

FOR LEASE | 5 DONALD STREET

Up to (±) 12,036 SF

- · Prominent Signage Available
- · Underground parking
- · Central location outside the downtown core
- · High traffic location at the base of the Donald street bridge (traffic count?)
- · Security Desk/on-site security
- · Cafeteria



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RE/MAX PROFESSIONALS

1601 Buffalo Place Winnipeg, MB R3T 3K7 o. 204-957-0500 f. 204-452-4359 wpgproperty.ca





Property Highlights



Number Five Donald is a modern, six-storey office building with a spacious main floor lobby, an advanced tenant directory, a deli service, and onsite security staff. The property includes underground and energized surface parking for tenants and free visitor parking.

This mid-rise building is within minutes of Broadway Avenue, the Osborne Village, The Forks, and the downtown business district, adjacent to the Winnipeg Squash Club and the Winnipeg Winter Club.

- · Prominent Signage Available
- · Janitorial Services
- · Secured Building
- · Surface Parking
- · Underground Parking
- · Major Route Access
- Large Exterior Windows
- · Excellent bike access

Suite	Square Footage	Lease Rate	CAM & Tax (2024)	Availability Date
201	3,438	\$13.50	\$16.94	Immediately
202	882	\$13.50	\$16.94	Immediately
300	12,036	\$13.50	\$16.94	Immediately
420	1,073	\$13.50	\$16.94	LEASED
440	1,743	\$13.50	\$16.94	LEASED
510	3,948	\$13.50	\$16.94	Immediately
550	1,832	\$13.50	\$16.94	Immediately
510 + 550	5,780	\$13.50	\$16.94	Immediately
600	4,089	\$13.50	\$16.94	Immediately
640	1,276	\$13.50	\$16.94	Immediately



