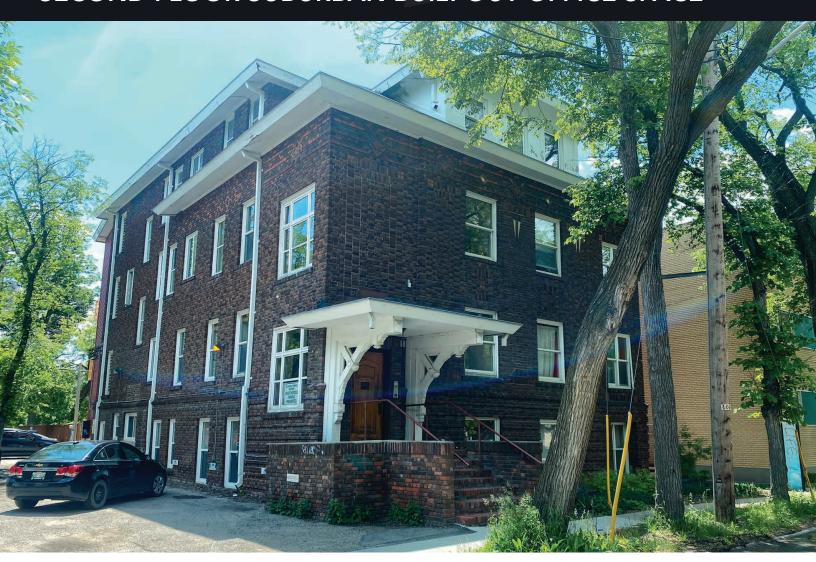
### **FOR LEASE**



# 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, <u>high-visi</u>bility 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.

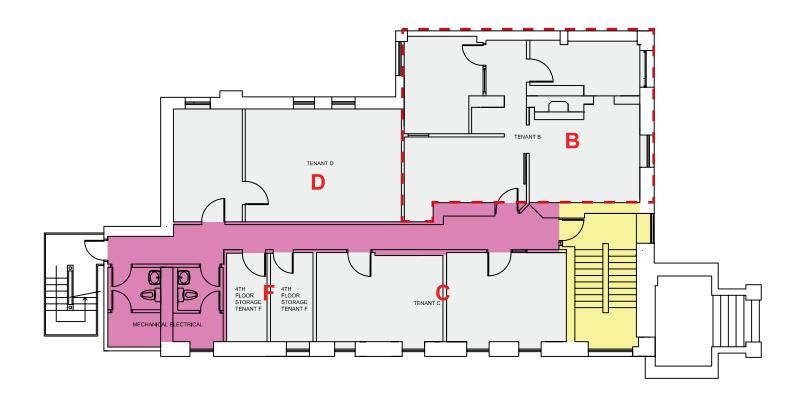
\$20.00 per sq. ft. (inclusive of common area, maintenance, property tax and utilities) **GROSS RENT** 

July 15, 2022 **AVAILABILITY** 

26,700 (average daily traffic count on Roslyn Road) TRAFFIC COUNT

(2019 City of Winnipeg Traffic Flow Map)

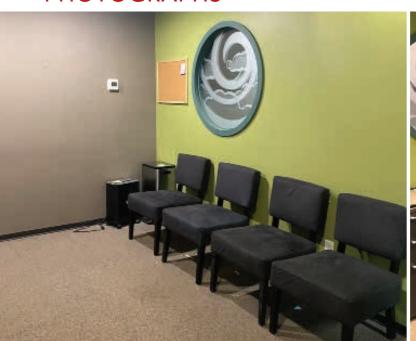
### **SECOND FLOOR PLAN**





## **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

#### **Presley Bordian**

Senior Advisor, Sales & Leasing (204) 985-1356 presley.bordian@capitalgrp.ca

#### Rennie Zegalski

Principal (204) 985-1368 rennie.zegalski@capitalgrp.ca Services provided by Rennie Zegalski Personal Real Estate Corporation

### **GET CONNECTED**









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.