

PRIME OFFICE SPACE IN OSBORNE VILLAGE FOR LEASE



222 Osborne Street

WINNIPEG, MB



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PROPERTY OVERVIEW

AREA AVAILABLE (+/-)

Unit 7	550 sq. ft.	
Unit 8	750 sq. ft.	
Unit 9/10	1,500 sq. ft.	Leased
Unit 12	750 sq. ft.	Leased
Unit 14/15	1,500 sq. ft.	
Unit 17	750 sq. ft.	
Unit 18	950 sq. ft.	Leased
Unit 19	420 sq. ft.	

GROSS RENT

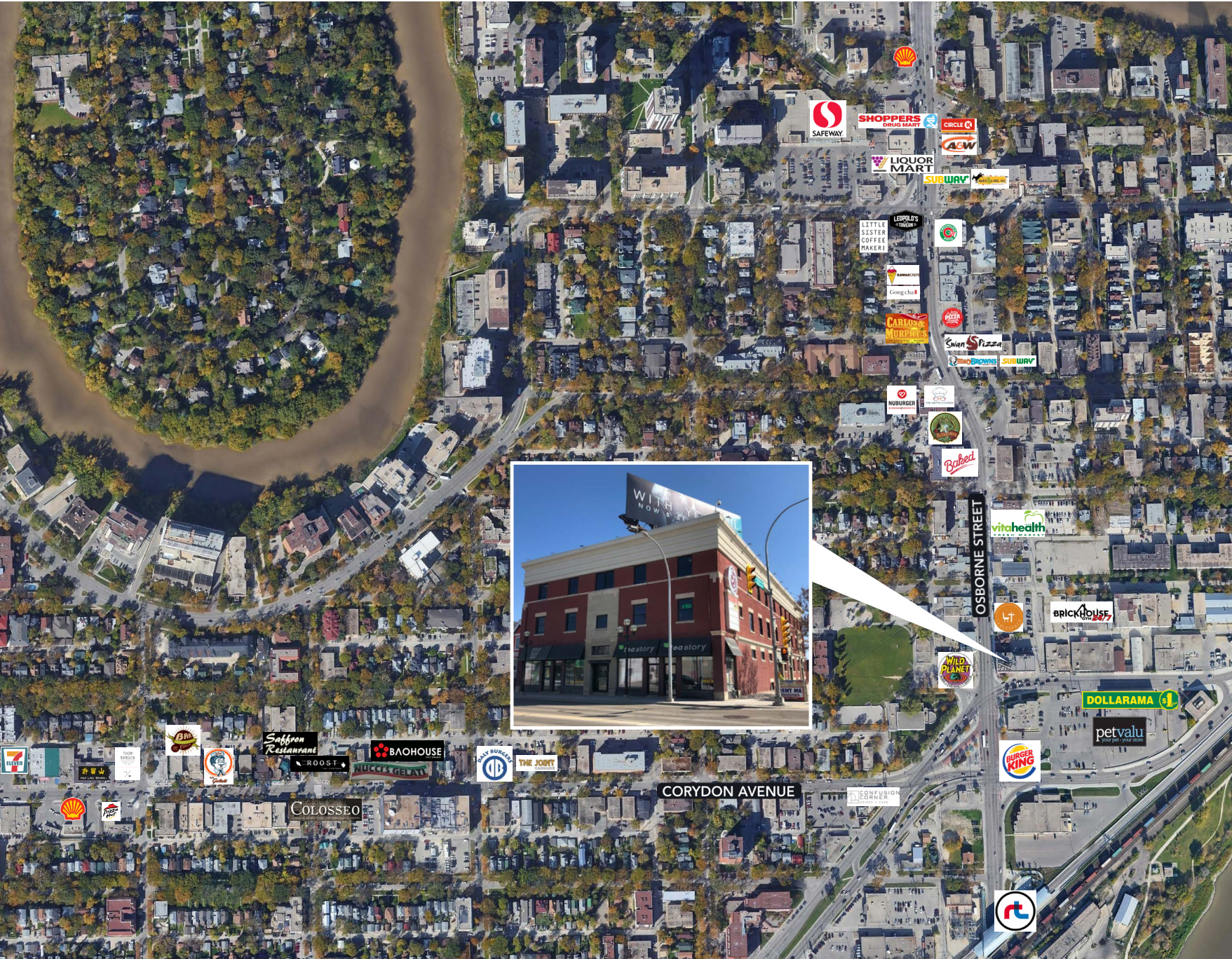
Starting at \$22.00 per sq. ft. (Tenant to pay electricity)

