



Colliers

317 Donald Street, Winnipeg MB

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.

Sean Kliewer

Senior Vice President
+1 204 926 3824
sean.kliewer@colliers.com

Jordan Bergmann

Vice President
+1 204 954 1793
jordan.bergmann@colliers.com

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

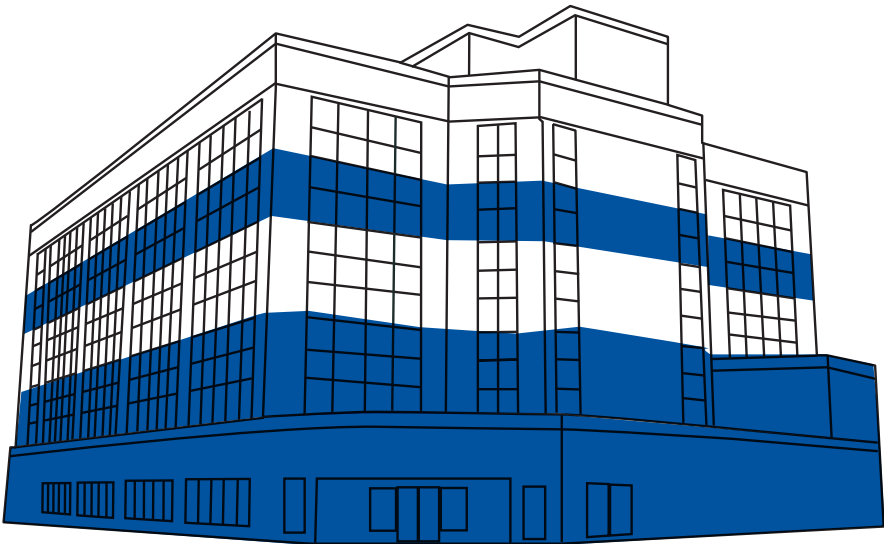


Fibre Optic (Bell MTS)



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 100	7,968 RSF*	6
Suite 120	6,443 RSF*	4

