



Starting at
\$13.50
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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FOR LEASE | 5 DONALD STREET

2nd Floor Executive Centre

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



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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
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



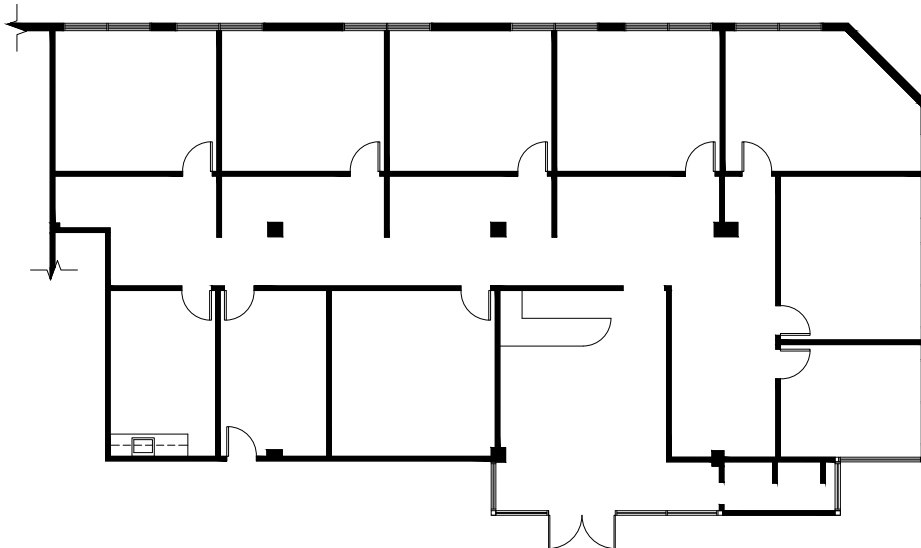
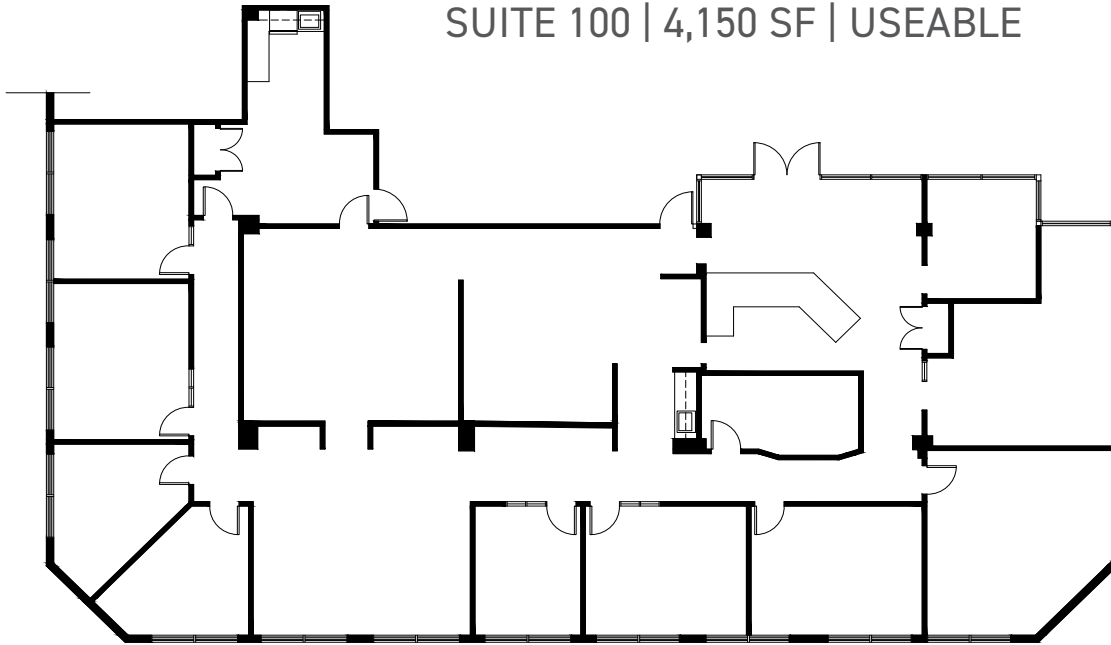
Excellent transit
stops