HIGHLIGHTS

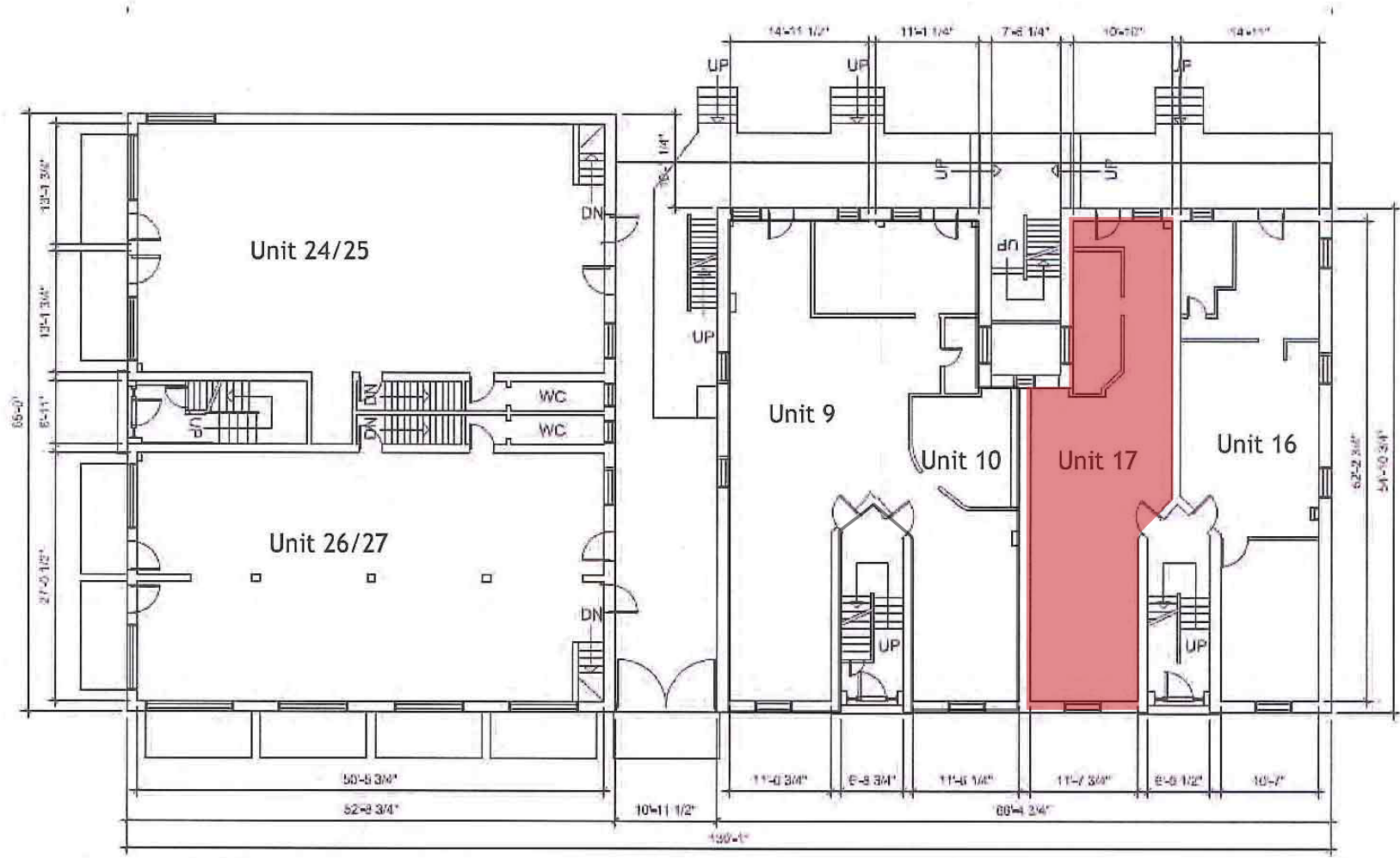
- Building and reader board signage available
- On-site parking
- Close proximity to the Osborne Street Rapid Transit
- Easy access to the amenities of Osborne Village
- Steps from Confusion Corner
- Within the most densely populated area of the city



