



*~ Prime Office Space in Osborne Village ~*

**FOR LEASE**



**222 Osborne Street**  
**WINNIPEG, MB**

Presley Bordian, Senior Advisor, Sales & Leasing  
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[capitalgrp.ca](http://capitalgrp.ca)

# Property Overview

## AVAILABILITY DETAILS

### AREA AVAILABLE (+/-)

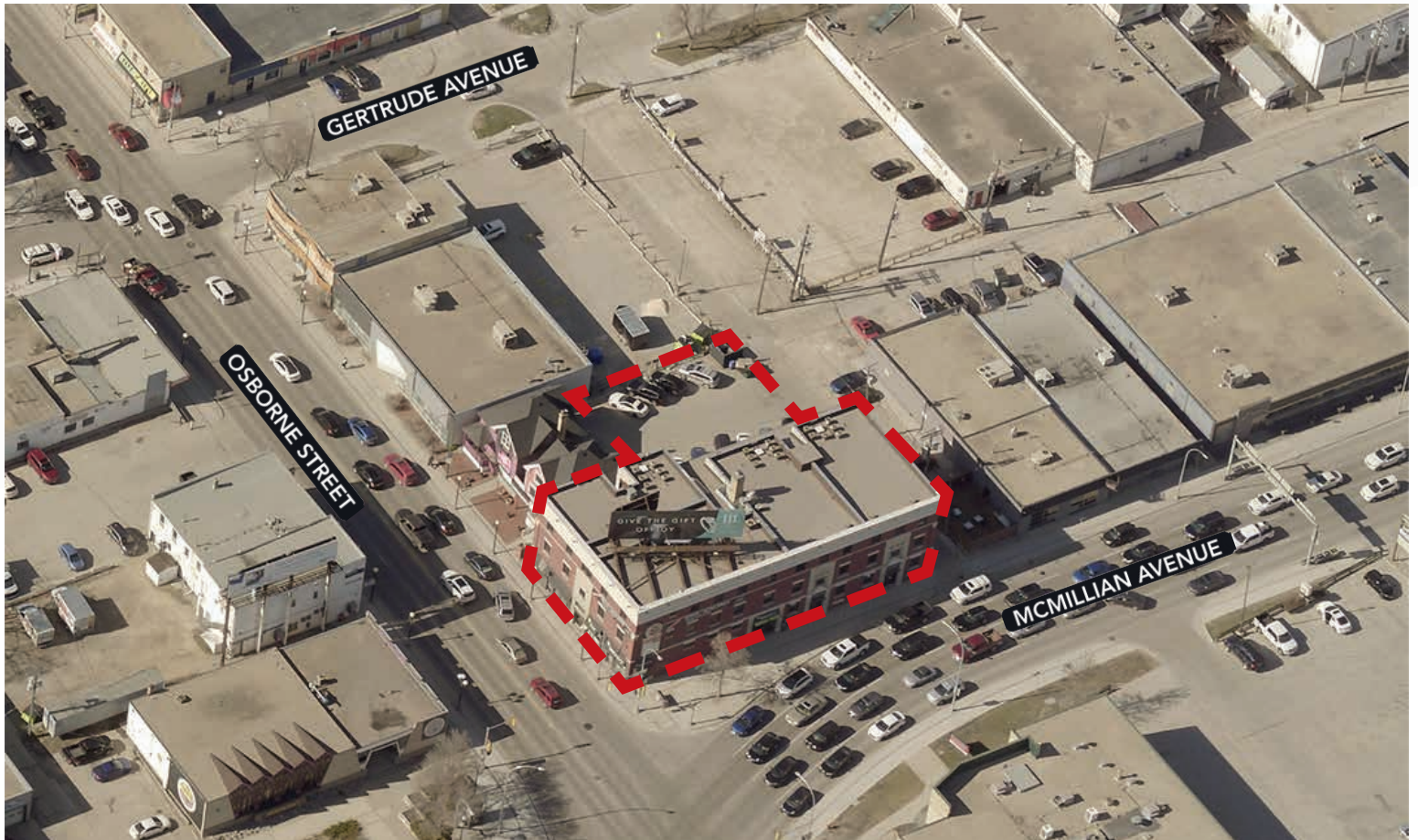
Unit 8b	250 sq. ft.
Unit 11	750 sq. ft.
Unit 12	750 sq. ft.
Unit 17	750 sq. ft.
Unit 18	950 sq. ft. <i>(Conditionally Leased)</i>
Unit 19	420 sq. ft. <i>(Conditionally Leased)</i>

