

# FOR LEASE

Second Floor Office Available in Osborne Village

43 Osborne Street, Winnipeg, Manitoba

**JOIN SHOPPERS DRUG MART**



**SIGNAGE**  
OPPORTUNITIES



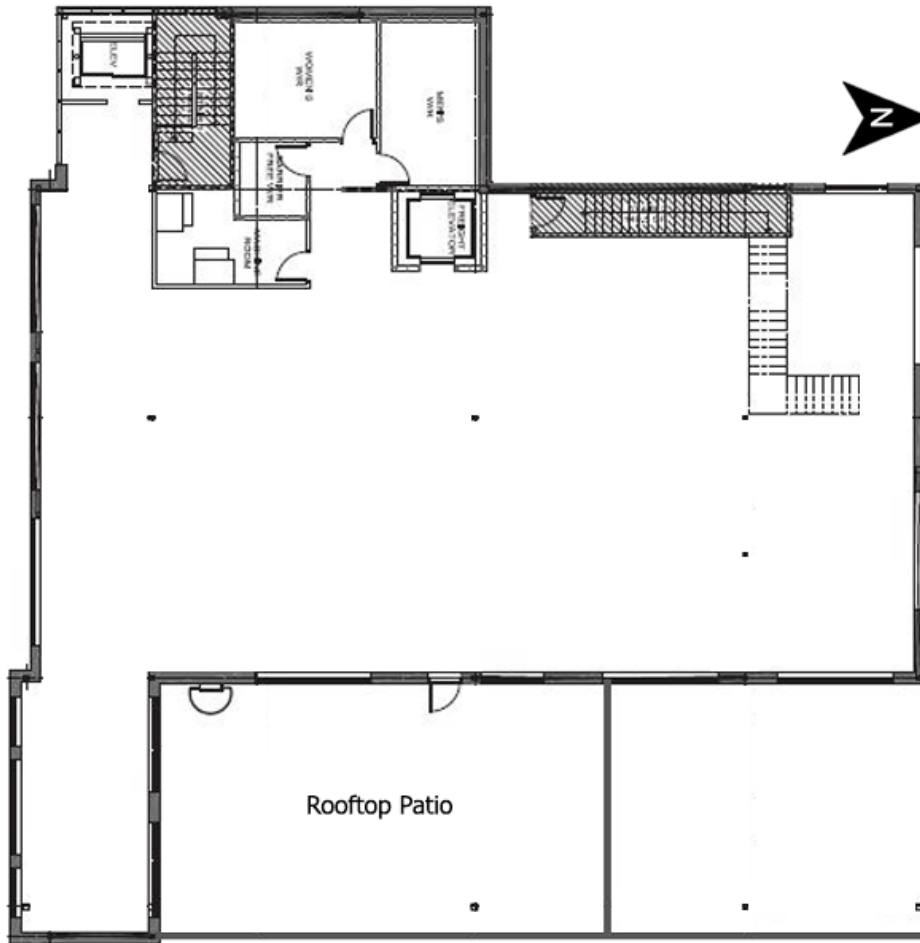
**EXCELLENT**  
TRANSIT



**VERY**  
WALKABLE

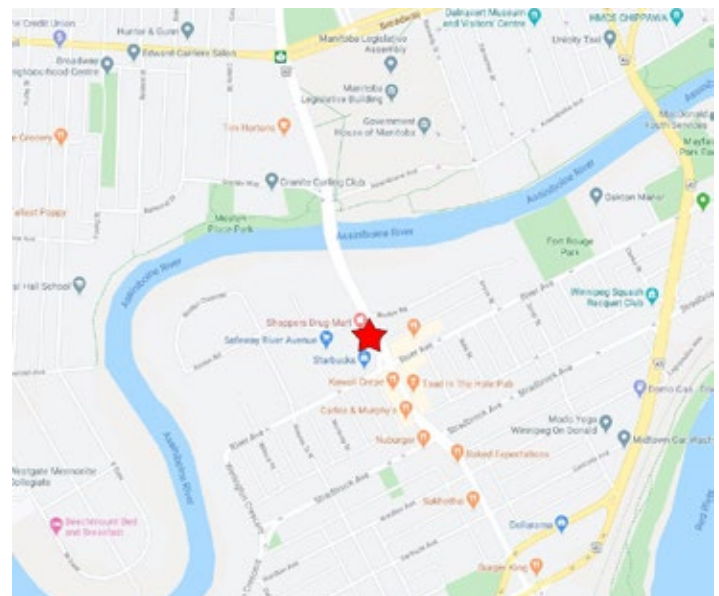
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## LOCATION

- Located in the heart of Osborne Village, with boutique shops, restaurants, artist studios and lounges.
- On the second floor above Shoppers Drug Mart, adjacent to Safeway, Manitoba Liquor Mart and Starbucks.
- High pedestrian and vehicle traffic at one of Winnipeg's most prominent intersections.
- Situated on Osborne Street between River Avenue & Roslyn Road.
- Osborne Village is short walk across the Assiniboine River to Winnipeg's Downtown, ideal for commuting to work by bus, bike and foot.



