

# 340 DONALD STREET WINNIPEG, MANITOBA

## RETAIL/OFFICE FOR LEASE



### PROPERTY FEATURES

- Located on the northwest corner of Ellice Avenue and Donald Street
- Freestanding building
- Located within the newly formed Sports, Hospitality and Entertainment District
- One short block from the MTS Centre and Centrepoint Development (200,000 mixed-use tower scheduled to open in Fall 2014)
- Landlord will demise
- In close proximity to major transportation routes
- 18,200 cars drive by per day on Donald Street and Ellice Avenue (2012, City of Winnipeg)
- 76,000 workers in the Downtown area every day (Enviroics Analytics)

### DETAILS

TOTAL BUILDING AREA	+/- 12,100 sf
LEASABLE AREA	+/- 12,000 sf (two storeys) Main Floor: +/- 6,000 sf (Office/Retail) Second Floor +/- 6,000 sf (Office)
NET RENT	\$19.95 psf
ADDITIONAL RENT	\$6.50 psf (2013)
ZONING	M- Multiple Use
YEAR BUILT	1925
OCCUPANCY	Immediate

For more information, please contact:

**KEN ROSEMAN**

Associate Vice President

(204) 934-6249

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**CUSHMAN & WAKEFIELD**

Licensed to CWL Realty Inc.

200-260 St. Mary Avenue

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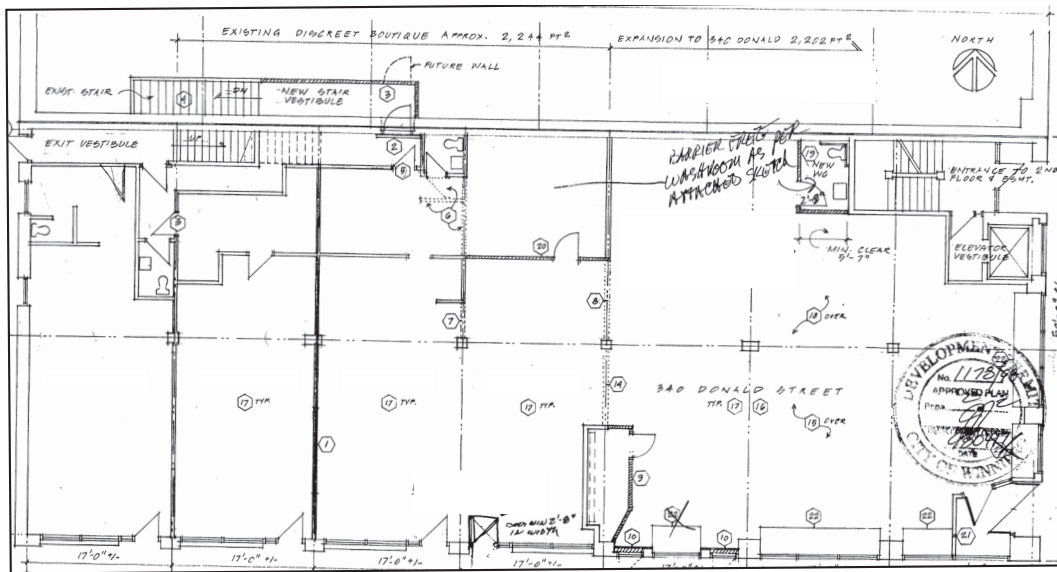
For Lease

12,000 SF

## PLOT PLAN



## SITE PLAN



Ellice Avenue

For more information, please contact:

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