

**AVISON
YOUNG**

OFFICES FOR LEASE

388 | DONALD STREET
WINNIPEG, MANITOBA

Partnership. Performance.

Opportunity

To lease quality office space on the prominent corner of Donald and Notre Dame. Join Yellow Dog Tavern!



Steven Paulus, Senior Associate
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388 Donald Street

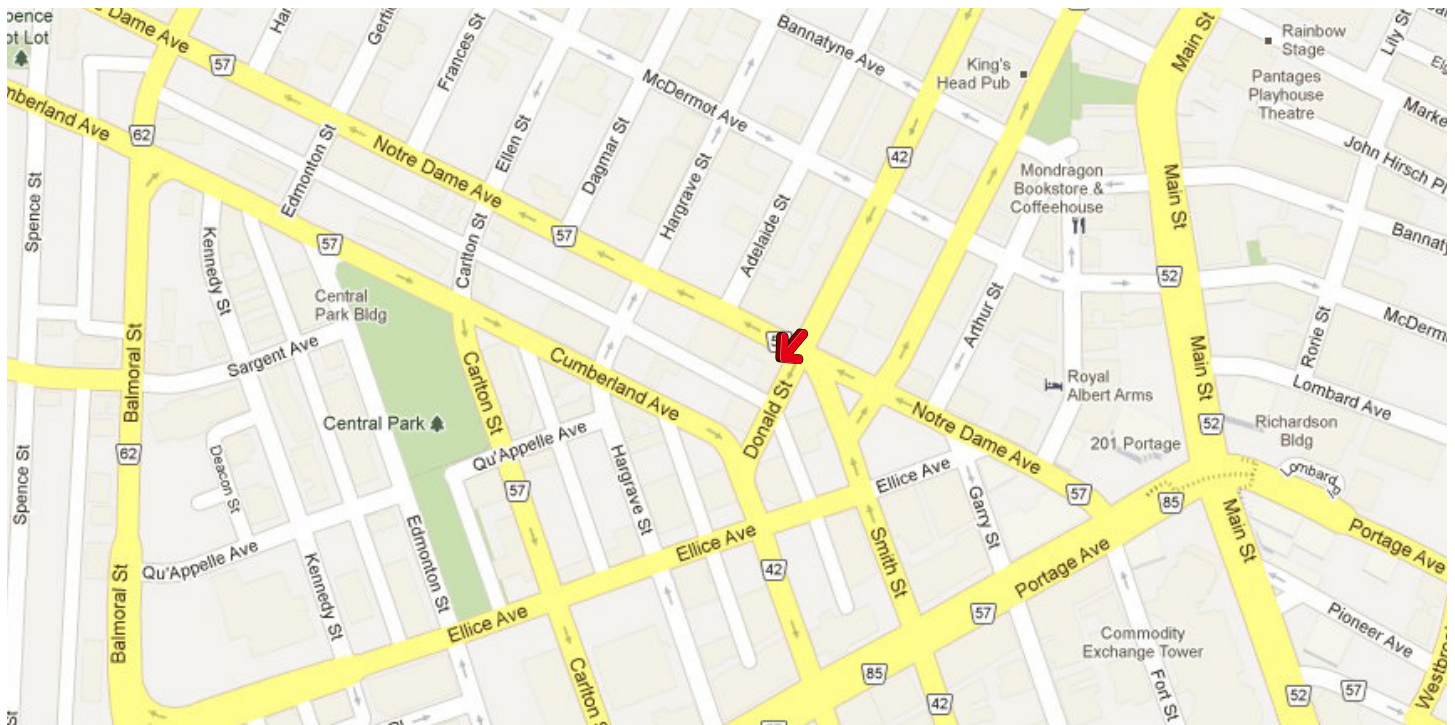
Property Highlights

- Name of the building: The Phoenix Block
- Across the street from the Burton Cummings Theatre
- Conveniently located on the edge of the exchange district and only a 5 minute walk from Portage
- Well developed office space with very competitive rental rates
- Tenants include Yellow Dog Tavern and Pink Star Salon
- Landlord will provide tenant improvements for qualified tenants
- Recently renovated units with fresh paint, new flooring, ceiling and lighting
- 14 parking stalls available
- Excellent location for attracting and retaining young professionals with plentiful restaurants nearby, personal service businesses and entertainment

