



Starting at  
**\$13.50**  
PSF

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

[wayne@waynesato.ca](mailto:wayne@waynesato.ca)

[www.waynesato.ca](http://www.waynesato.ca)

**FOR LEASE | 5 DONALD STREET**

**Up to (±) 12,036 SF**

- Prominent Signage Available
- Underground parking
- Central location outside the downtown core
- High traffic location
- Security Desk/on-site security
- Cafeteria



Scan QR code to  
view website

**RE/MAX**  
**EXECUTIVES REALTY**

3-1919 Henderson Hwy  
Winnipeg, MB R2G 1P4

o. 204-987-9800

[remaxexecutivesrealty.ca](http://remaxexecutivesrealty.ca)

**RE/MAX**  
COMMERCIAL

# 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.

- Janitorial Services
- Surface Parking
- Major Route Access
- Large Exterior Windows
- Excellent bike access

| Suite     | Square Footage | Lease Rate | CAM & Tax (2025) | Availability Date |
|-----------|----------------|------------|------------------|-------------------|
| 100       | 4,618          | \$13.50    | \$15.94          | Immediately       |
| 102       | 3,275          | \$13.50    | \$15.94          | Immediately       |
| 202       | 882            | \$13.50    | \$15.94          | LEASED            |
| 203       | 2,179          | \$13.50    | \$15.94          | Immediately       |
| 205       | 1,472          | \$13.50    | \$15.94          | Immediately       |
| 203 & 205 | 3,651          | \$13.50    | \$15.94          | Immediately       |
| 207       | 790            | \$13.50    | \$15.94          | Immediately       |
| 300       | 12,036         | \$13.50    | \$15.94          | LEASED            |
| 510       | 3,948          | \$13.50    | \$15.94          | Immediately       |
| 550       | 1,832          | \$13.50    | \$15.94          | LEASED            |
| 510 & 550 | 5,780          | \$13.50    | \$15.94          | Immediately       |
| 600/A     | 2,445          | \$13.50    | \$15.94          | Immediately       |
| 600/B     | 2,557          | \$13.50    | \$15.94          | Immediately       |
| 600 A & B | 5,002          | \$13.50    | \$15.94          | Immediately       |
| 640       | 1,276          | \$13.50    | \$15.94          | Immediately       |

Surface Parking | \$150.00 per month    Parkade P1 | \$195.00 per month    Parkade P2 | \$175.00 per month  
Security Hours | Monday to Friday 5:00 PM - 10:00 PM    Saturday 9:00 AM - 2:00 PM