Culture &
Entertainment
nearby



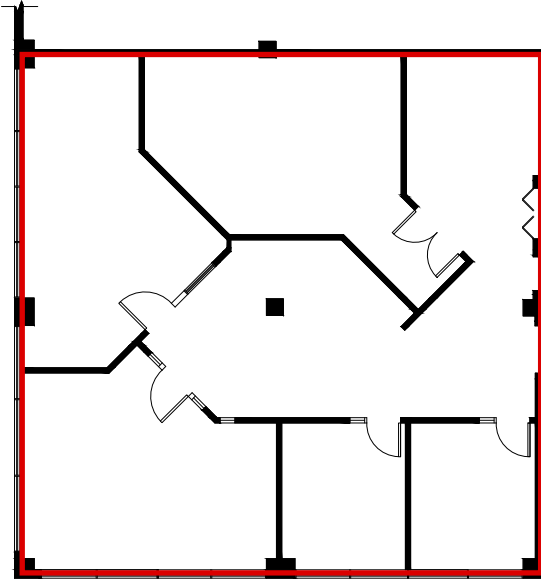
SUITE 100 | 4,150 SF | USEABLE



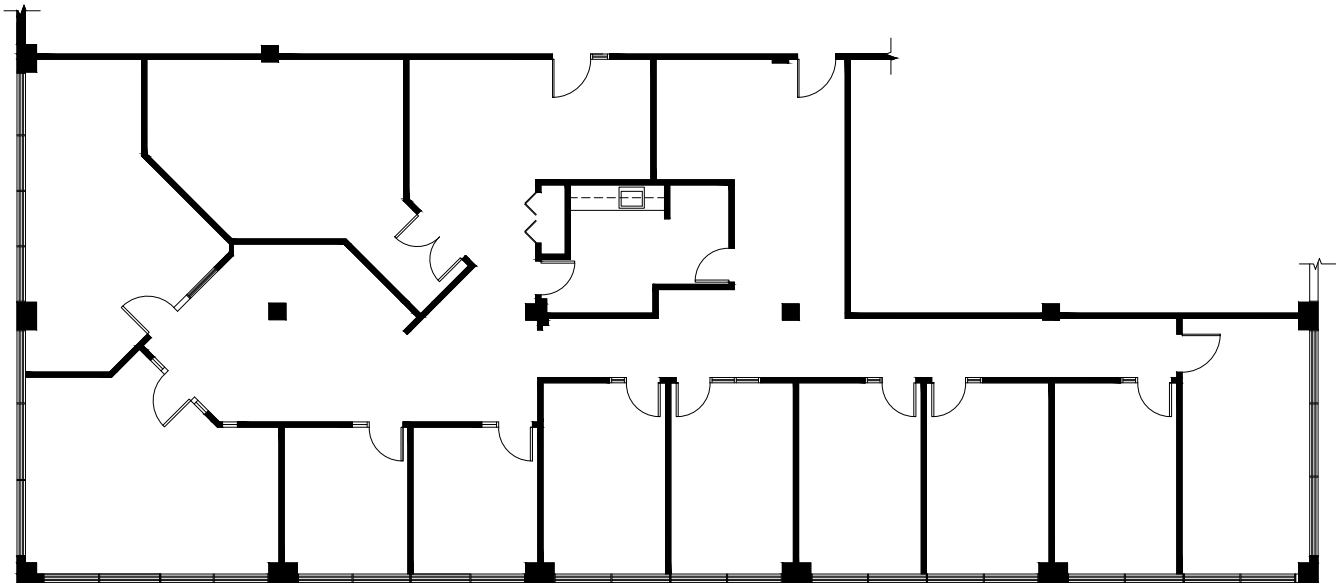
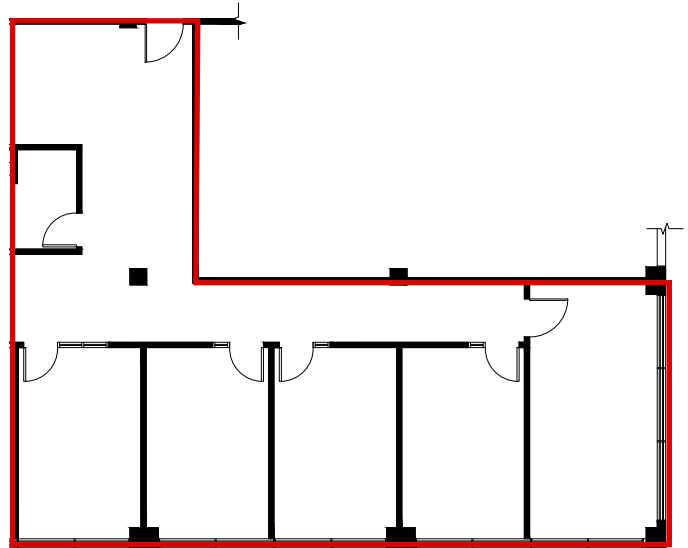
SUITE 102 | 3,060 SF | USEABLE

