

Bright & professional full floor office opportunities

Located just north of Canada Life Centre on the east side of Donald Street, this cutting edge office facility exudes both style & class. The alluring décor & overall design promote professionalism and quality all the way through.

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Property Overview

Civic Address	317 Donald Street, Winnipeg MB
Legal Address	SP Lots 11-13, Plan 24208 WLTO in RL Parish of St John
Zoning	M - Multiple Use
Year Built	2001
Building GLA	80,986 SF (BOMA 1989)

Term	Negotiable
Net Rent	\$14.95 PSF/Annum
CAM	TBD
Tax	\$2.75/SF
Typical Floor	16,493 SF

Building Features



Multiple transit stops nearby



One block away from Winnipeg's SHED district



Surface and underground parking available



Tenant-Only Rooftop Patio



Fibre Optic (Bell MTS)



24/7 Security

Availability

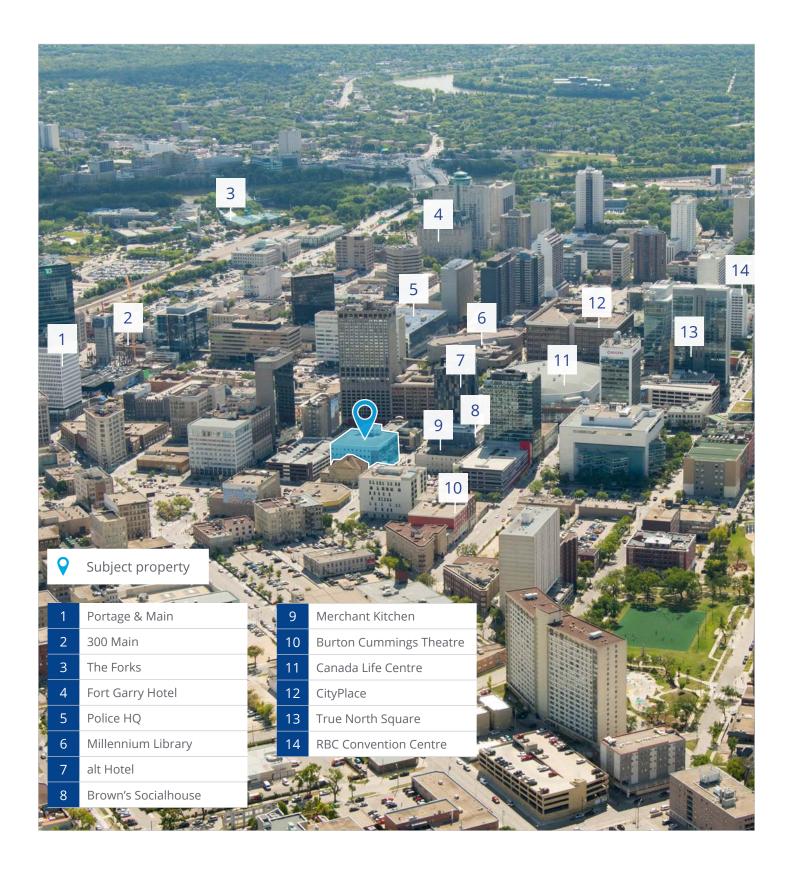
Stacking Plan

Suite #	Rentable Area	Underground Parking Allocation
Suite 400	16,493 RSF	12
Suite 200*	16,493 RSF	12
Suite 110	681 RSF	1
Suite 100	7,968 RSF*	6
Suite 120	6,443 RSF*	4

*Available Sept/2025

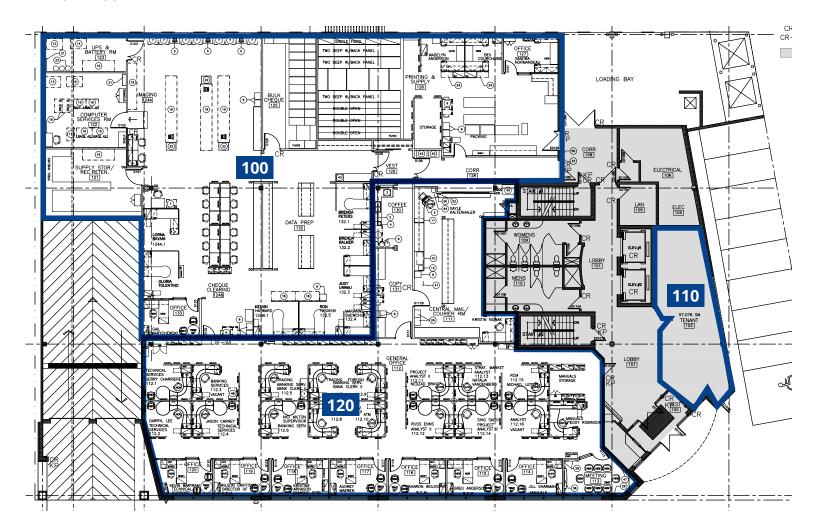
*Contiguous 14,411 RSF

Location



Floor Plans

Main Floor



Suite	100	110	120
Size	7,968 SF	681 SF	6,443 SF
Lease Rate	\$14.95 PSF/Annum	\$14.95 PSF/Annum	\$14.95 PSF/Annum
CAM	TBD	TBD	TBD
Тах	\$2.75/SF	\$2.75/SF	\$2.75/SF
Features	Raised floor server roomSecure file storageGalley kitchenOpen work area	1 OfficeLobby exposureExterior Access	17 WorkstationsLobby exposure8 Private offices

