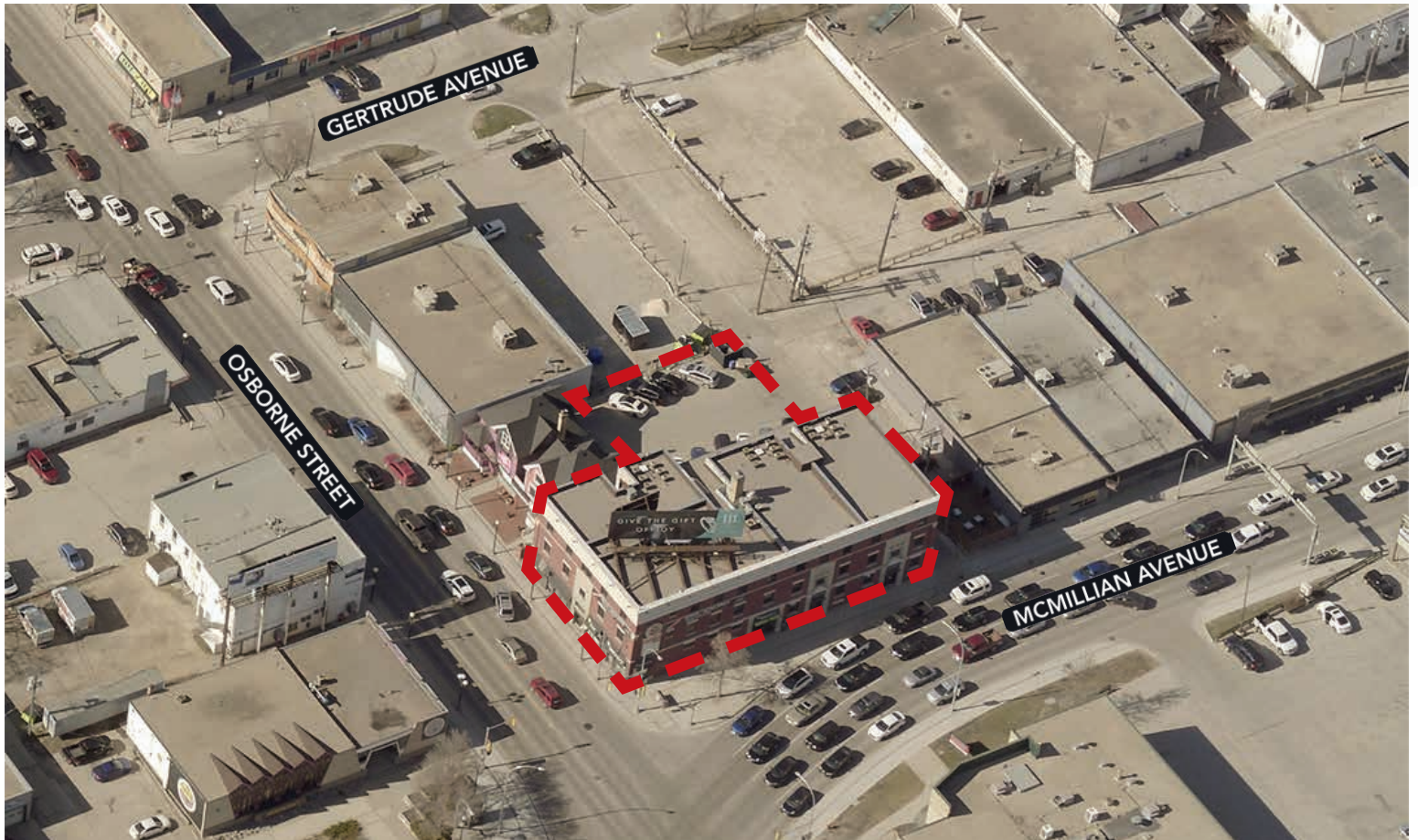
Unit 8b	250 sq. ft.
Unit 11	750 sq. ft.
Unit 12	750 sq. ft.
Unit 17	750 sq. ft.
Unit 18	950 sq. ft. <i>(Conditionally Leased)</i>
Unit 19	420 sq. ft. <i>(Conditionally Leased)</i>

