

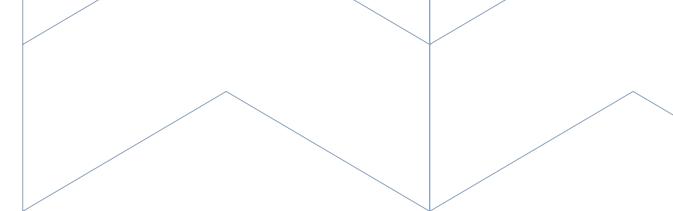


Unit 9 - 107 Osborne Street, Winnipeg, Manitoba

Newly Renovated Office in
Osborne Village

For Lease





Property Details

+/‐ 1,600 sq. ft.

SECOND FLOOR

\$12.00/sq. ft.

NET RENT

\$11.87/sq. ft.

ADDITIONAL RENT (EST. 2025)
(INCLUSIVE OF MANAGEMENT FEE)

C2 - Commercial

ZONING

Features

- Windows on multiple sides providing natural light and eye-catching views into the Osborne Village Courtyard
- Designated parking to be negotiated at market rents with ample street parking in the area
- Short distance to Winnipeg's Rapid Transit system linking this location to Winnipeg's surrounding areas

Demographics*

235,649

POPULATION

107,385

TOTAL HOUSEHOLDS

28,400

TRAFFIC COUNT**

\$92,215

AVG. HOUSEHOLD INCOME

37.5

MEDIAN AGE

\$86,384

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

**VEHICLES PER DAY AT RIVER AVENUE AND OSBORNE STREET
SOURCE: CITY OF WINNIPEG PUBLIC WORKS DEPARTMENT 2023

Location

- Well positioned in the heart of Osborne Village, tenants will benefit from a strong mix of amenities and service offerings in this vibrant community
- Directly adjacent to major neighbourhood tenants including: Safeway, Shoppers Drug Mart, Manitoba Liquor Mart and Starbucks
- Immediate access to single and multi-family developments, perfect for commuting to work by bus, bike or foot

Highlights



Nearby

OSBORNE VILLAGE AMENITIES



Centrally Located

RARE OFFICE SPACE



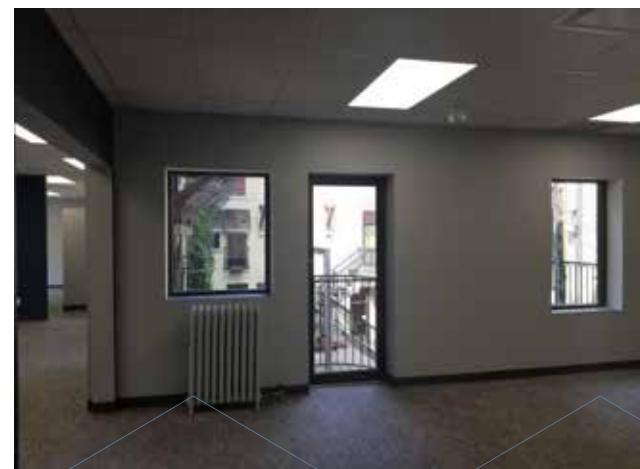
Excellent Access

TO PUBLIC TRANSIT



Highly Walkable

LOCATION



For Lease



107 Osborne Street, Winnipeg, Manitoba
iciproPERTIES.com



Connect with us today!

iciproperties.com

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*Services provided by Jared Kushner Personal Real Estate Corporation

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