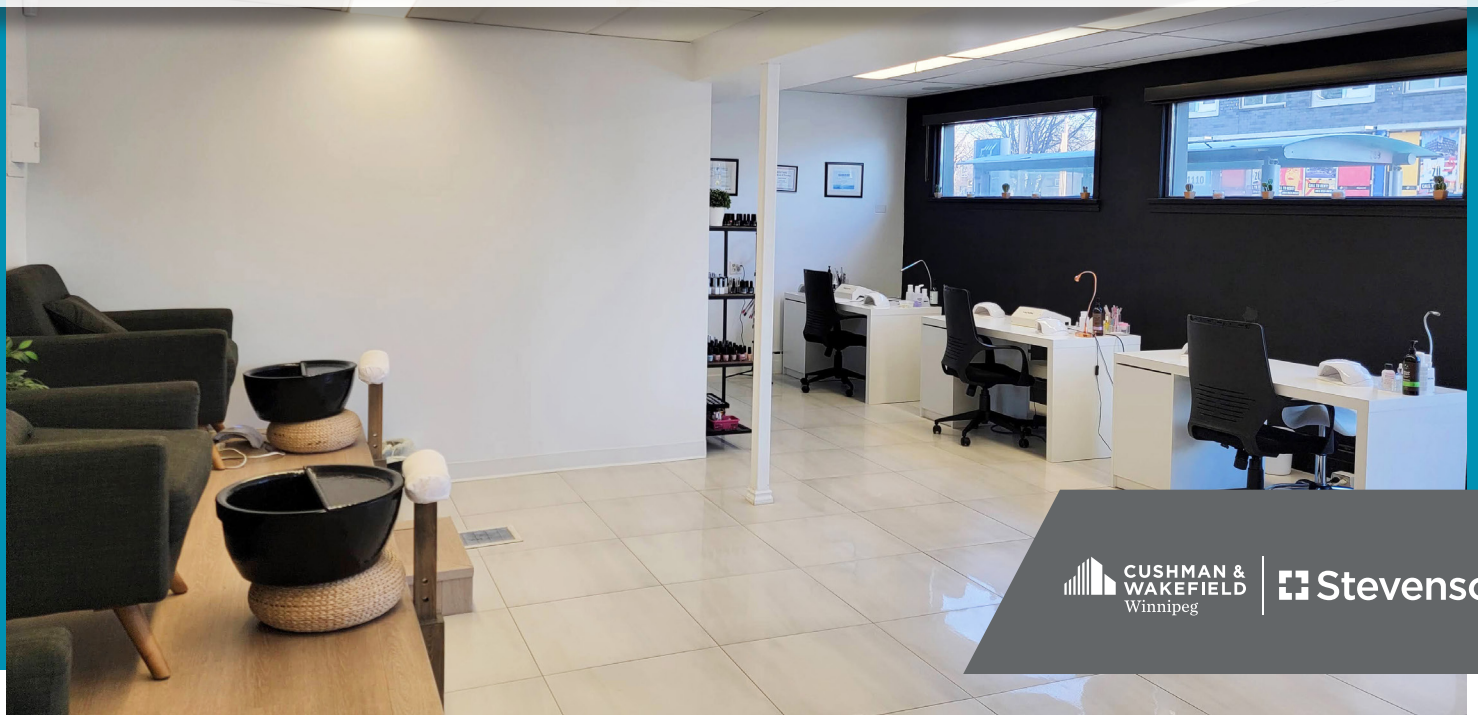




**RARE SINGLE TENANT SUB-LEASE OPPORTUNITY  
IN OSBORNE VILLAGE**

# 165 OSBORNE STREET

(+/-) 2,065 SF AVAILABLE



CUSHMAN &  
WAKEFIELD  
Winnipeg



Stevenson



FOR SUBLEASE

# 165 OSBORNE

(+/-) 2,065 SF AVAILABLE

## Property Highlights

- Prominent boutique storefront located on the corner of Osborne Street and Wardlaw Avenue.
- Excellent access from all directions of traffic and situated along multiple public transit routes.
- Suitable for a variety of uses including – aesthetics, medical, personal services, professional offices, or specialty retail.
- Bright, clean, modern, and recently renovated.
- The main floor consists of an expansive showroom currently being used for nail services, reception area, five aesthetic rooms/offices, a supply room, and a restroom.
- The second floor features a spacious waiting room, five aesthetic rooms/offices, a restroom, and a large private deck.
- The basement provides ample storage, a small kitchenette, and a third restroom.
- The rear of the property features a single parking stall and a rare private garage.
- Breakout rooms are tenanted with a variety of aesthetic services. Flexibility to either continue with current tenancies or have the space delivered vacant upon possession.
- Head-lease expires August 31, 2026.