LOCATION AERIAL

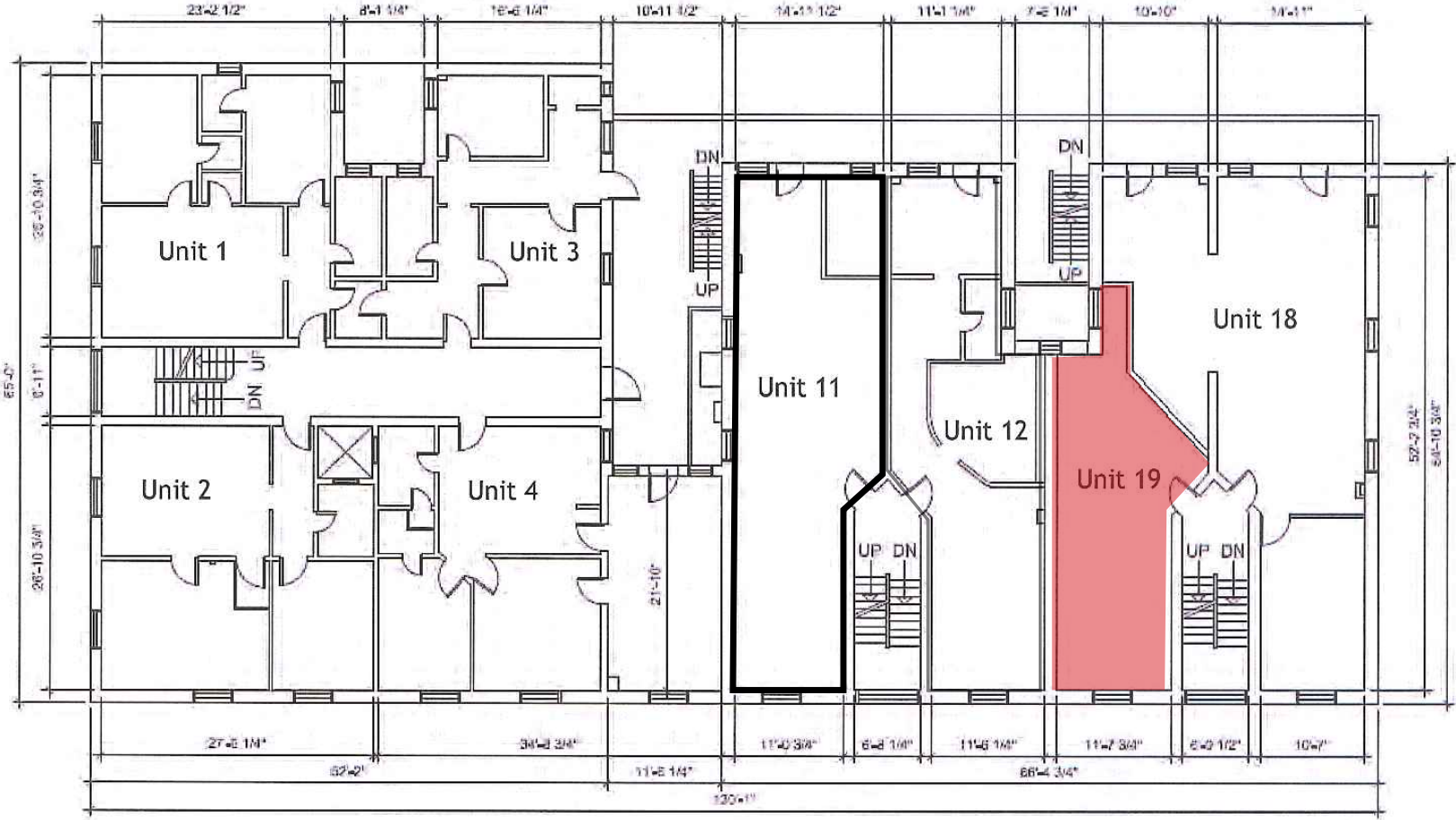


MAIN FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

SECOND FLOOR PLAN



ALL DIMENSIONS ARE APPROXIMATE

THIRD FLOOR PLAN



DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

Projected Population (2029)

