



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

www.waynesato.ca

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



Scan QR code to
view website

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	Immediatley
205	1,472	\$13.50	\$15.94	Immediatley
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



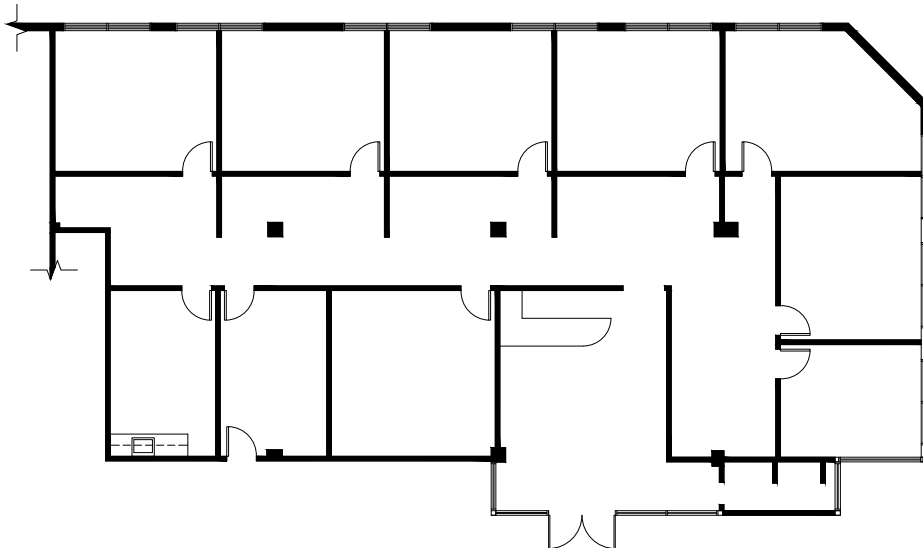
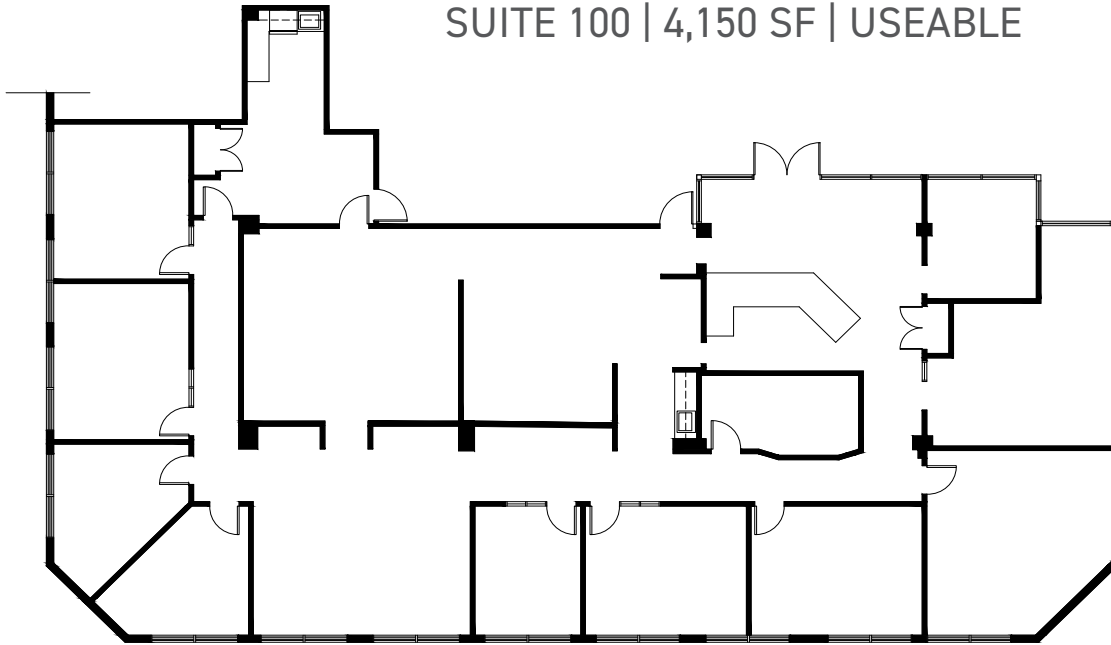
Excellent transit stops