Property Details

- Built in 1910
- Gross building area: 21,647 sf
- Total lot size: 13,198 sf
- Zoning: M-Multiple Use
- **Units available:**
 - 1st Floor – 119 – 842 sf**
119A – 576 sf
121 – 790 sf
 - 2nd Floor – 200 – 2,766 sf**
210 – 1,630 sf
226 – 2,785 sf
- **Gross rent: Starting at \$11.85 psf (2014 base year)**
- **Available immediately**

Map



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Please contact the agent below for more information

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Avison Young Commercial Real Estate (Manitoba) Inc.
330 Portage Avenue, Suite 1000, Winnipeg, Manitoba R3C 0C4

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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Pictures



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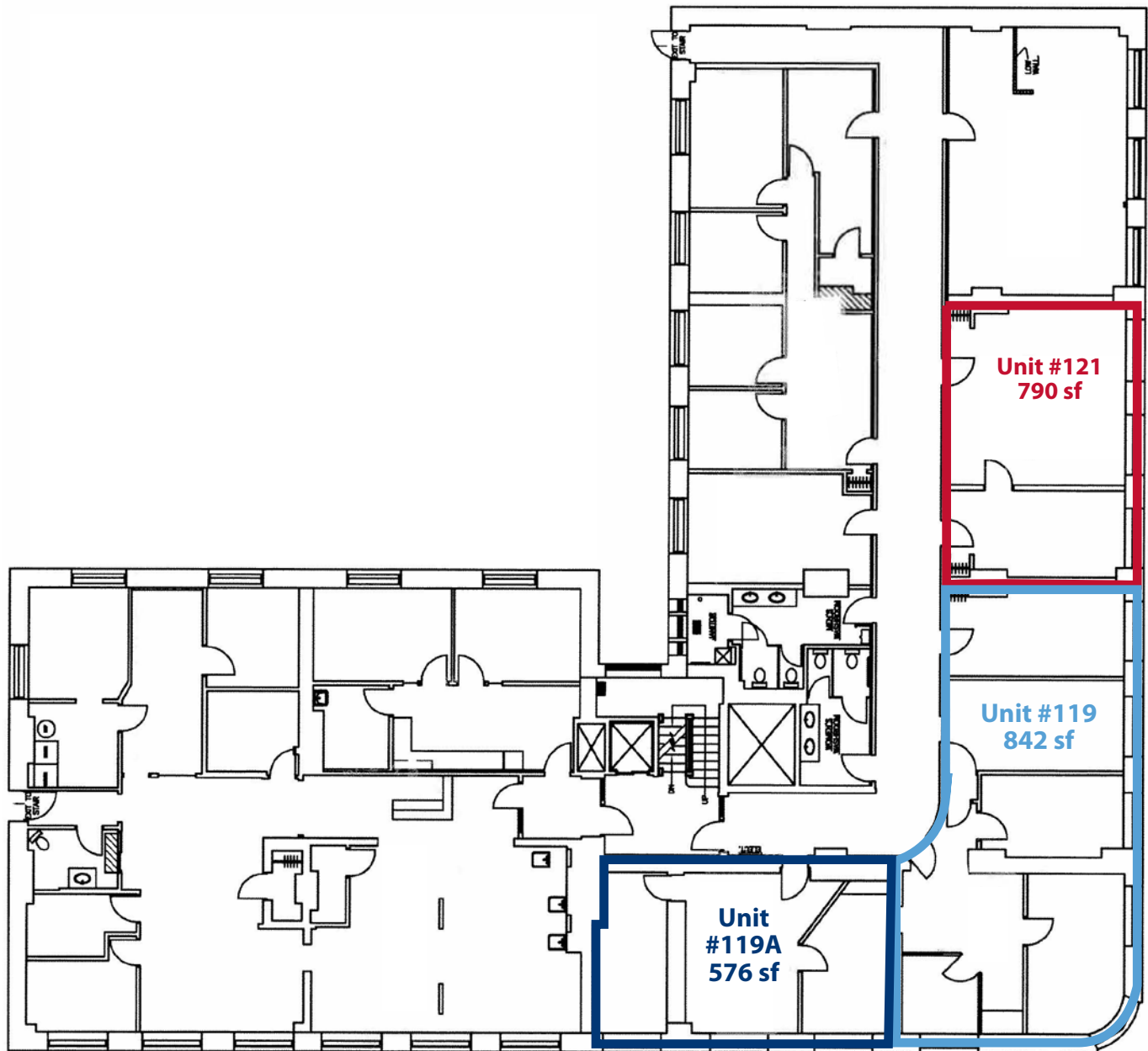
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First Floor Plan



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Second Floor Plan