### GROSS RENT

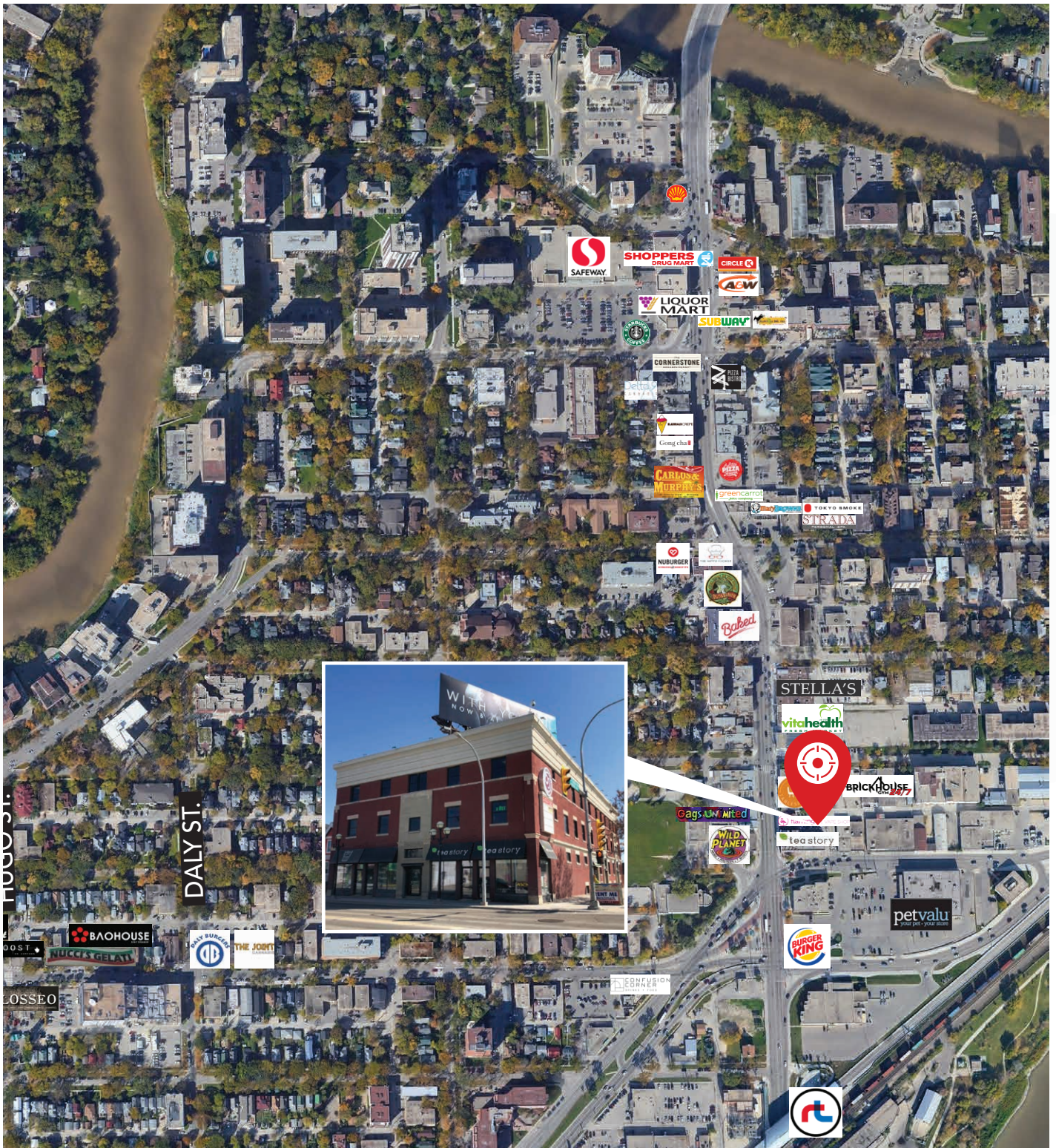
\$22.00 per sq. ft. (Tenant to pay electricity)