# The Area



Convenient  
location



Food and Drink  
within Walking



Groceries and  
Shopping



Amenities  
within walking



Convenient bike  
infrastructure



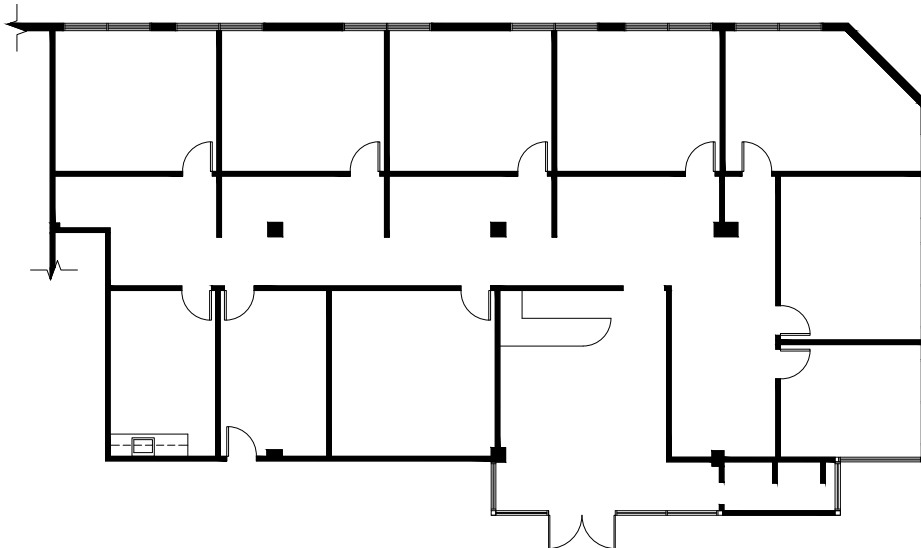
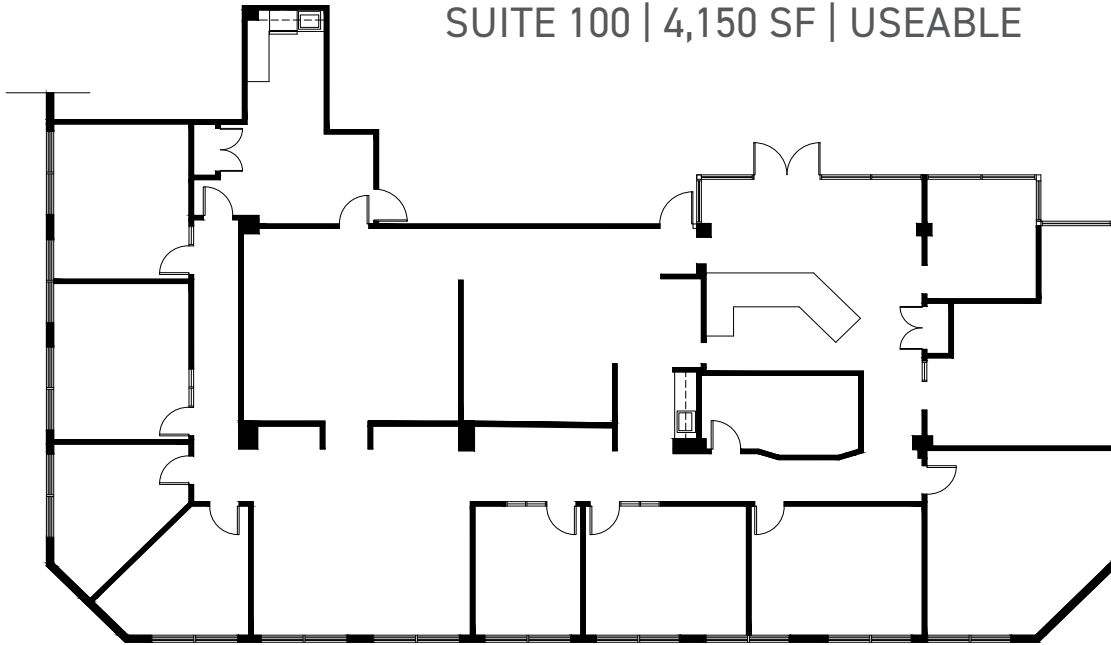
Excellent transit  
stops