*Available Sept/2025

*Contiguous 14,411 RSF

Location



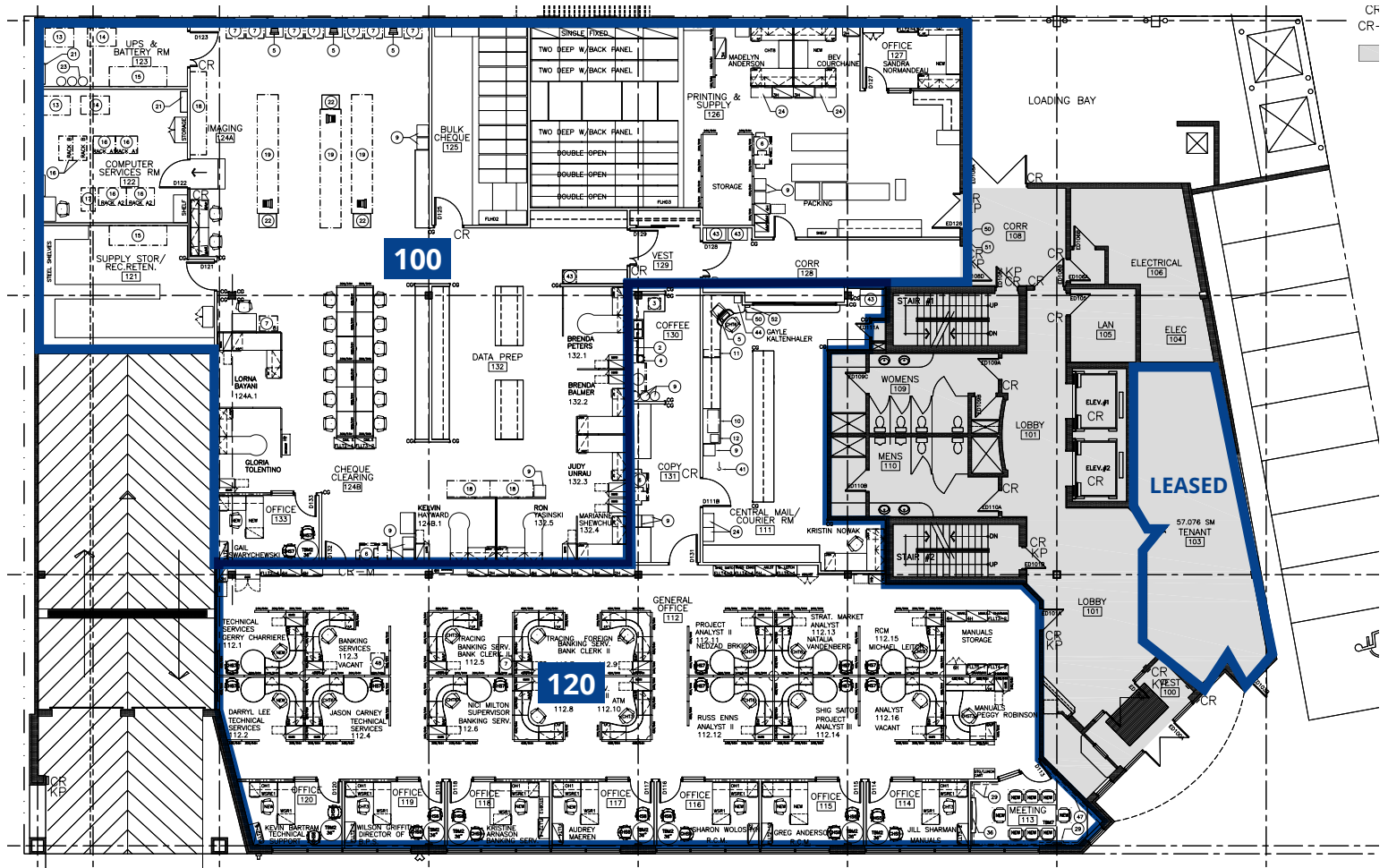
 Subject property

1	Portage & Main
2	300 Main
3	The Forks
4	Fort Garry Hotel
5	Police HQ
6	Millennium Library
7	alt Hotel
8	Brown's Socialhouse

9	Merchant Kitchen
10	Burton Cummings Theatre
11	Canada Life Centre
12	CityPlace
13	True North Square
14	RBC Convention Centre