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Available	5,592 +/- SF
Net Rent	\$20/SF
Property Taxes (est.)	\$4.00/SF
CAM* (est.)	\$2.42/SF
Zoning	C2 - Commercial District
HVAC	20 Ton
Electrical	400 Amp

\*plus management fee of 5% of net rent

## FEATURES

- **Shadow anchored by Safeway, Manitoba Liquor Mart & Starbucks.**
- Space includes large rooftop patio and 3 developed handicap accessible washrooms.
- Windows on 4 sides provide natural light and excellent views.
- Serviced by passenger & freight elevator.
- On-site scramble parking for customers.
- High profile building signage opportunities.
- **Ideally suited for medical clinic.**

## DEMOGRAPHICS

	1 km. Radius	3 km. Radius
Total Population	22,953	128,417
Households	13,608	59,051
Median Age	35.6	37.1
Avg. Household Income	\$73,717	\$81,653

EnviroNics Analytics ©2022

## TRAFFIC

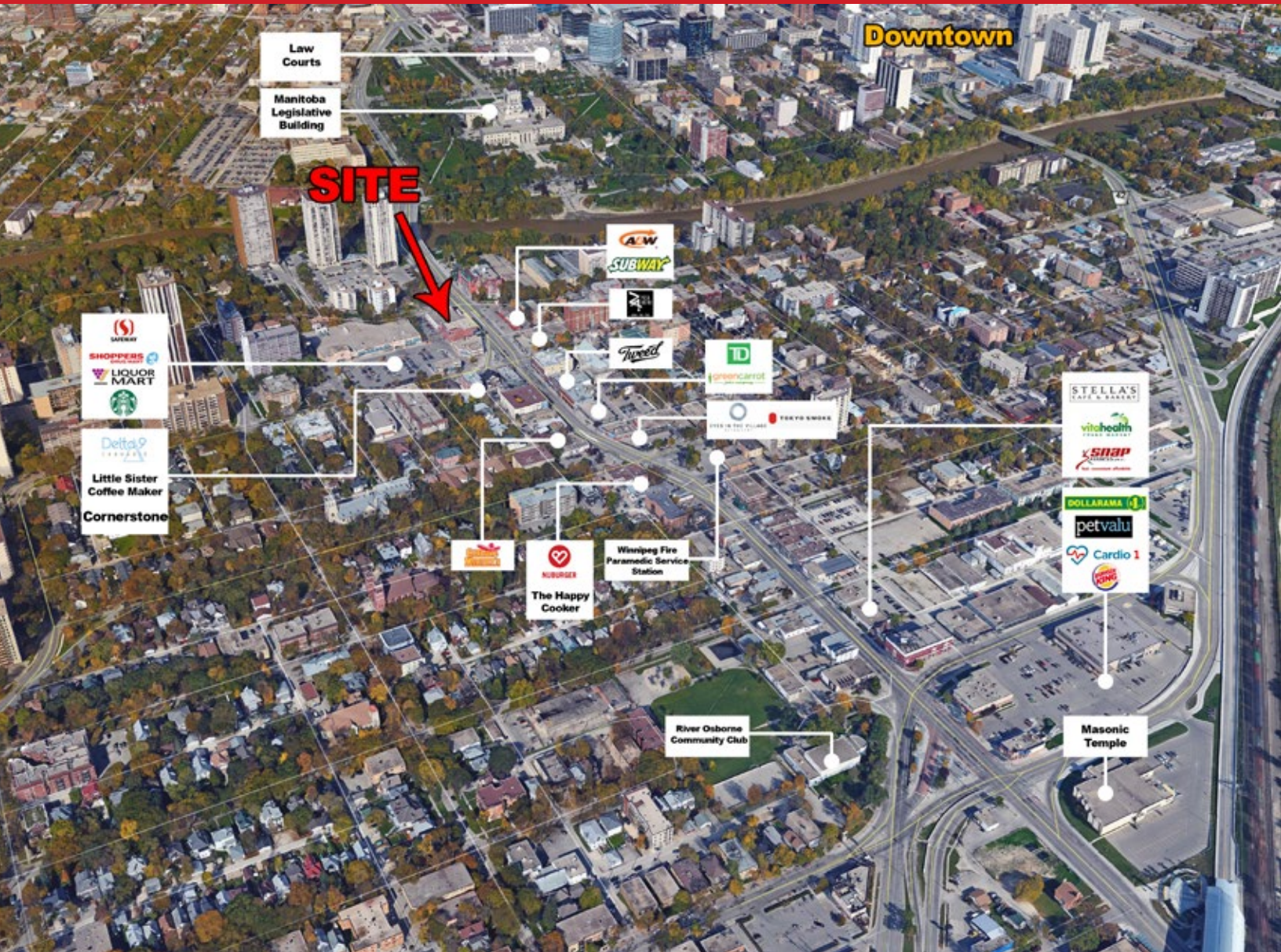
- 34,300 vehicles per day on Osborne Street and River Avenue.

City of Winnipeg Public Works Department 2019



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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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