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

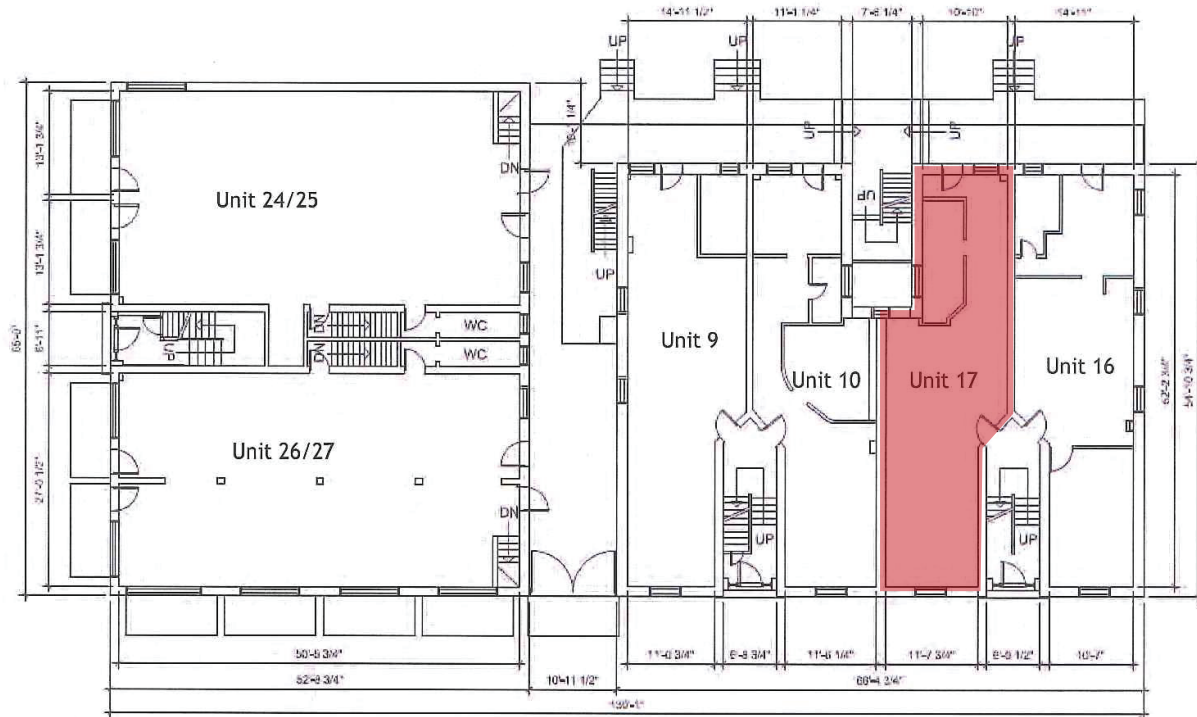


Retail Aerial



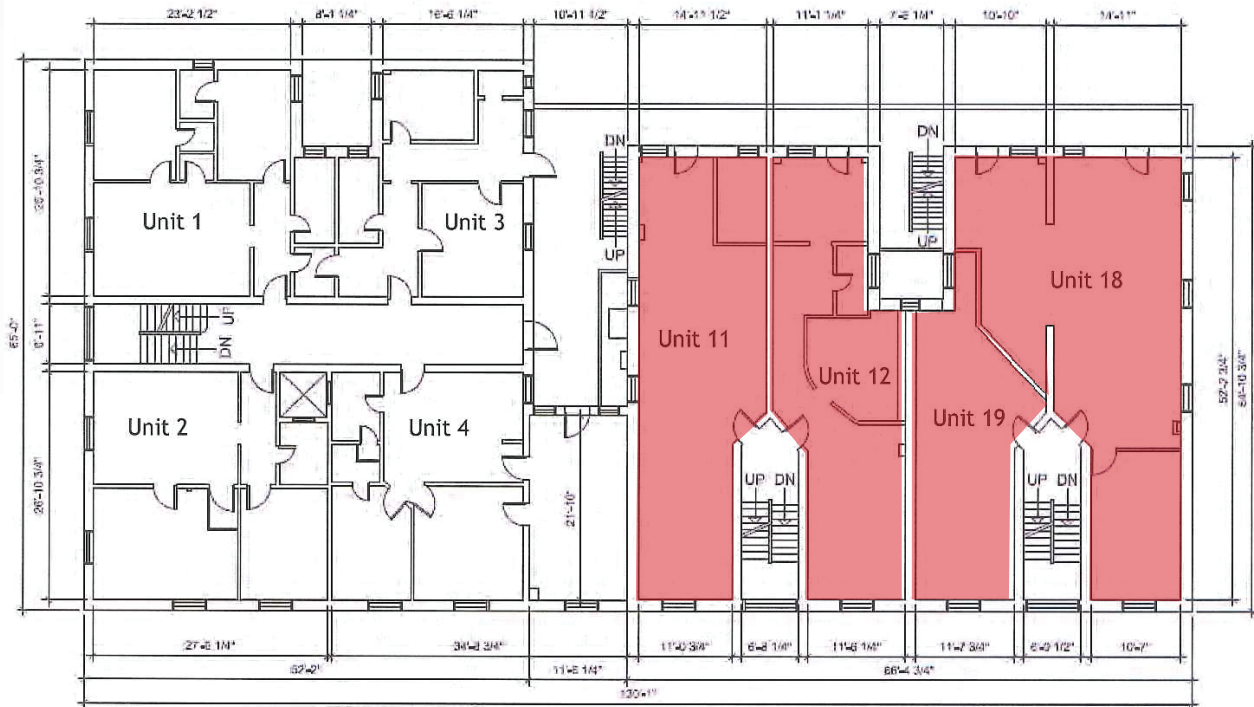
Floor Plan

MAIN FLOOR PLAN



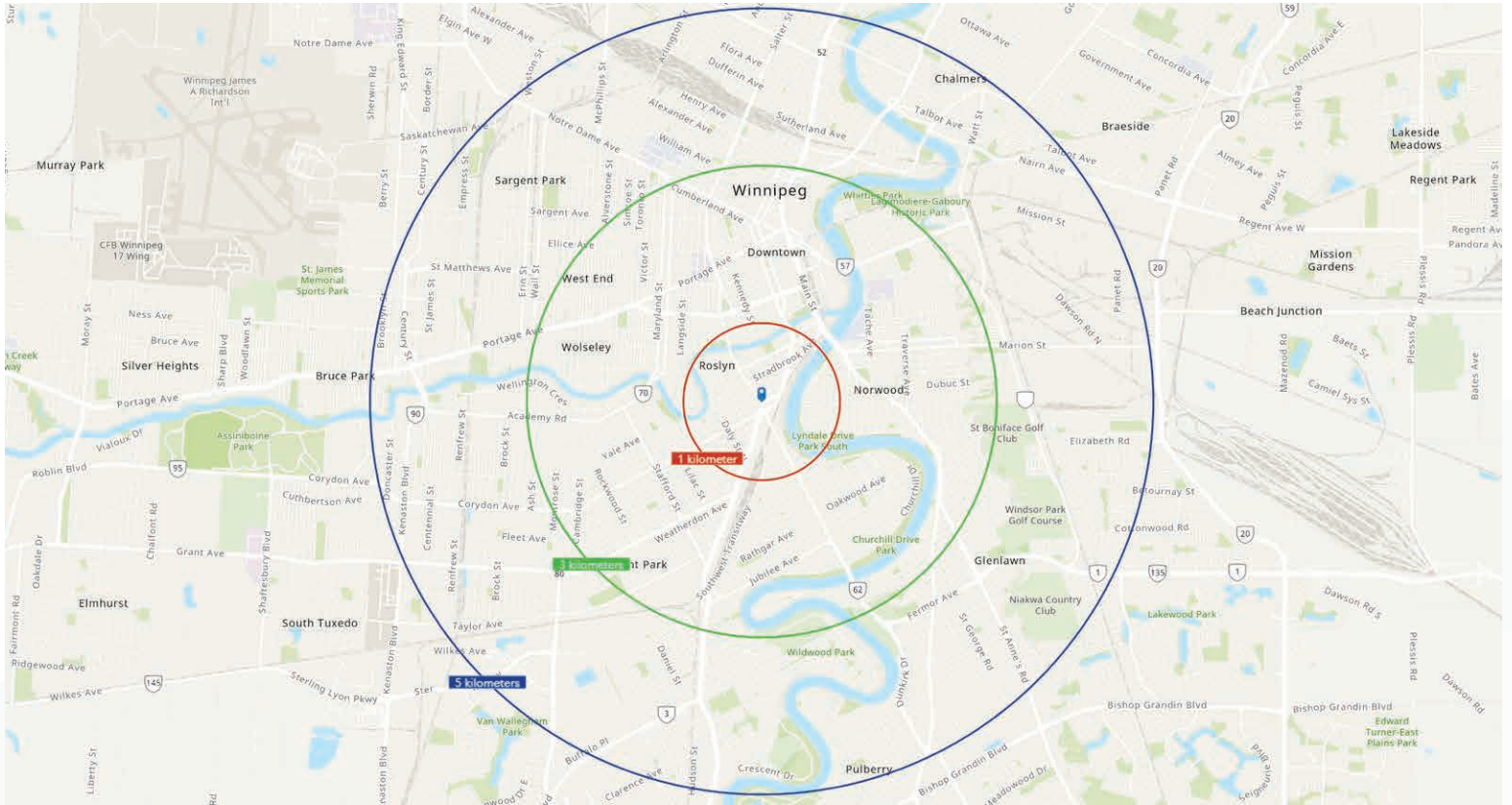
ALL DIMENSIONS ARE APPROXIMATE

SECOND FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

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



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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