Culture &  
Entertainment  
nearby



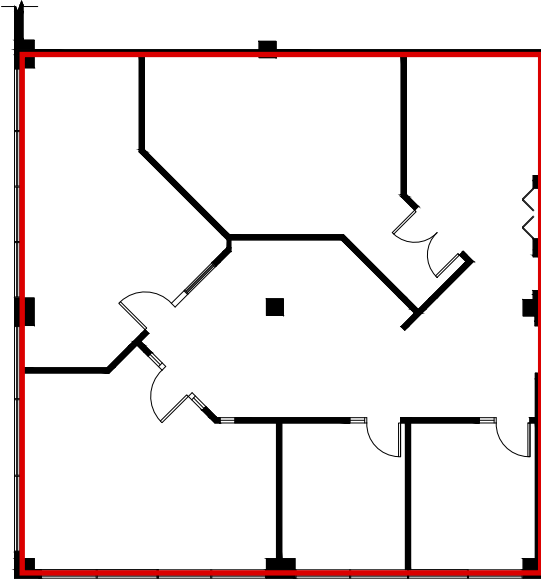
SUITE 100 | 4,150 SF | USEABLE



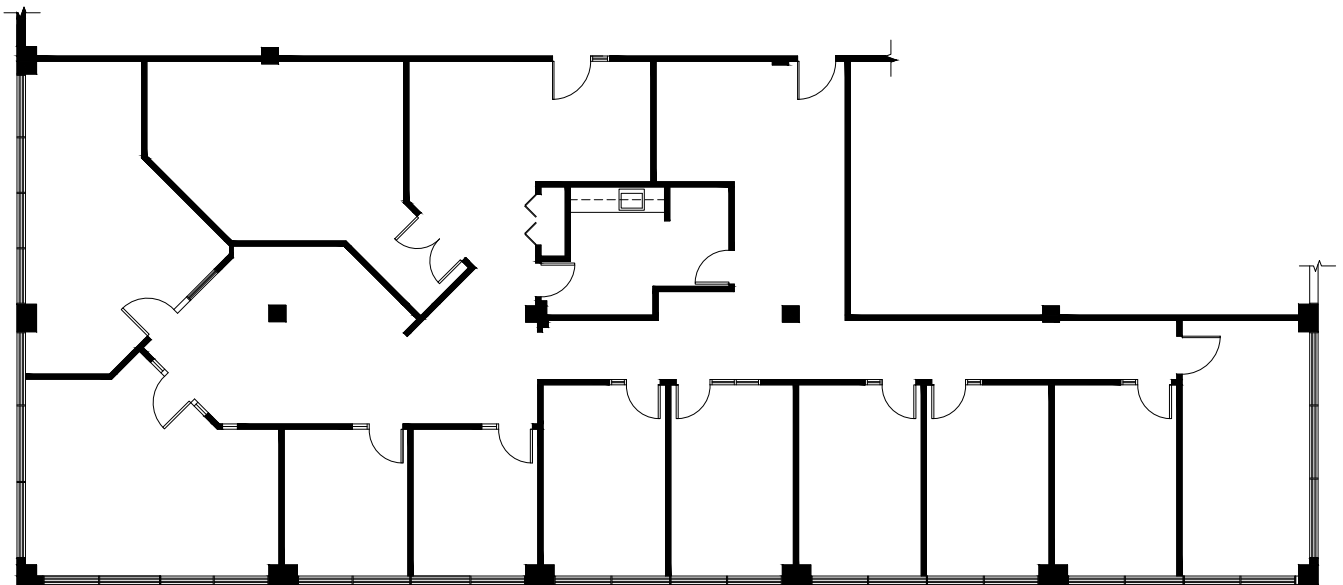
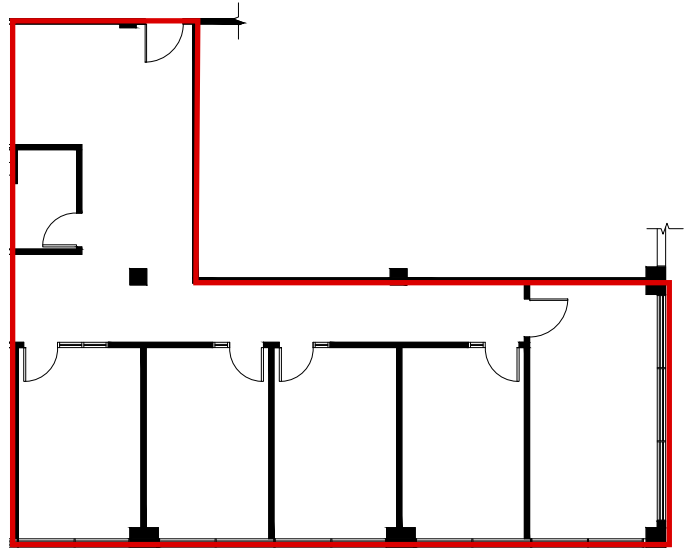
SUITE 102 | 3,060 SF | USEABLE

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX EXECUTIVES REALTY / Each office is independently owned and operated.

