

FOR LEASE > NEW DEVELOPMENT

Landmark Retail & Office Opportunity

257 Osborne Street at Pembina (Confusion Corner)

Up to 45,000 SF / Brokers Welcome

Description:

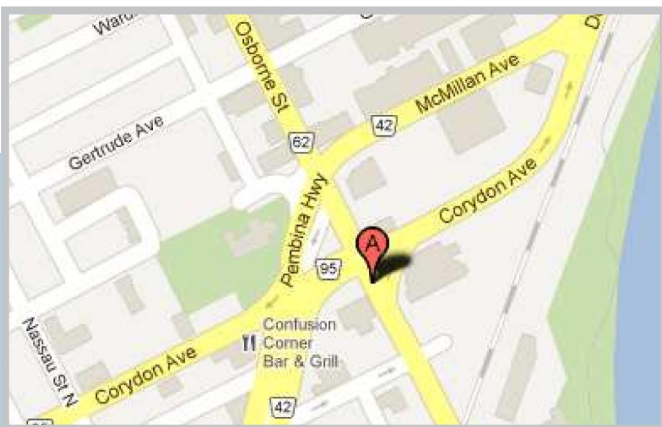
257 Osborne Street is a first class 6-storey office building located on the corner of Osborne Street, and Pembina Highway also known as the landmark called "Confusion Corner". This central location boasts Winnipeg's second highest traffic counts with over 91,100 vehicles per day*. And is now home to the cities new Rapid Transit corridor. This location is the key connection point to the City Centre, Osborne and Corydon Village. The property offers the convenience of shopping, dining, and is on a major transportation artery. Available is the main floor of retail space and 5-stories of commercial office space.

*Reference: City of Winnipeg Traffic Studies, January 2008



Features Include:

- Brand new building
- Large windows
- Open, customizable floor plan
- Modern mechanical systems
- On-site management
- Centered on a major grid of primary roads allowing minimal disruption during construction, road blockages or events
- Within walking distance of Rapid Transit corridor, Osborne and Corydon Village
- Ground & underground parking available



Rentable Areas:

Retail, Main Floor – 7,500 SF
Office, Floors 2-6 – 7,500 SF
Total – 45,000 SF

Lease Rates:

Retail - \$24/SF Net
Office - \$20/SF Net

CAM & Taxes:

Estimated \$10/SF plus management fee

Expected Completion:

Q4 2013

Possession starting November 1, 2013

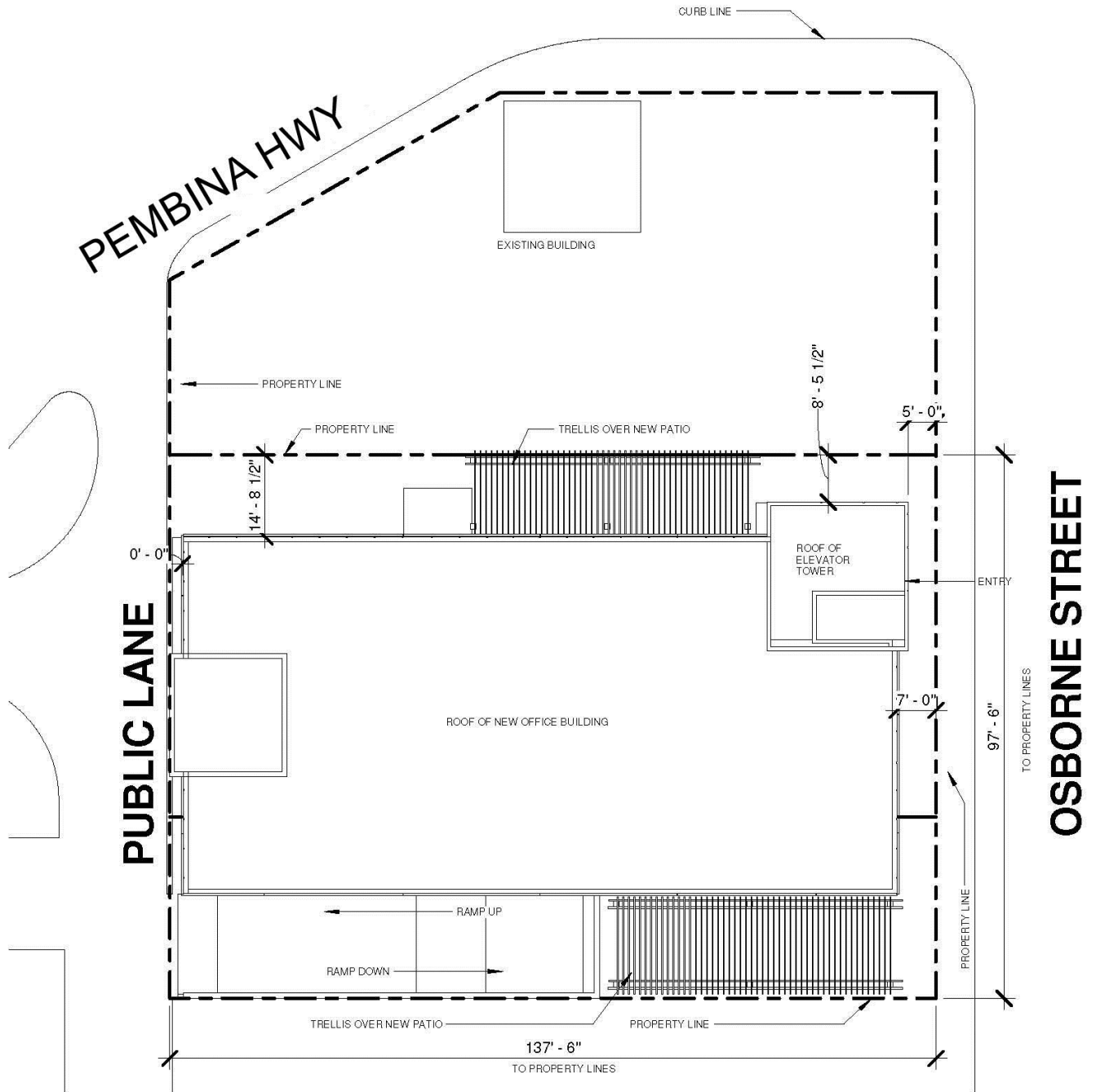
Imperial Properties Corp.

202-83 Sherbrook Street
Winnipeg, MB R3C 2B2
Tel +1 204 272 8799
Fax +1 204 272 8798
www.imperialproperties.ca

Adrian Schulz

President & CEO
aschulz@imperialproperties.ca

Imperial
PROPERTIES



1 SITE PLAN
3/64" = 1'-0"

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President & CEO
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