Floor Plans

Main Floor



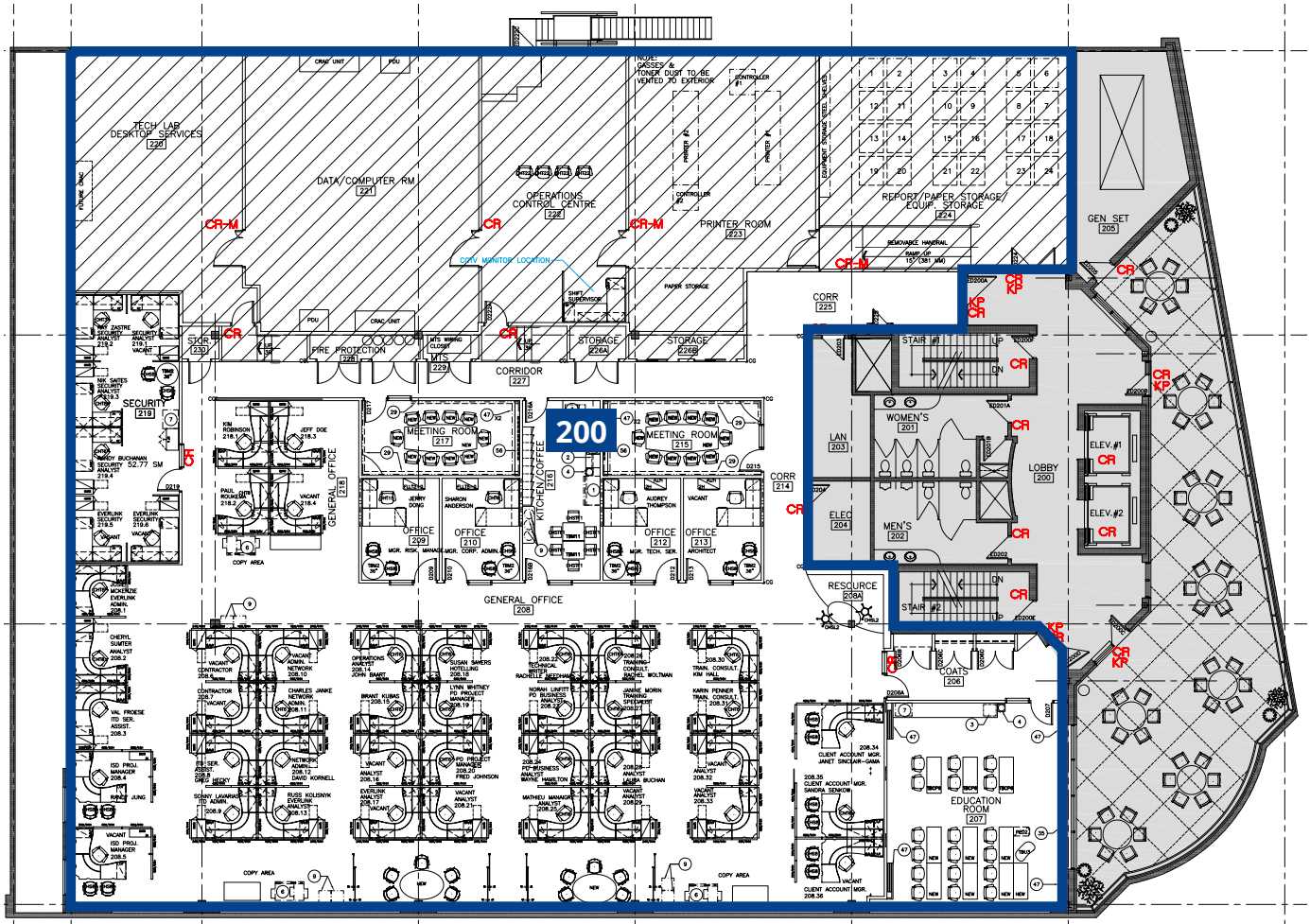
Suite	100	120
Size	7,968 SF	6,443 SF
Lease Rate	\$14.95 PSF/Annum	\$14.95 PSF/Annum
CAM	TBD	TBD
Tax	\$2.75/SF	\$2.75/SF

Features

- Raised floor server room
- Secure file storage
- Galley kitchen
- Open work area
- 17 Workstations
- Lobby exposure
- 8 Private offices