SUITE 203 | 2,179 SF | USEABLE



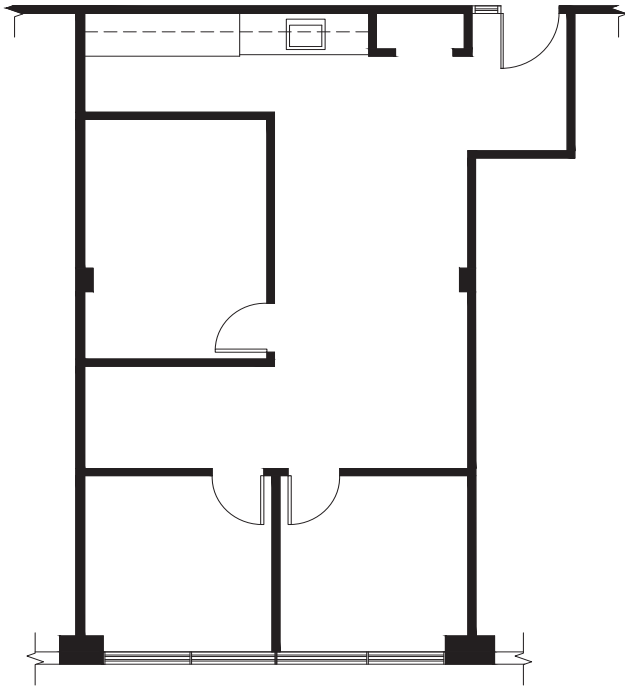
SUITE 205 | 1,472 SF | USEABLE



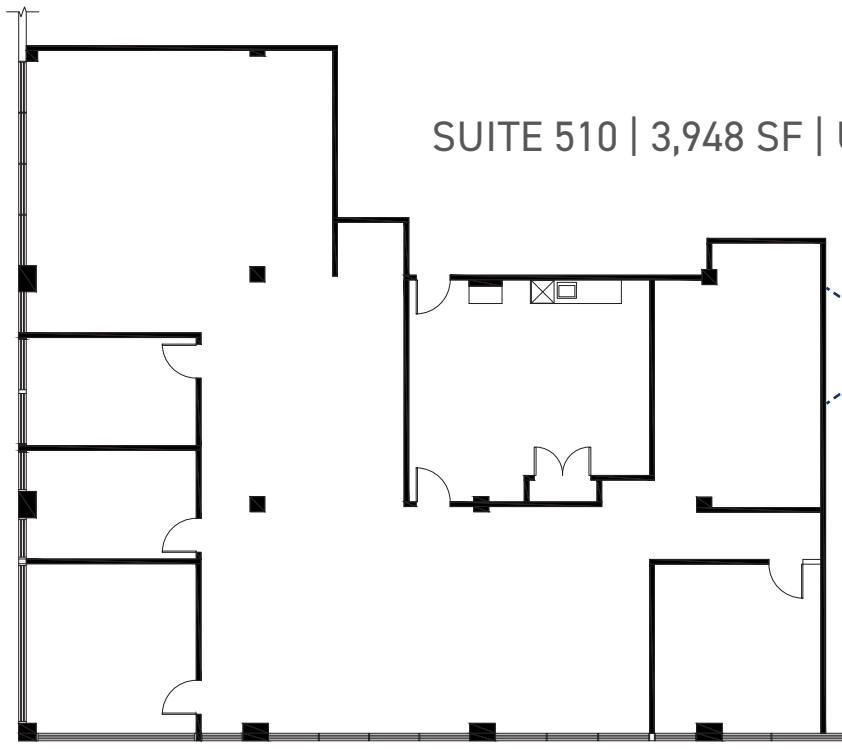
SUITE 203 & 205 | 3,438 SF | USEABLE

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation. RE/MAX EXECUTIVES REALTY/ Each office is independently owned and operated.

