

# FOR LEASE

Second Floor Office Available in Osborne Village

43 Osborne Street, Winnipeg, Manitoba

**JOIN SHOPPERS DRUG MART**



YOUR  
SIGN

**SIGNAGE  
OPPORTUNITIES**



**EXCELLENT  
TRANSIT**

Walk Score  
**90**

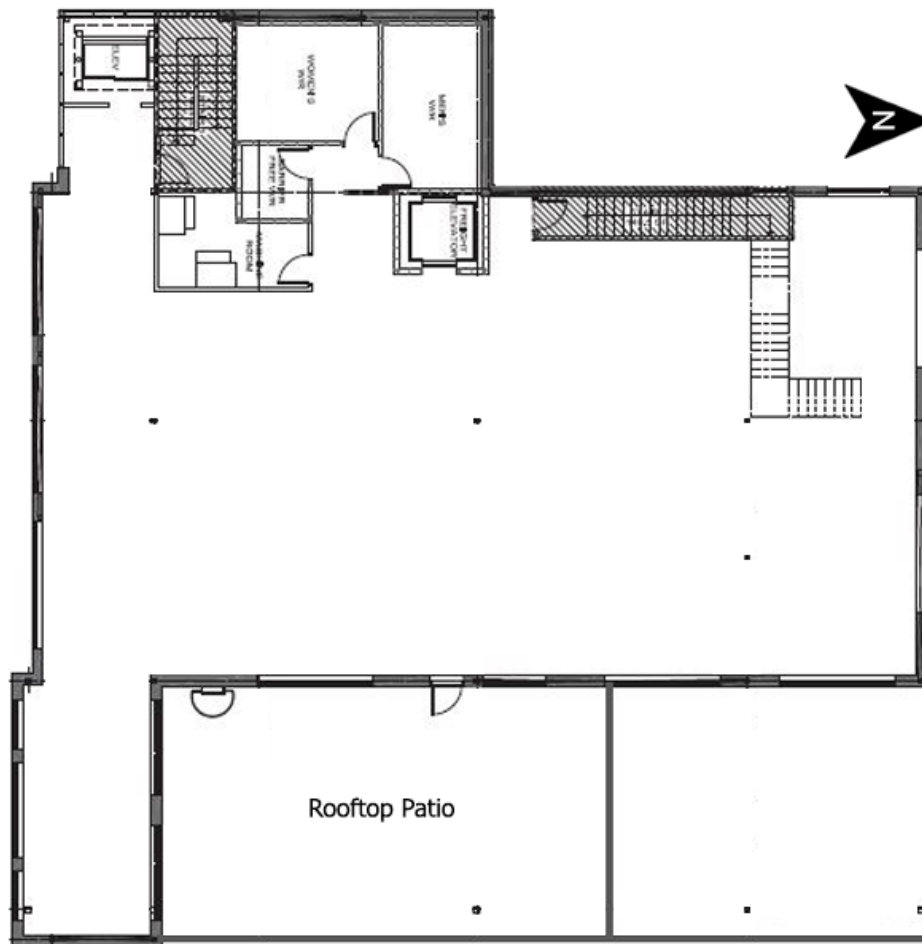
**WALKER'S  
PARADISE**

[www.shindico.com](http://www.shindico.com)

**Shindico**

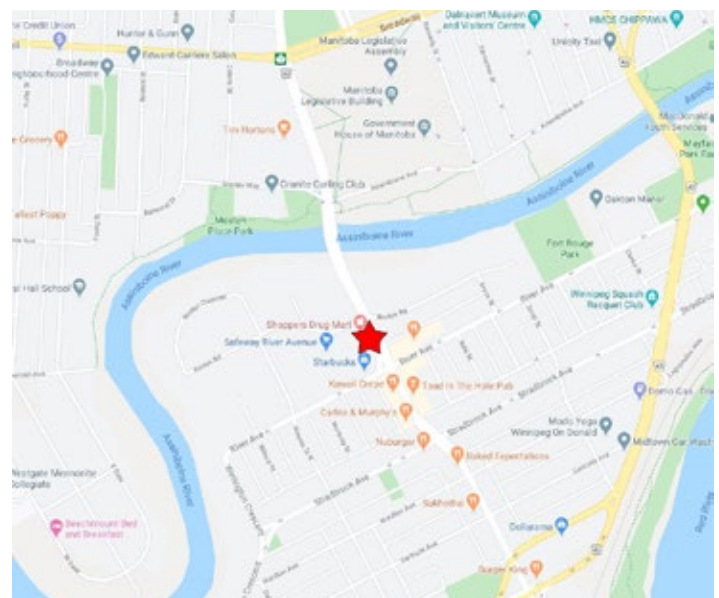
# FOR LEASE

43 Osborne Street, Winnipeg, Manitoba



## 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**

# FOR LEASE

43 Osborne Street, Winnipeg, Manitoba

## 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	22,879	127,309
Households	13,762	59,847
Median Age	34.6	36.5
Avg. Household Income	\$65,249	\$75,044