## 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

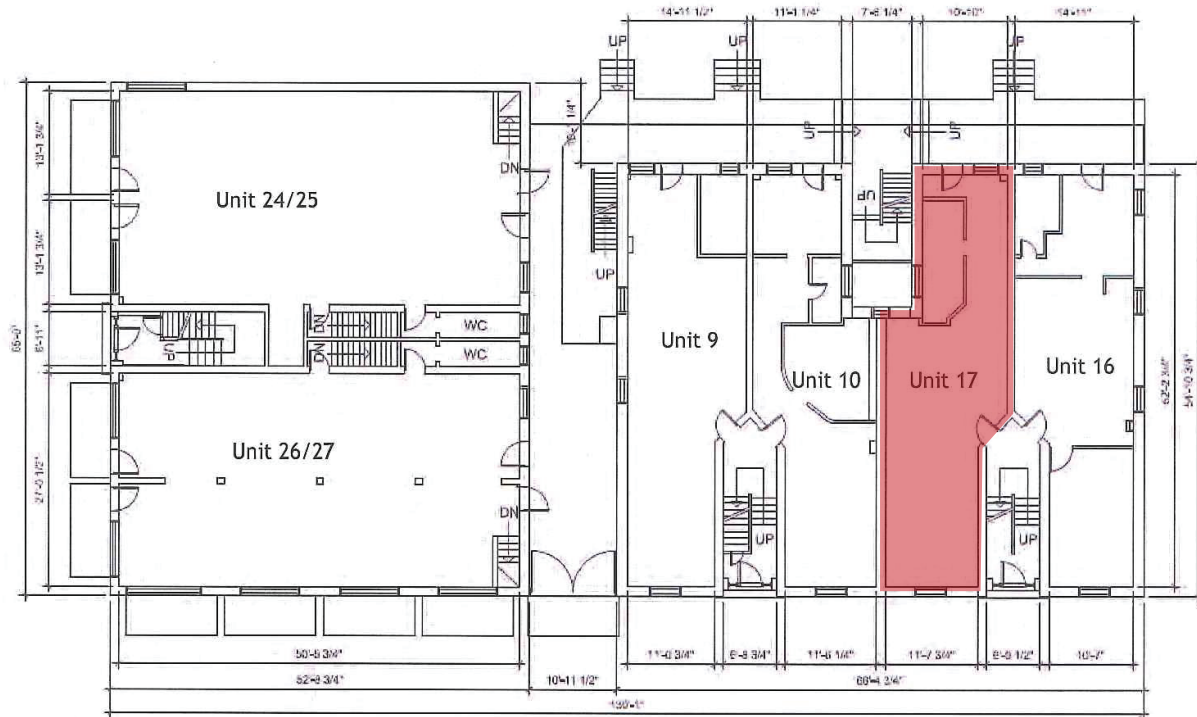


# Retail Aerial



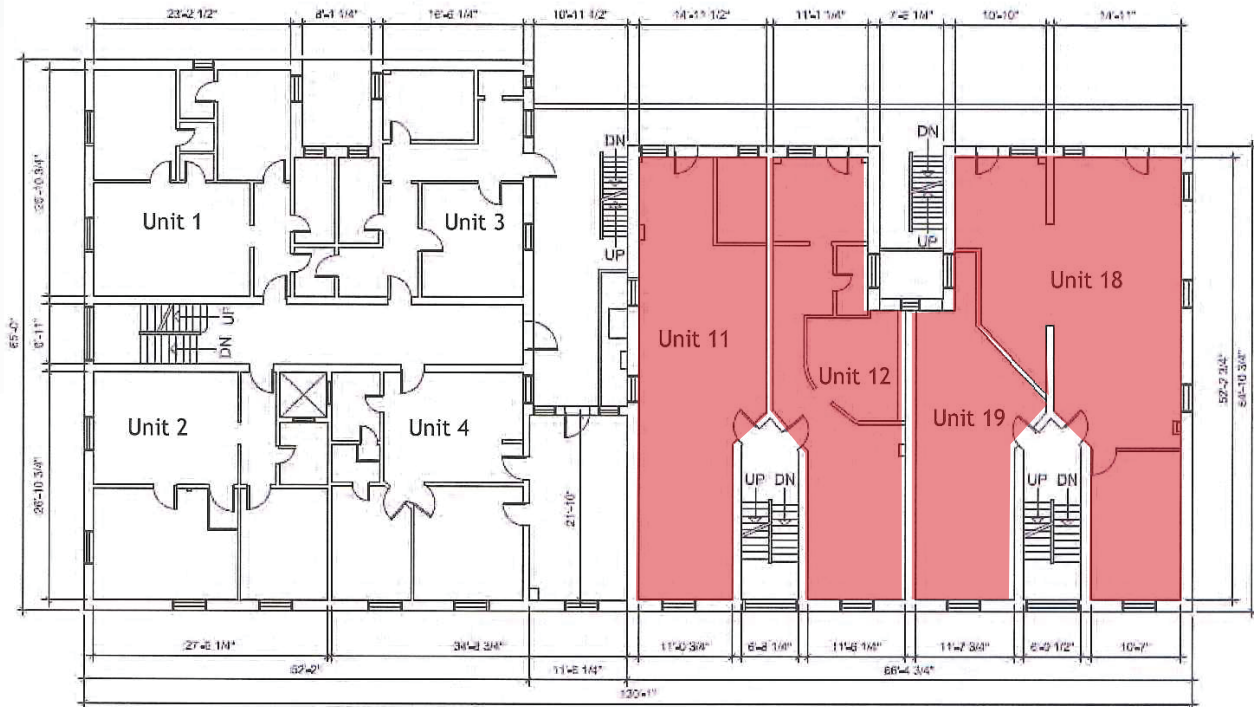
# Floor Plan

## MAIN FLOOR