The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



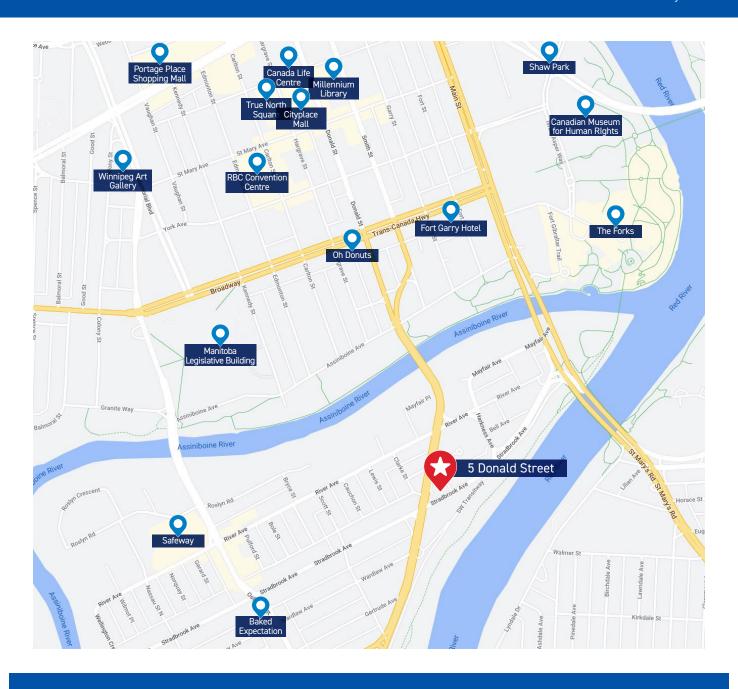
infrastructure



Convenient bike Excellent transit stops



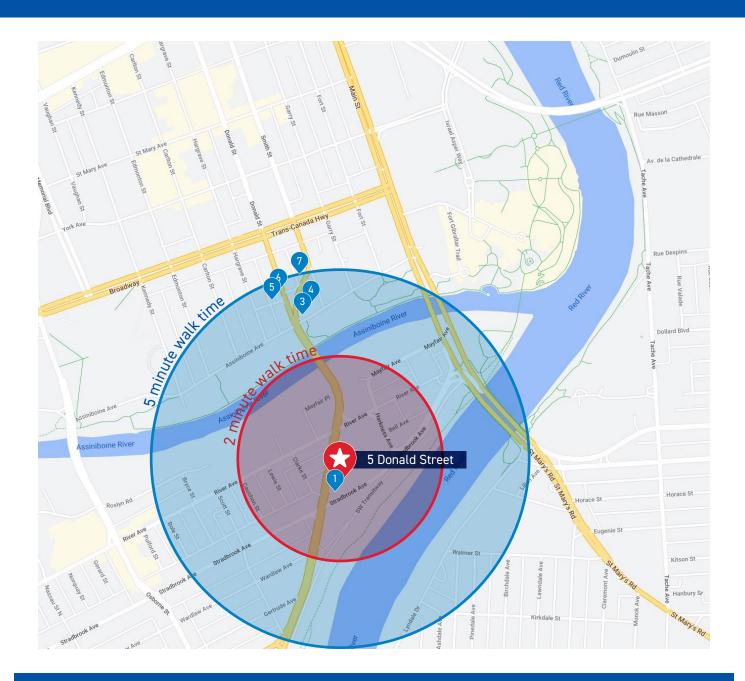
Culture & Entertainment nearby



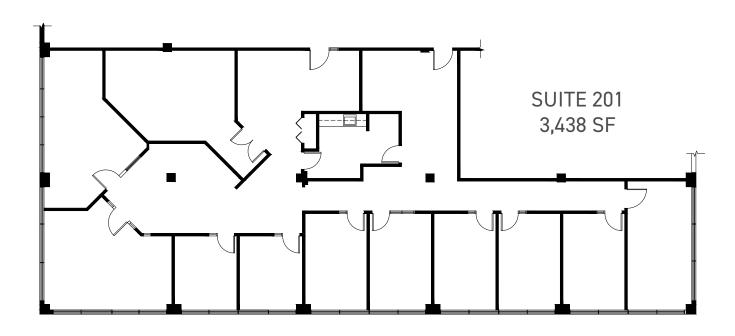


Walk Time & Parking Map

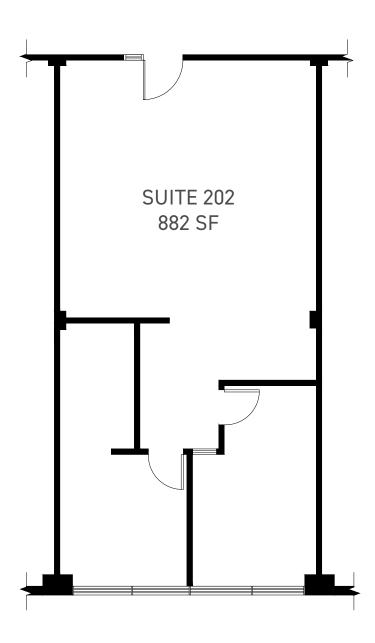
- 1 Lot #249, 5 Donald Street
- 2 Grydpark Parking Lot Stradbrook/ Osborne
- 3 Indigo Parking, 321 Assiniboine Ave
- 4 303 Assiniboine Ave Parking
- 5 54 Donald St Parking
- 6 Lot #189, Donald & Assiniboine Parking
- 7 36 Smith St Parking