Culture & Entertainment nearby

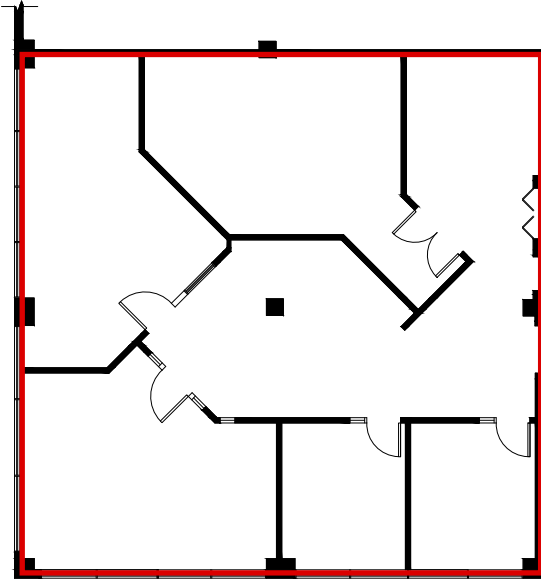


SUITE 100 | 4,150 SF | USEABLE

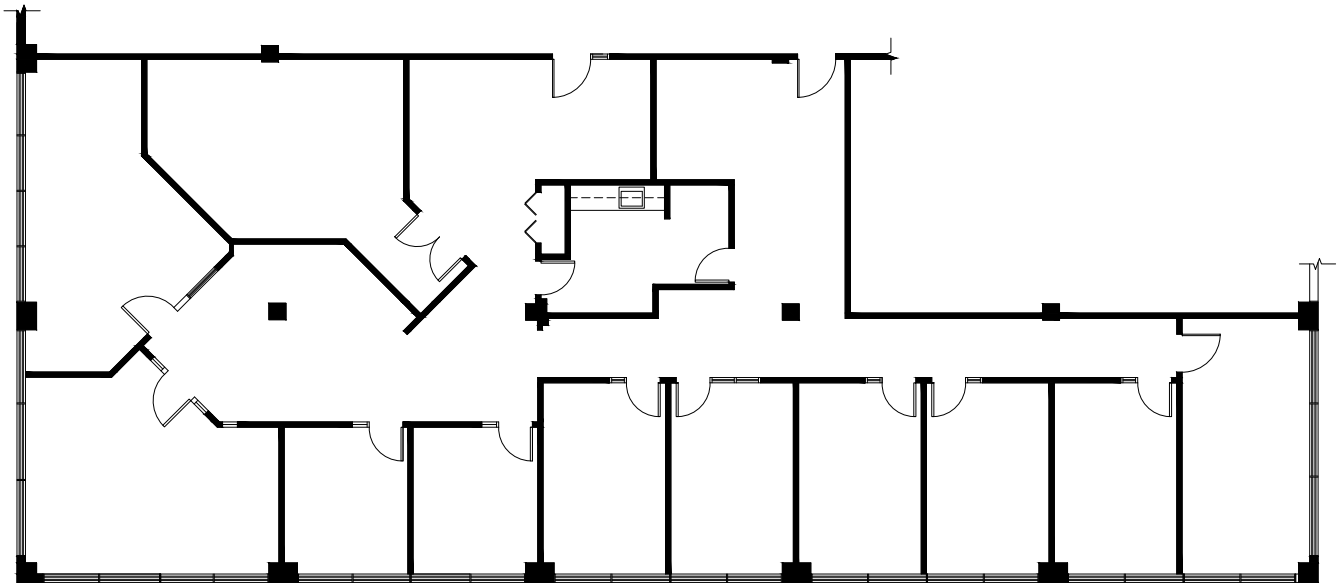
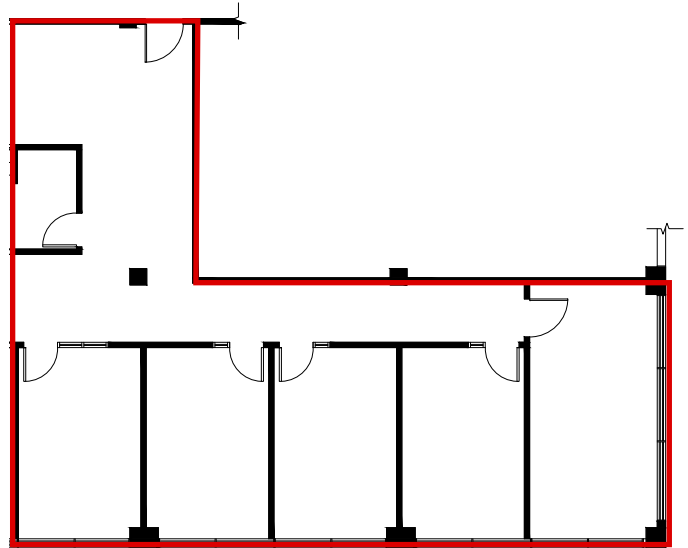


