



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

28,400

TRAFFIC COUNT**

37.5

MEDIAN AGE

107,385

TOTAL HOUSEHOLDS

\$92,215

AVG. HOUSEHOLD INCOME

\$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

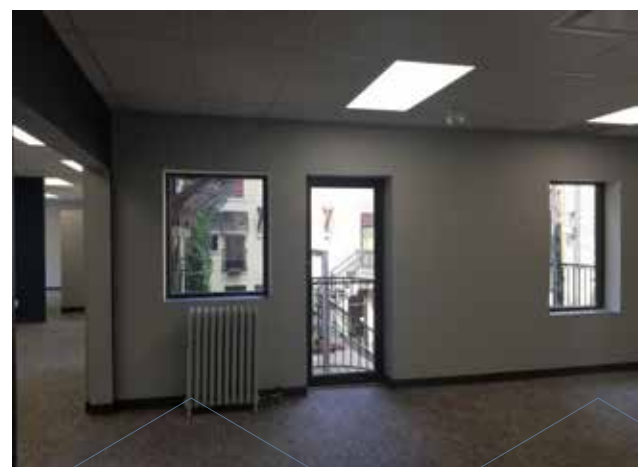
TO PUBLIC TRANSIT



Highly Walkable

LOCATION





**LEGEND**

1. Manitoba Legislative Building
2. Safeway
Starbucks
Shoppers Drug Mart
Manitoba Liquor Mart
3. A&W
Subway
4. ZA Pizza
5. Leopold's Tavern
6. Carlos & Murphy's
7. The Happy Cooker
Nuburger
8. Vita Health
9. Dollarama
Pet Valu
Burger King

Connect with us today!

[iciproperties.com](https://www.iciproperties.com)

Jared Kushner*

VICE PRESIDENT

jkushner@iciproperties.com

204-294-1087

DISCLAIMER Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

**Services provided by Jared Kushner Personal Real Estate Corporation*

For Lease



Unit 9 - 107 Osborne Street, Winnipeg, Manitoba
[iciproperties.com](https://www.iciproperties.com)