PLAN



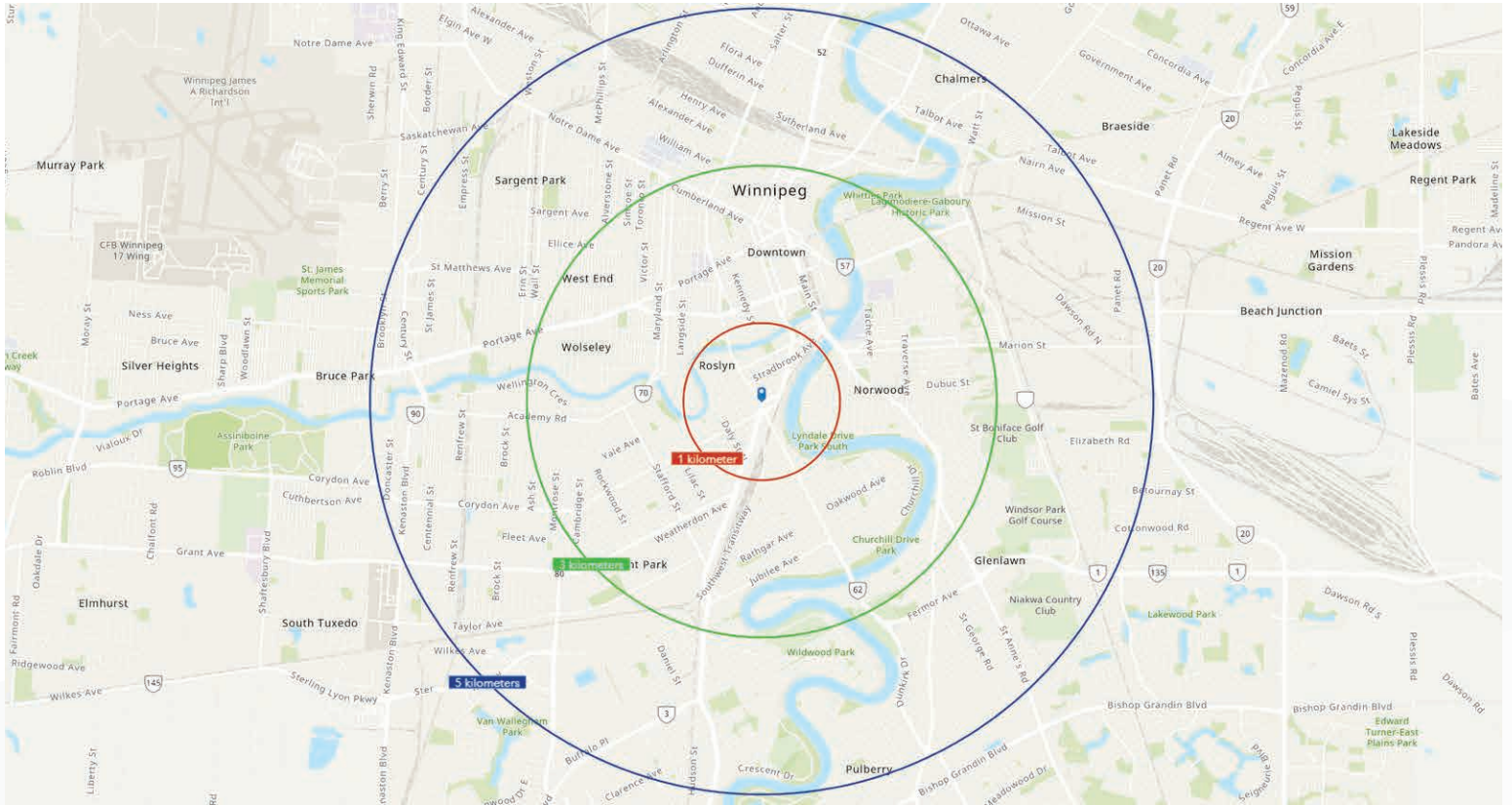
ALL DIMENSIONS ARE APPROXIMATE

## 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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