SUITE 102 | 3,060 SF | USEABLE

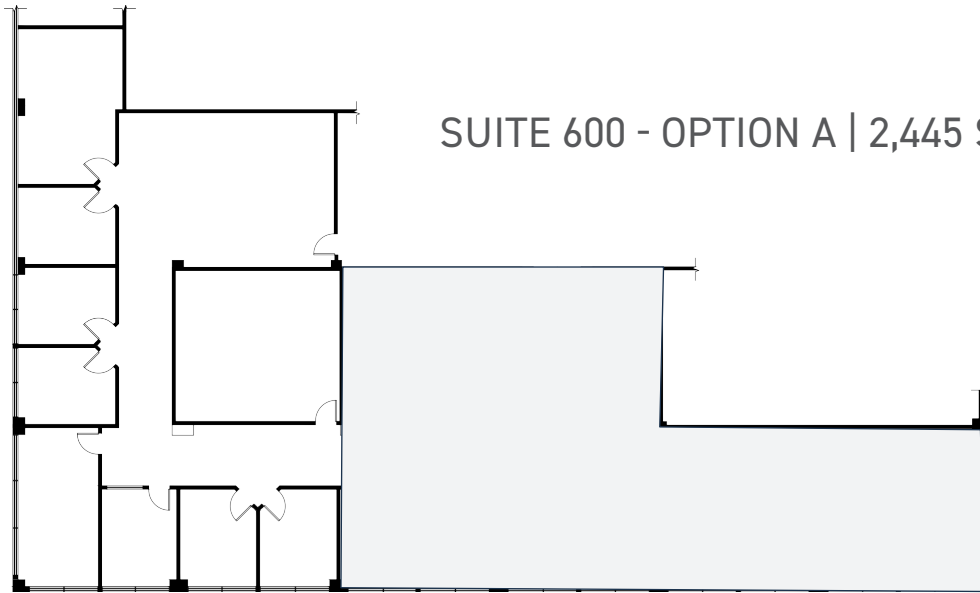
SUITE 203 | 2,179 SF | USEABLE



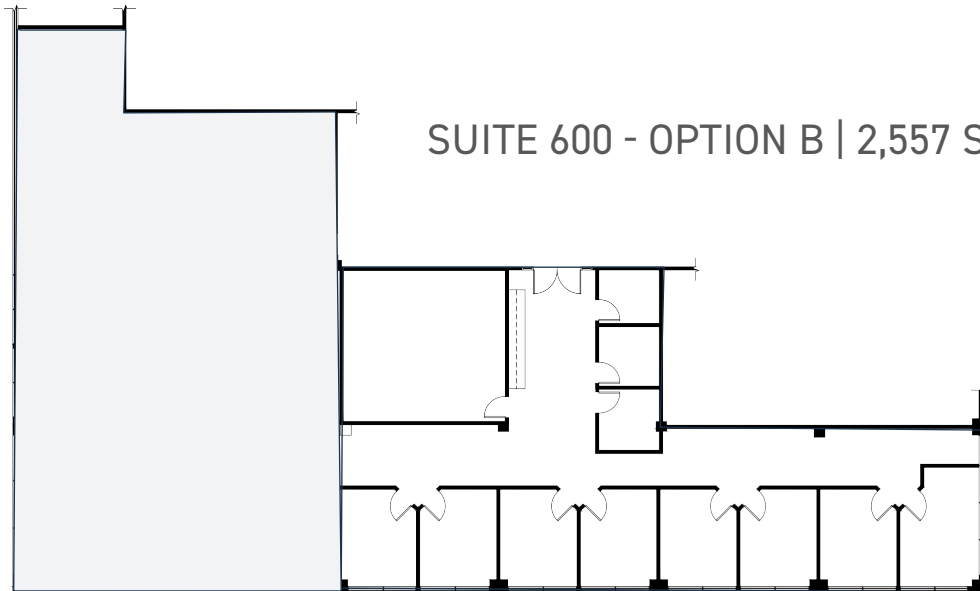
SUITE 205 | 1,472 SF | USEABLE



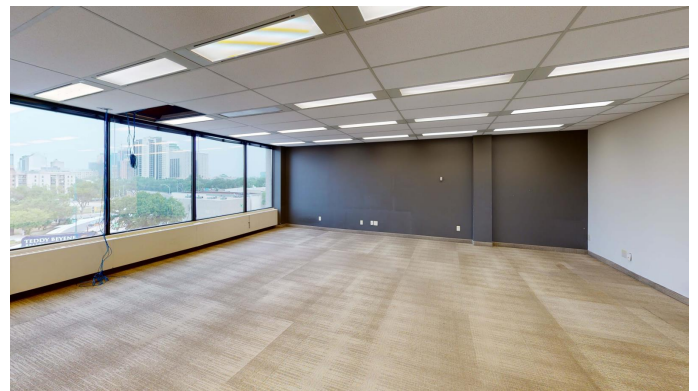
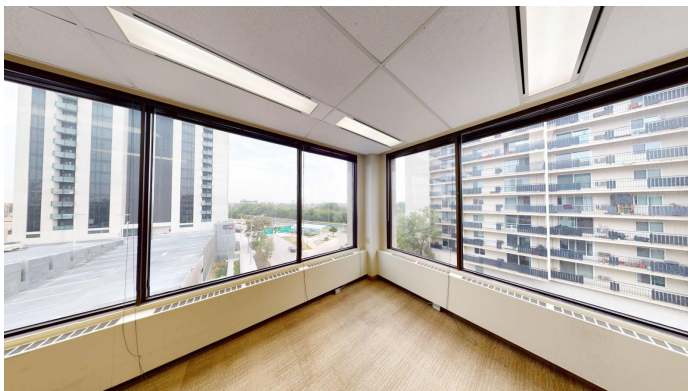
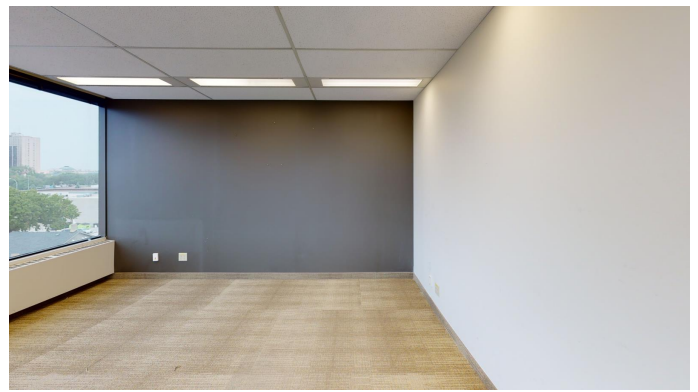
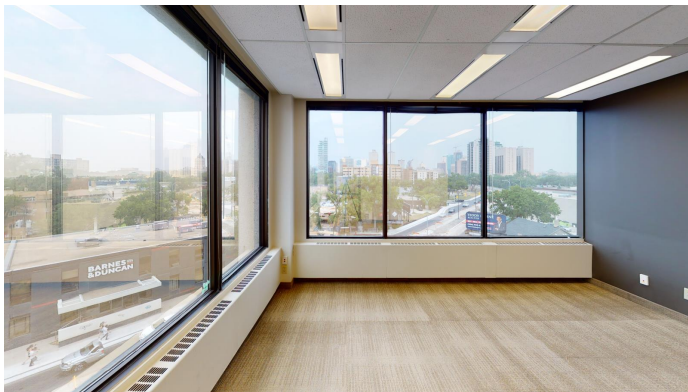
SUITE 203 & 205 | 3,438 SF | USEABLE



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



SUITE 600 - OPTION B | 2,557 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.



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.



CONTACT:

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

wayne@waynesato.ca

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