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SUITE 203 | 2,179 SF | USEABLE

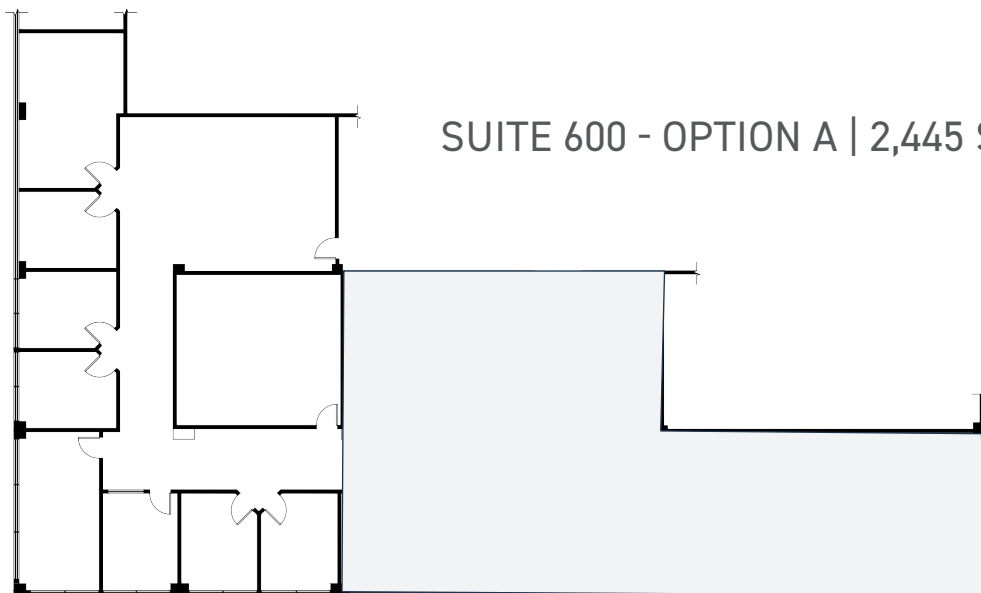


SUITE 205 | 1,472 SF | USEABLE

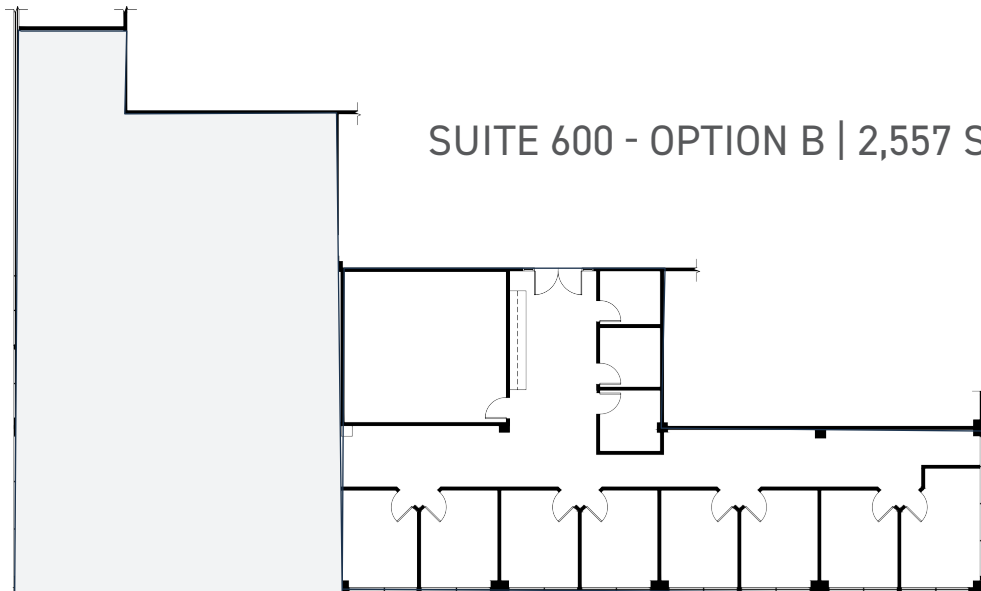


SUITE 203 & 205 | 3,438 SF | USEABLE

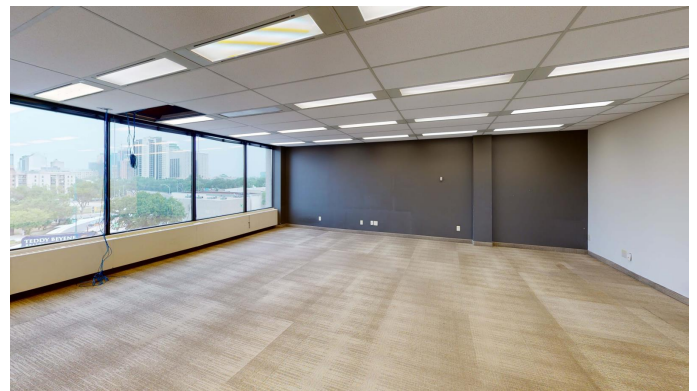
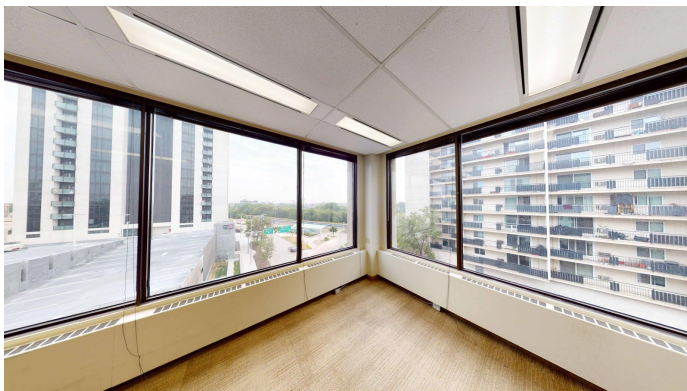