Floor Plans

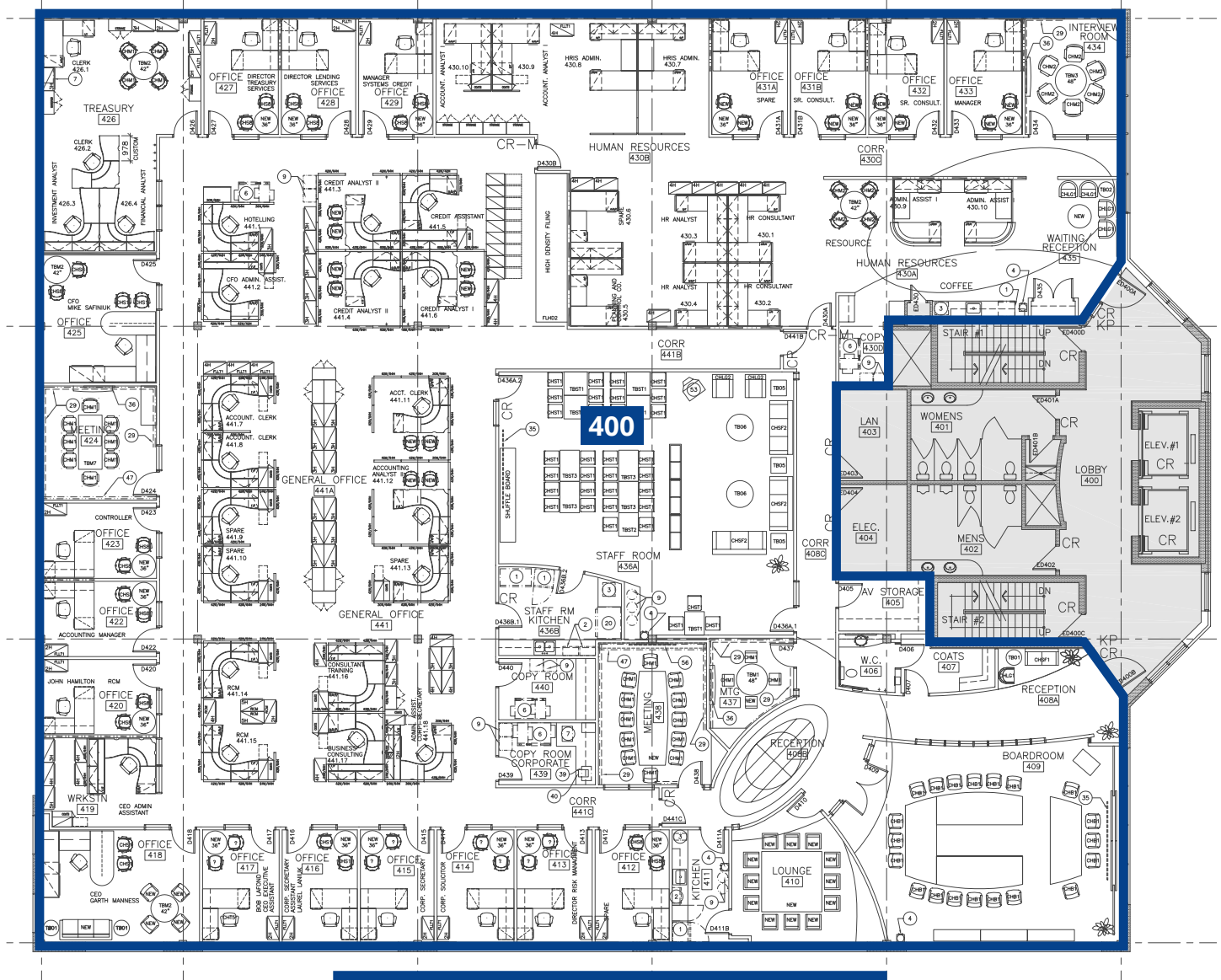
Second Floor (Available Sept/2025)



Suite	200
Size	16,493 SF
Lease Rate	\$14.95 PSF/Annum
CAM	TBD
Tax	\$2.75/SF
Features	<ul style="list-style-type: none"> • Modern, nicely finished office space • Functional data centre/raised floor space • Sizeable storage area