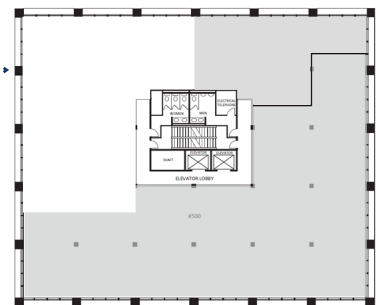
FOR LEASE | 5 DONALD STREET



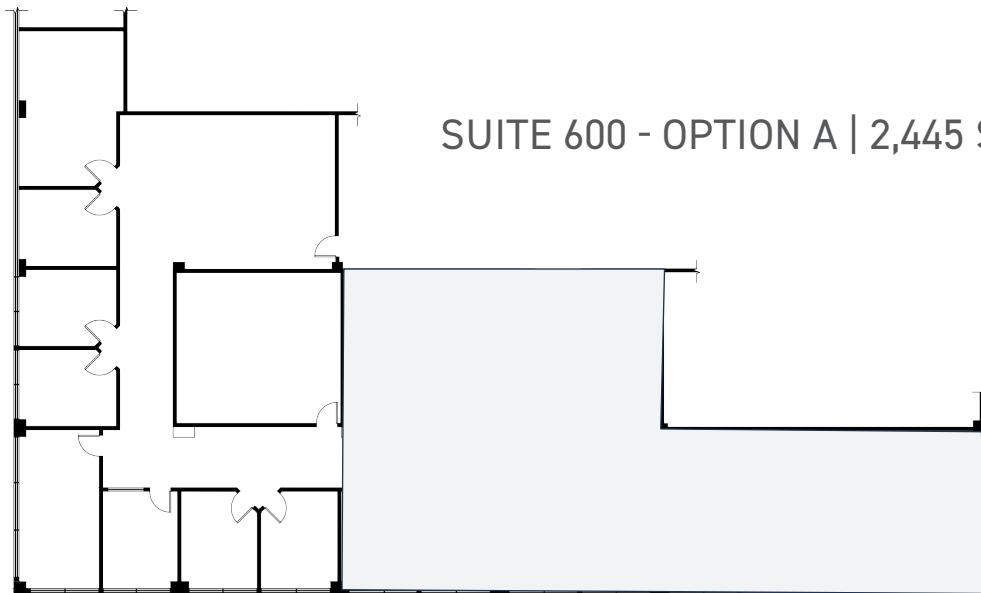
SUITE 207 | 790 SF | USEABLE



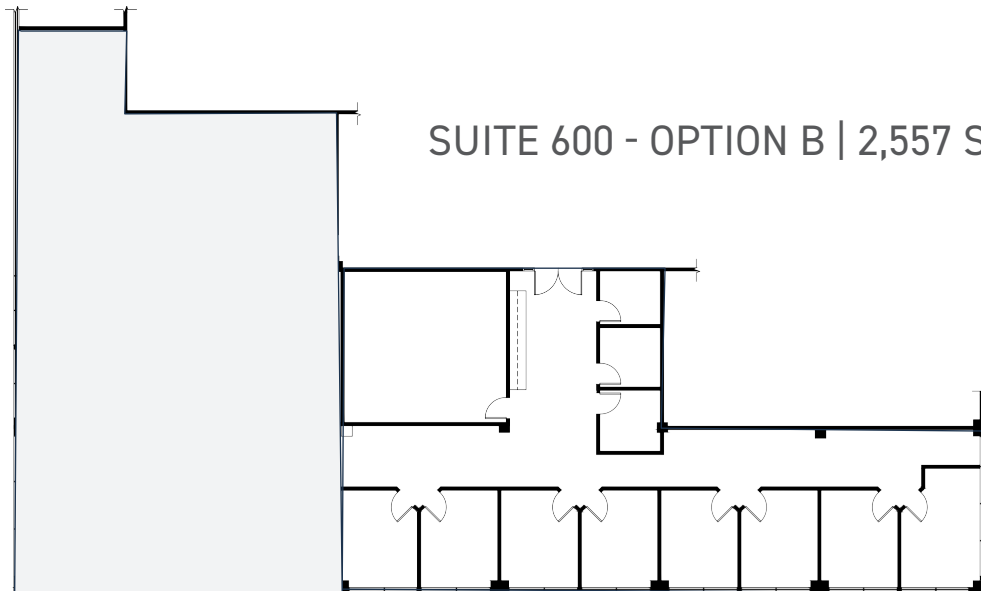
SUITE 510 | 3,948 SF | USEABLE



UNIT 510 - 5 DONALD STREET



SUITE 600 - OPTION A | 2,445 SF | USEABLE



SUITE 600 - OPTION B | 2,557 SF | USEABLE





## CONTACT:

### WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

[wayne@waynesato.ca](mailto:wayne@waynesato.ca)

[www.waynesato.ca](http://www.waynesato.ca)



Scan QR code  
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX EXECUTIVES REALTY / Each office is independently owned and operated.

**RE/MAX**  
COMMERCIAL

3-1919 Henderson Hwy | Winnipeg, MB | R2G 1P4 | o. 204-987-9800 | [remaxexecutivesrealty.ca](http://remaxexecutivesrealty.ca)