

FOR LEASE



6 Roslyn Road

WINNIPEG, MB

SECOND FLOOR SUBURBAN BUILT-OUT OFFICE SPACE



Availability

1,140 sq. ft. (+/-) of developed suburban office space for lease



Location

High-traffic, high-visibility location



Amenities

Steps away from the many shops and restaurants of Osborne Village



Parking

On-site reserved parking for staff and guests

6 Roslyn Road

PROPERTY DETAILS

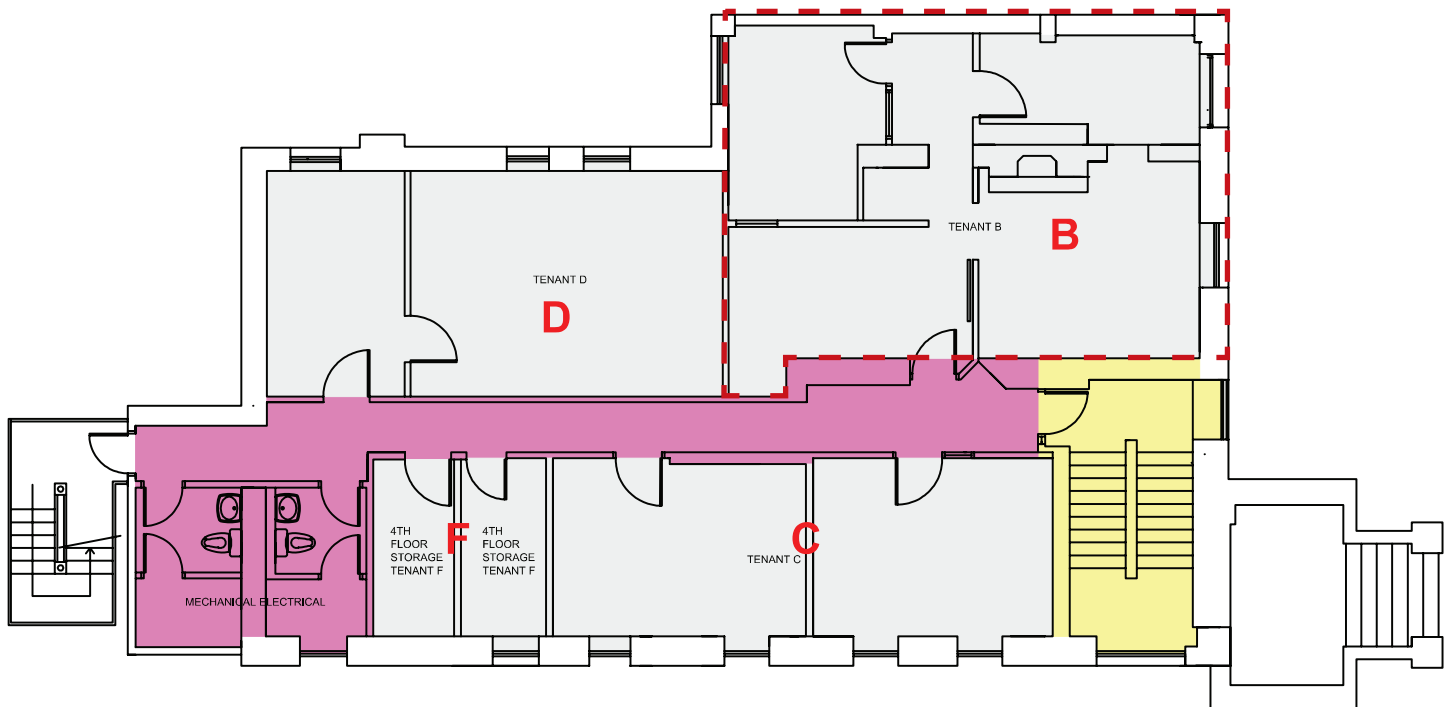
AREA AVAILABLE (+/-) Unit 200: 1,140 sq. ft.

GROSS RENT \$20.00 per sq. ft. (inclusive of common area, maintenance, property tax and utilities)

AVAILABILITY July 15, 2022

TRAFFIC COUNT 26,700 (average daily traffic count on Roslyn Road)
(2019 City of Winnipeg Traffic Flow Map)

SECOND FLOOR PLAN



6 Roslyn Road

PHOTOGRAPHS



6 Roslyn Road

DEMOGRAPHIC ANALYSIS



Total Population

	2021	2026
1 KM	22,763	25,101
3 KM	122,817	131,450
5 KM	238,485	249,760



Median Age

	2021
1 KM	35.7
3 KM	36.7
5 KM	37.1



Total Households

	2021
1 KM	14,093
3 KM	57,387
5 KM	103,638



Household Income

	2021	2026
1 KM	\$69,318	\$82,071
3 KM	\$80,218	\$93,291
5 KM	\$85,292	\$98,427

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