

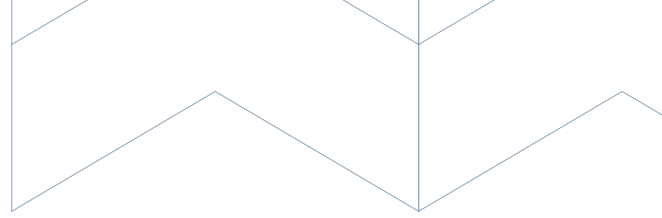


Unit 9 - 107 Osborne Street, Winnipeg, Manitoba

# Newly Renovated Office in Osborne Village

For Lease





## Property Details

**+/- 1,600 sq. ft.**

SECOND FLOOR

**\$12.00/sq. ft.**

NET RENT

**\$10.00/sq. ft.**

ADDITIONAL RENT (EST. 2024)

**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\*

**237,467**

POPULATION

**102,559**

TOTAL HOUSEHOLDS

**34,300**

TRAFFIC COUNT

**\$85,768**

AVG. HOUSEHOLD INCOME

**38**

MEDIAN AGE

**\$86,384**

AVG. H.H. ANNUAL SPENDING

\*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2022

## 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

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**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

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**Jared Kushner\***

VICE PRESIDENT

[jkushner@iciproperties.com](mailto:jkushner@iciproperties.com)

204-294-1087

**John Crockett**

VICE PRESIDENT

[jcrockett@iciproperties.com](mailto:jcrockett@iciproperties.com)

204-899-1899

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

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