	1km	3km	5km
Total Population	16,774	119,360	234,145
Projected Population (2029)	20,647	141,793	271,587



MEDIAN AGE

Median Age

	1km	3km	5km
Median Age	36	37	37



HOUSEHOLD INCOME

Avg. Household Income

Proj. Household Income (2030)

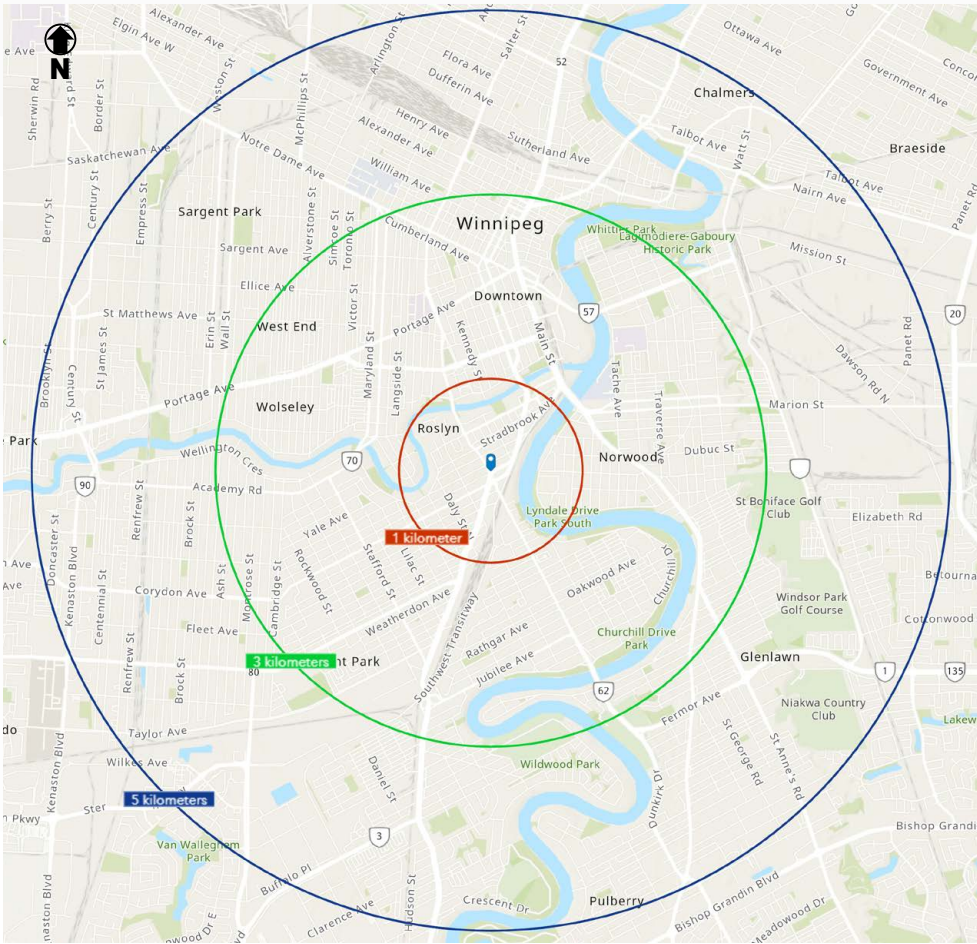
	1km	3km	5km
Avg. Household Income	\$78,192	\$76,012	\$80,220
Proj. Household Income (2030)	\$100,846	\$96,624	\$101,948



HOUSEHOLDS

Total Households

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



Contact

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