Floor Plans

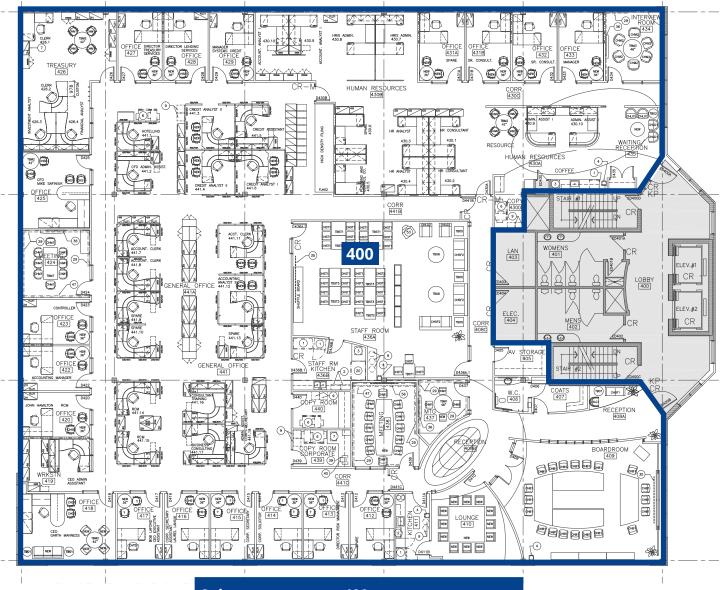
Second Floor (Available Sept/2025)



Suite	200
Size	16,493 SF
Lease Rate	\$14.95 PSF/Annum
CAM	TBD
Tax	\$2.75/SF
Features	Modern, nicely finished office spaceFunctional data centre/raised floor spaceSizeable storage area

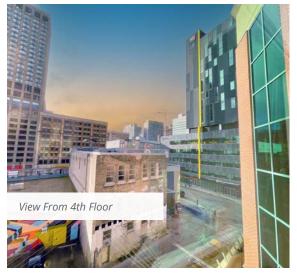
Floor Plans

4th Floor

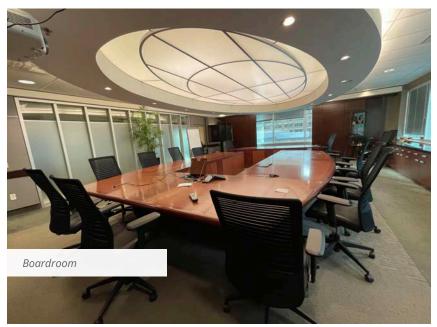


Suite	400
Size	16,493 SF
Lease Rate	\$14.95 PSF/Annum
САМ	TBD
Tax	\$2.75/SF
Features	29 workstationsLarge shelf room/kitchen19 private offices

· Large boardroom









Features

- Elevator for convenient access
- Dedicated washrooms on each floor
- Fully finished elevator lobby
- High quality existing improvements
- Exterior signage opportunity
- Reinforced section for high density storage
- Efficient loss factor (+/- 9.5%)



4th Floor 16,493 SF available

Winnipeg Skywalk

Strategically located one block north of the climate controlled skywalk and the downtown Winnipeg Sports Hospitality Entertainment District (SHED), 317 Donald Street sits in prime position amongst high end restaurants, venues, and multiple interconnecting development projects drawing more people into the Winnipeg downtown core.

The indoor skywalk system is a network of pedestrian skyways and tunnels connecting a significant portion of downtown Winnipeg, with the 4 main corridors covering Main Underground, Portage, Graham, and St. Mary Avenues.