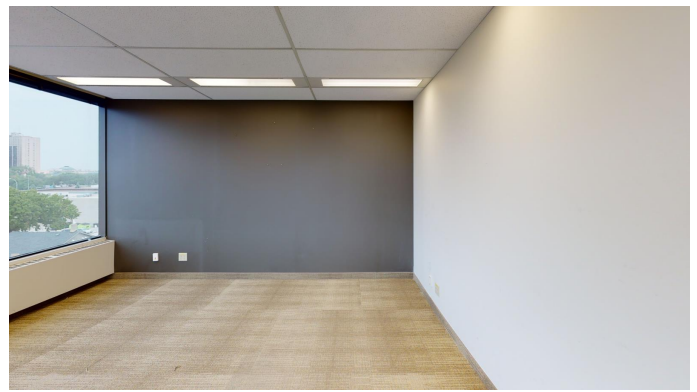
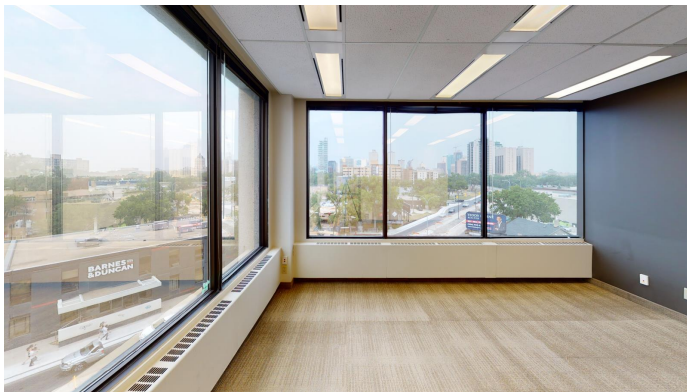
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SUITE 600 - OPTION A | 2,445 SF | USEABLE



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



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