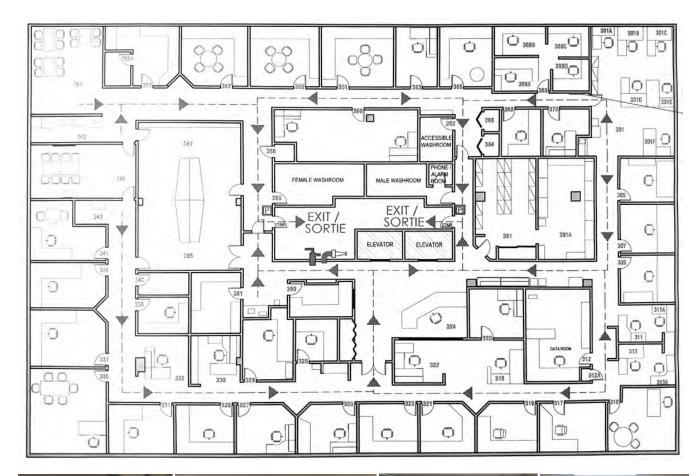


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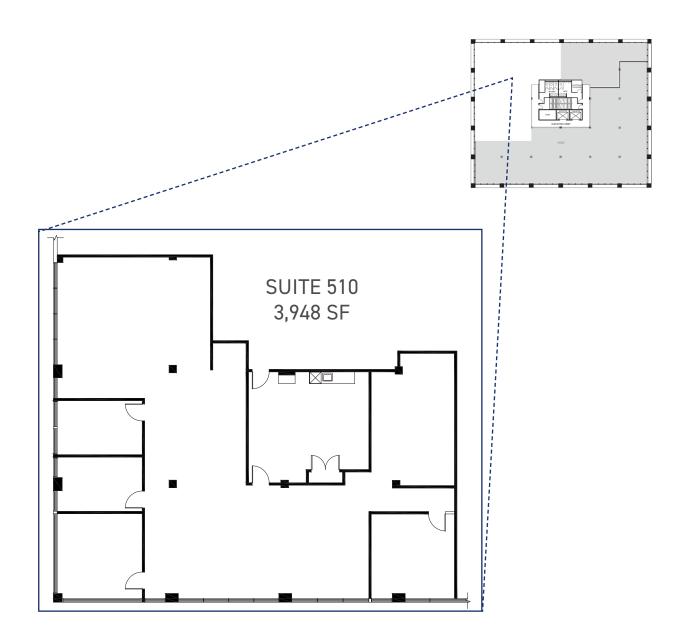
SUITE 300 12,036 SF



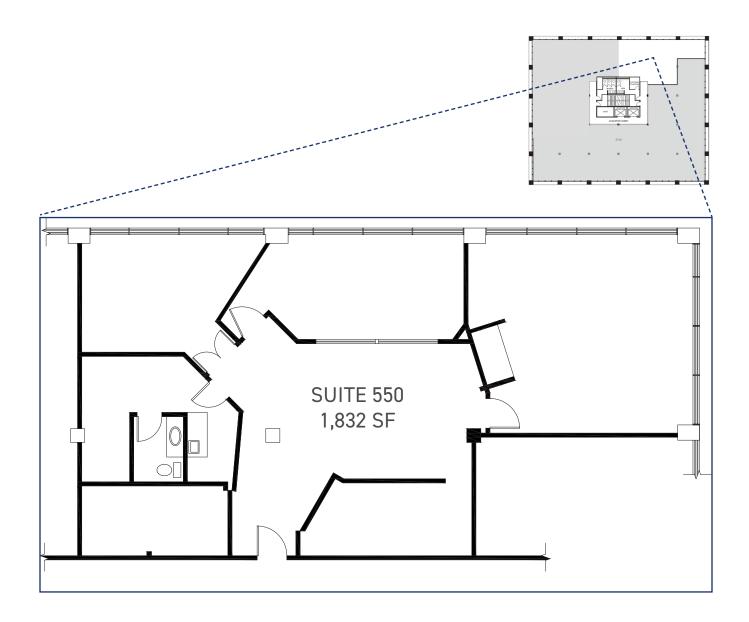


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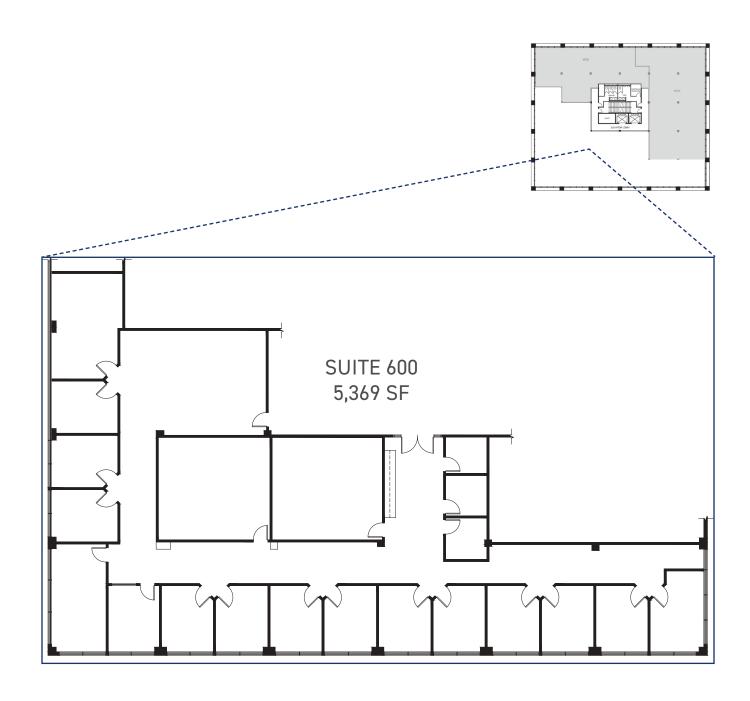














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