Bike Score 90



Walk Score 98

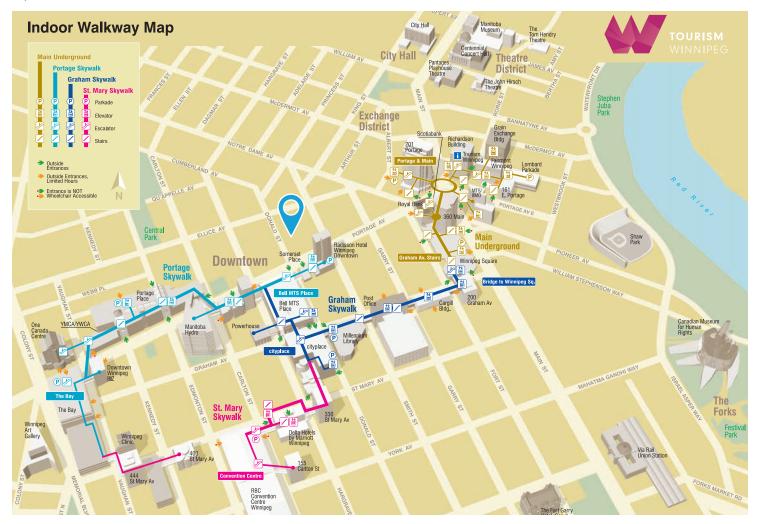


Transit Score

92



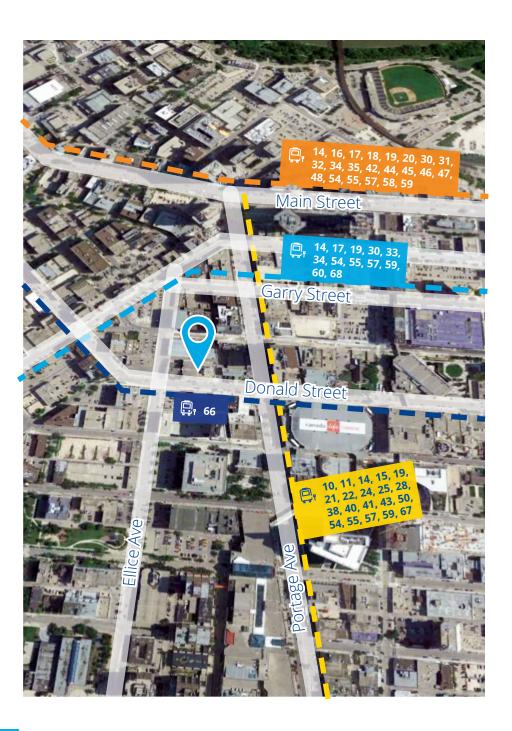
317 Donald Street



Downtown Winnipeg is expansive and diverse, also housing the Exchange District – a National Historic Site filled with brick buildings that contain some of the city's best restaurants, galleries and cafes.

Travel Distance By Car

Health Sciences	2.0 km 7 Mins
North Kildonan	7.1 km 15 Mins
Winnipeg Airport	8.2 km 16 Mins
St. Vital	8.5 km 18 Mins
Assiniboine Park	10.5 km 18 Mins
Sage Creek	13.3 km 23 Mins
Bridgwater	13.3 km 24 Mins
Headingley	18.8 km 28 Mins



Downtown Demographics



M,







Current population

17,310

Median Age

36.9

Average Household Income

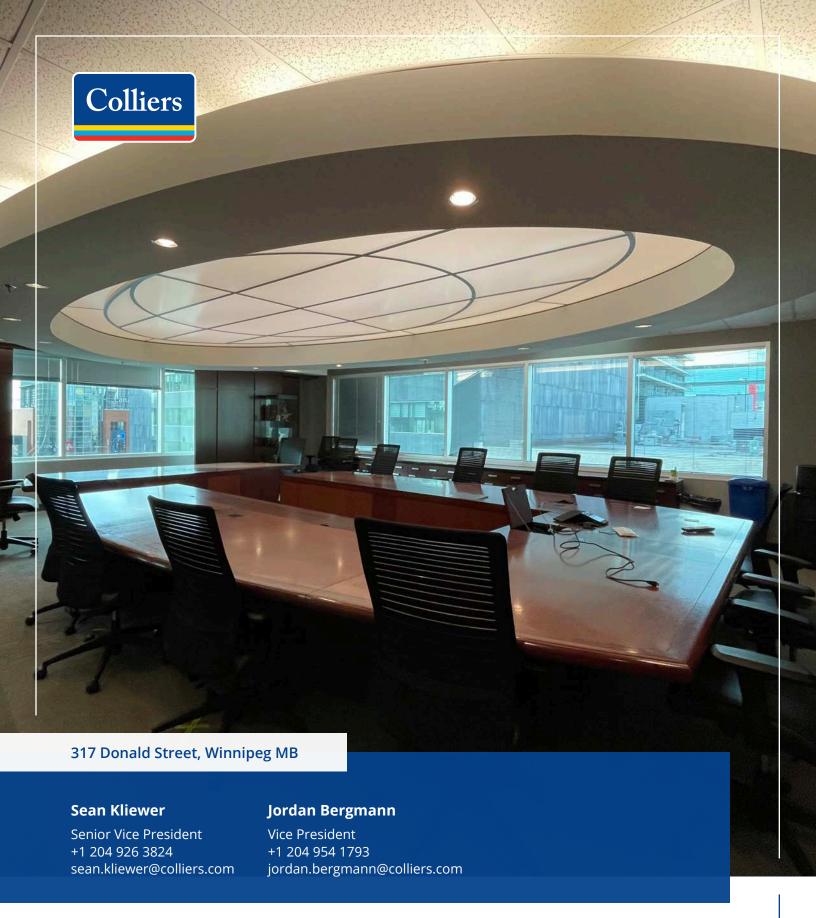
\$71,232.39

Population Density

5,601

Total Households

55,667



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