**LEASE RATE: \$22.00 PSF**

**CAM & TAX: \$5.93 (2024 EST)**

### BRANDI ELOQUENCE

Associate  
T 204 934 6246  
C 204 996 3425  
Brandi.Eloquence@cwstevenson.ca

### JAMES TOKER

Associate  
T 204 934 6210  
C 204 914 8426  
James.Toker@cwstevenson.ca



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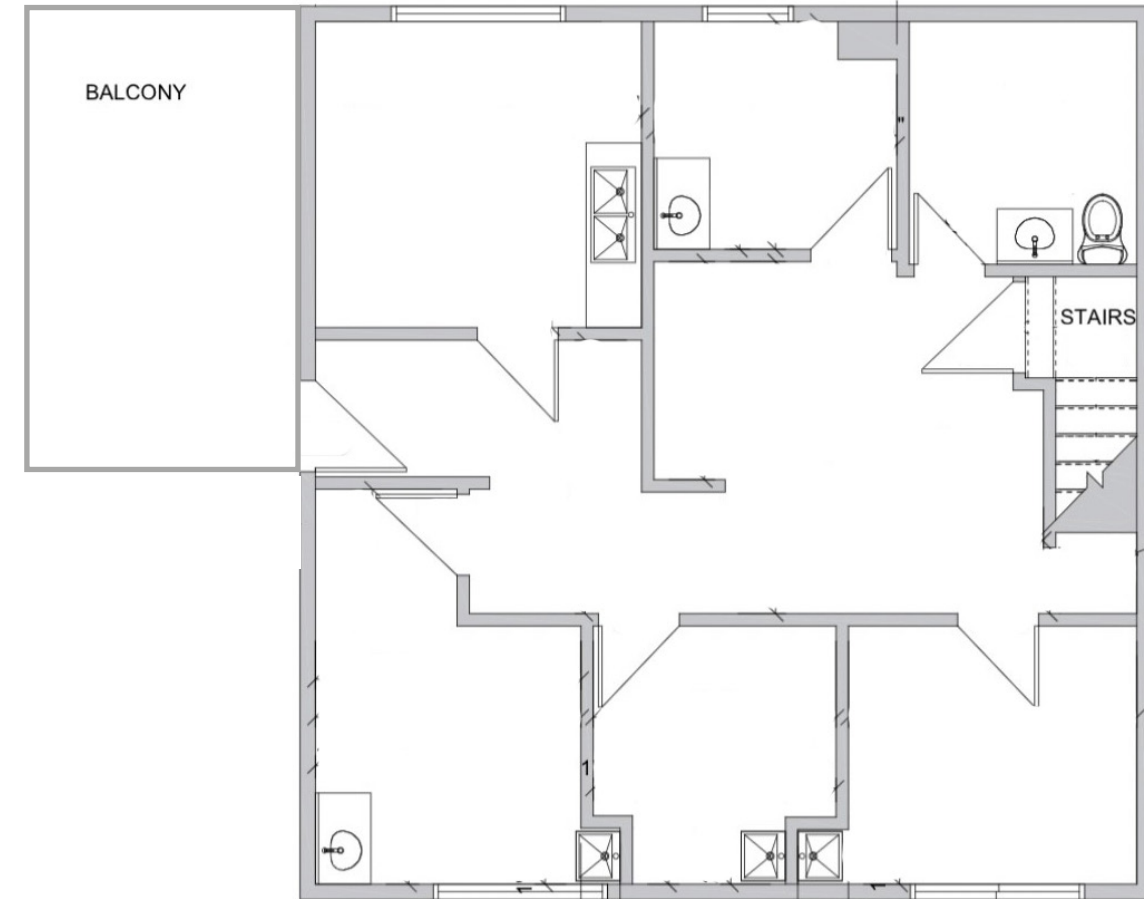


# FLOOR PLANS

## 1ST FLOOR



## 2ND FLOOR



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Associate  
T 204 934 6246  
C 204 996 3425  
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Associate  
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# AMENITIES



# DEMOGRAPHICS



## WALK TIMES



- Osborne Station • 7 MINS
- Downtown Winnipeg • 35 MINS
- River/Osborne • 8 MINS
- The Forks • 31 MINS

## TRANSIT TIMES



- Osborne Station • 7 MINS
- Downtown Winnipeg • 16 MINS
- River/Osborne • 8 MINS
- The Forks • 23 MINS

## TOTAL HOUSEHOLDS



- 1 KM • 10,467
- 3KM • 54,520
- 5KM • 99,046

## TOTAL POPULATION



- 1 KM • 108,395
- 3KM • 108,395
- 5KM • 108,395

## BIKE TIMES



- Osborne Station • 6 MINS
- Downtown Winnipeg • 13 MINS
- River/Osborne • 4 MINS
- The Forks • 11 MINS

## DRIVE TIMES



- Osborne Station • 1 MIN
- Downtown Winnipeg • 7 MINS
- River/Osborne • 3 MINS
- The Forks • 10 MINS

## MEDIAN AGE



- 1 KM • 42
- 3KM • 40
- 5KM • 40

## AVG. HOUSEHOLD INCOME



- 1 KM • \$74,338
- 3KM • \$78,938
- 5KM • \$83,654

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FOR SUBLEASE

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(+/-) 2,065 SF AVAILABLE



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