Floor Plans

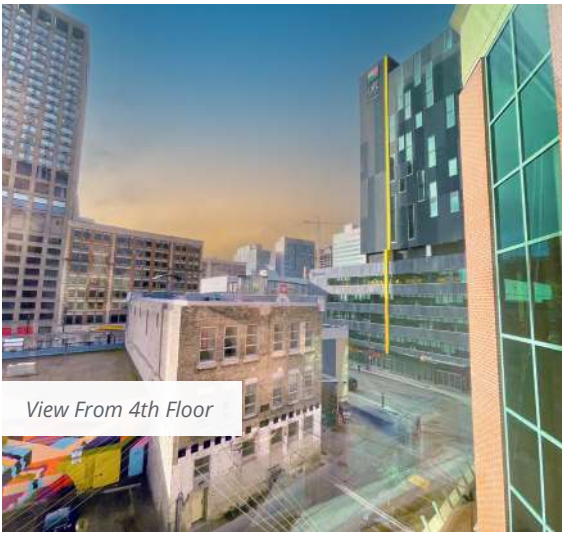
4th Floor



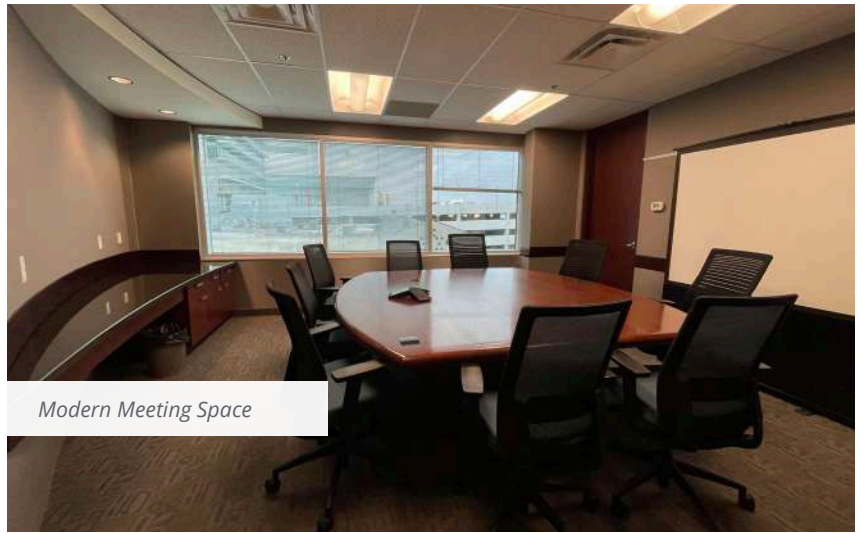
Suite	400
Size	16,493 SF
Lease Rate	\$14.95 PSF/Annum
CAM	TBD
Tax	\$2.75/SF

Features

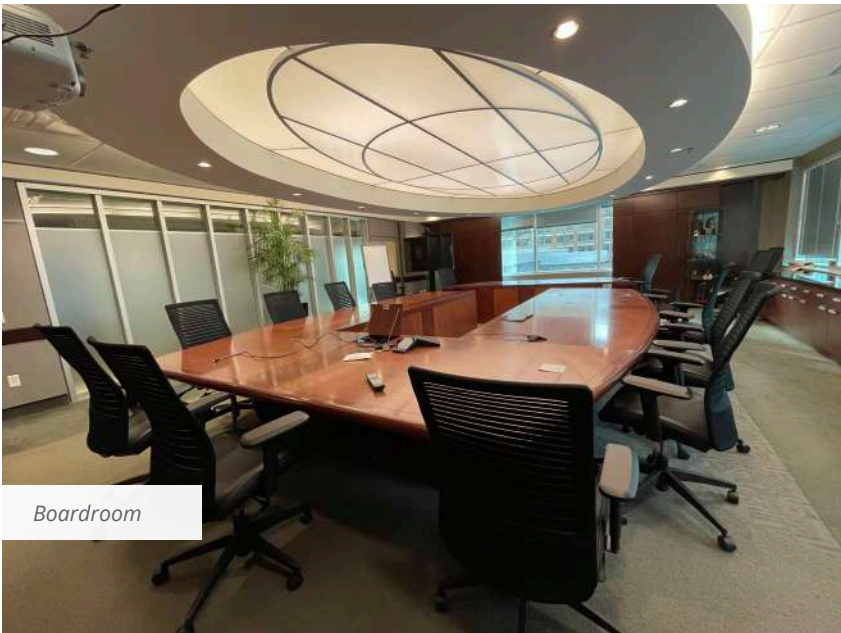
- 29 workstations
- Large shelf room/kitchen
- 19 private offices
- Large boardroom



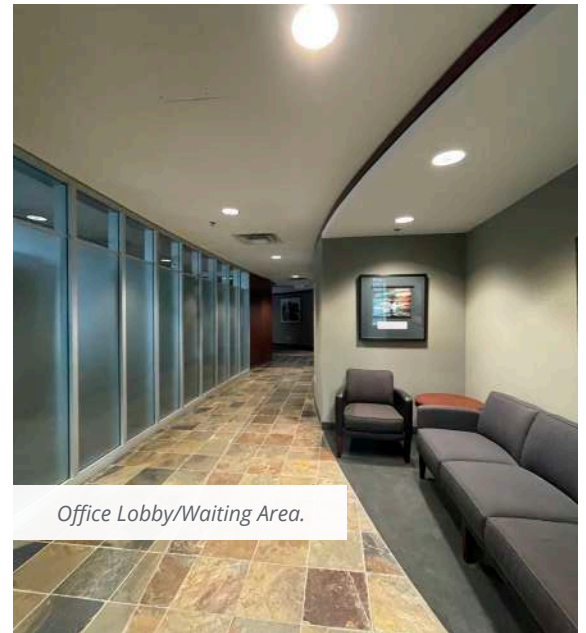
View From 4th Floor



Modern Meeting Space



Boardroom



Office Lobby/Waiting Area.