Environics Analytics ©2019

## TRAFFIC

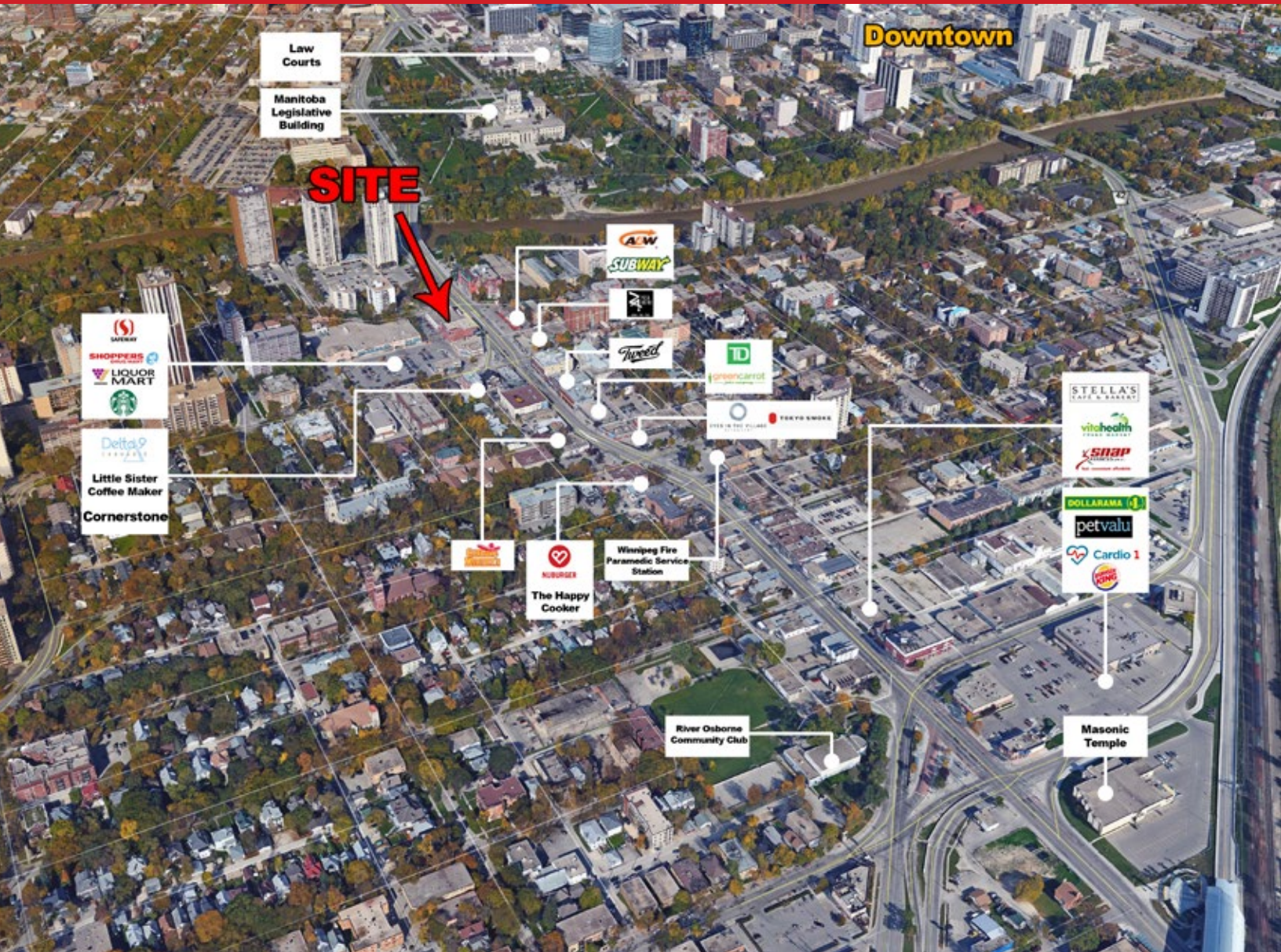
- 35,300 vehicles per day on Osborne Street and River Avenue.

City of Winnipeg Public Works Department 2018



# FOR LEASE

43 Osborne Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos**

P (204) 928-8209

C (204) 781-9717

[dalevizos@shindico.com](mailto:dalevizos@shindico.com)

**Michael Stronger**

\*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

[mstronger@shindico.com](mailto:mstronger@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

[inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)



# Shindico

*Succeeding by Helping Others Succeed*



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.042320