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

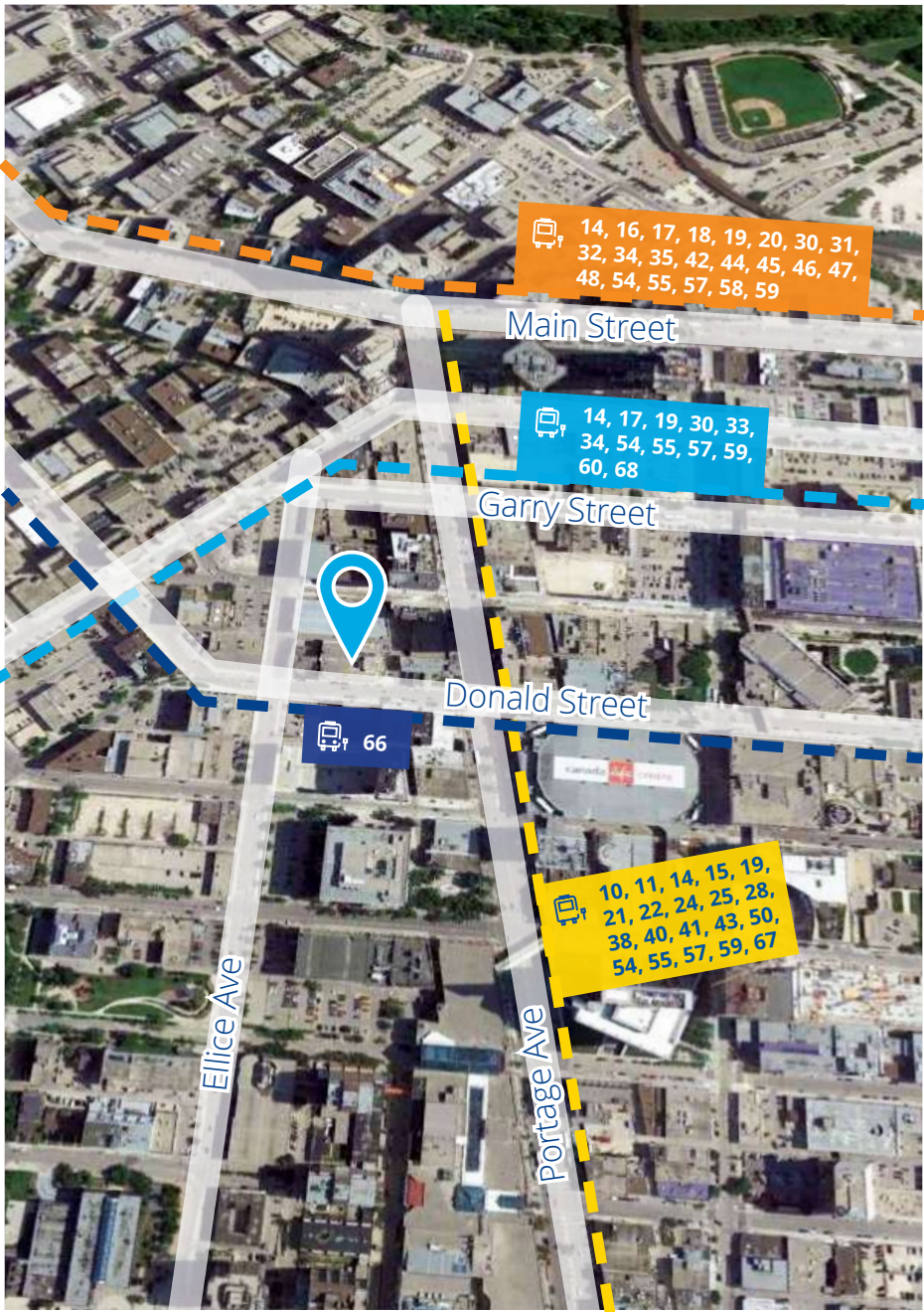
The indoor skywalk system is a network of pedestrian skyways and tunnels connecting a significant portion of downtown Winnipeg, with the 4 main corridors covering Main Underground, Portage, Graham, and St. Mary Avenues.



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



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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