

**RE/MAX**  
COMMERCIAL

**RE/MAX**  
PROFESSIONALS  
Each office independently owned & operated

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

**MONTH-TO-MONTH  
TERMS AVAILABLE**



**FOR LEASE | 376 DONALD ST**  
**Proud History, Your Future**

On the market for the first time in 40 years, these beautiful buildings overlooking Winnipeg's Exchange District invite buyers to feel the energy of history. These well-maintained spaces and structures, with accessible transit and abundant amenities within walking distance, make a smart investment in the heart of Winnipeg.

#### Winnipeg's Exchange District

Through the years, the Exchange District has remained one of Winnipeg's finest gems, host to hundreds of trendy storefronts, restaurants, and residential spaces - all in some of the city's most beautiful and important heritage and historical buildings. On these structures' higher floors, tenants are treated to remarkable views of the area and the lively festivals it attracts.

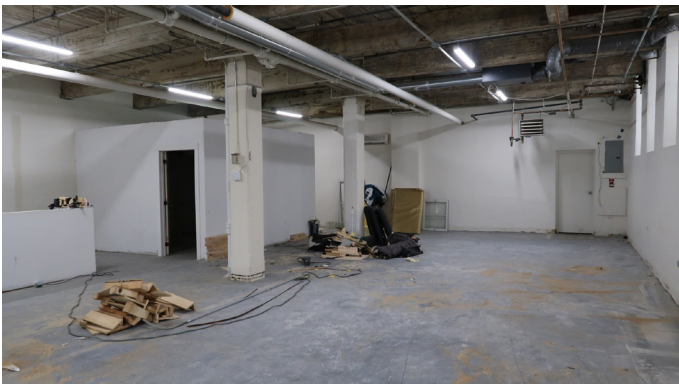
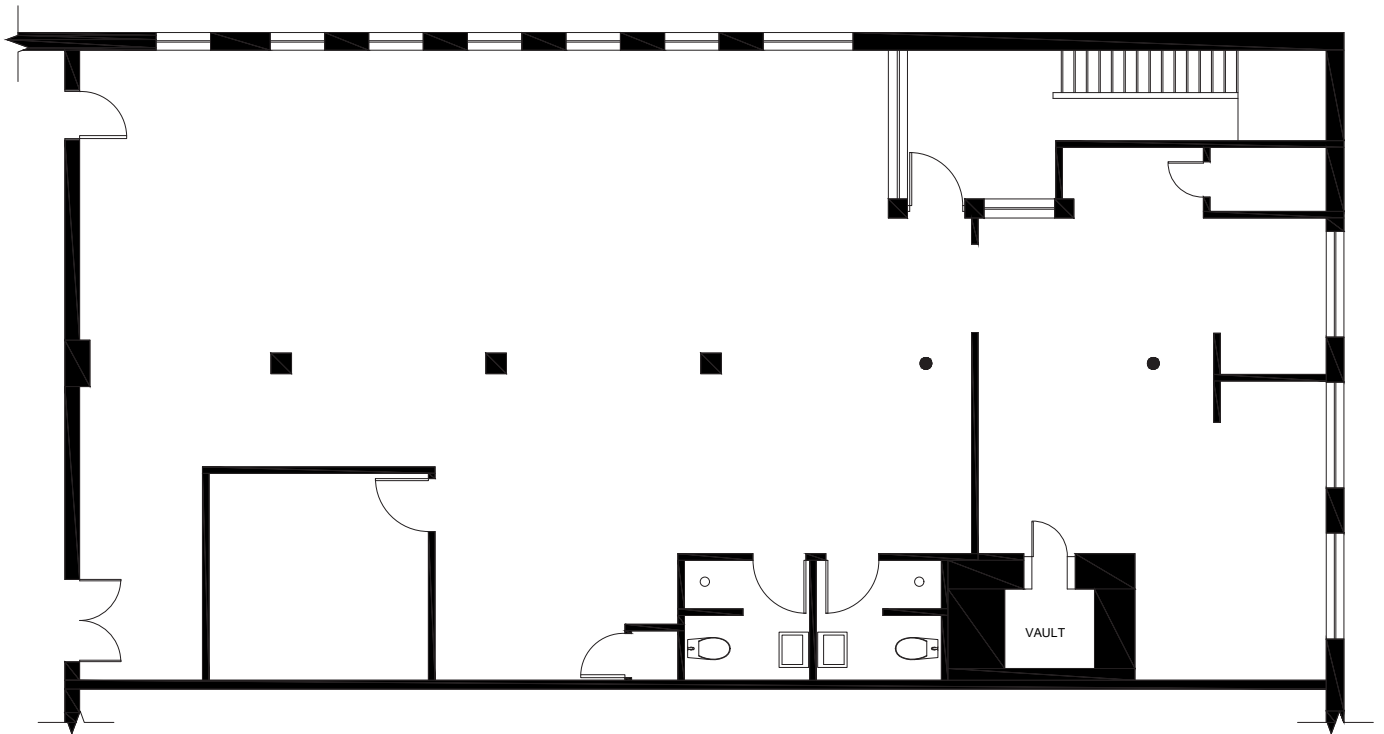
**Lower Level**  
**2,800 SF**  
**+Electricity & GST**  
(month-to-month terms available)

**Main Level**  
**3,150 SF**  
**+Electricity & GST**  
(month-to-month terms available)

# Floorplan

Lower Level - 2,800 SF  
**\$2,800** +Electricity & GST

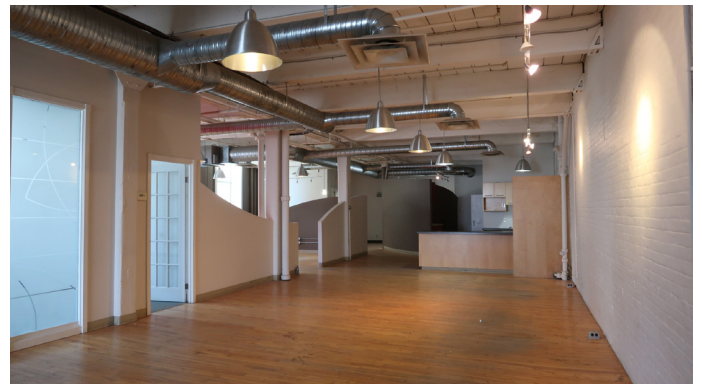
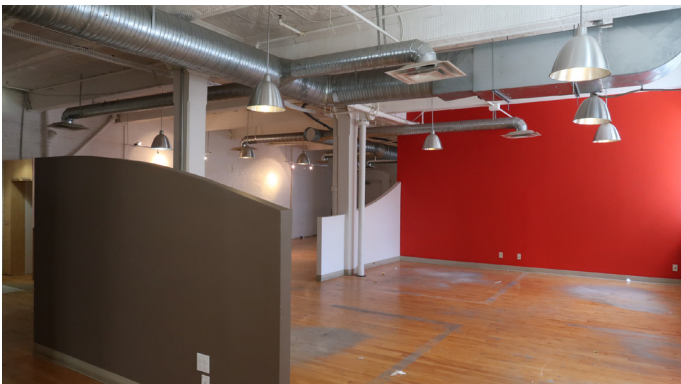
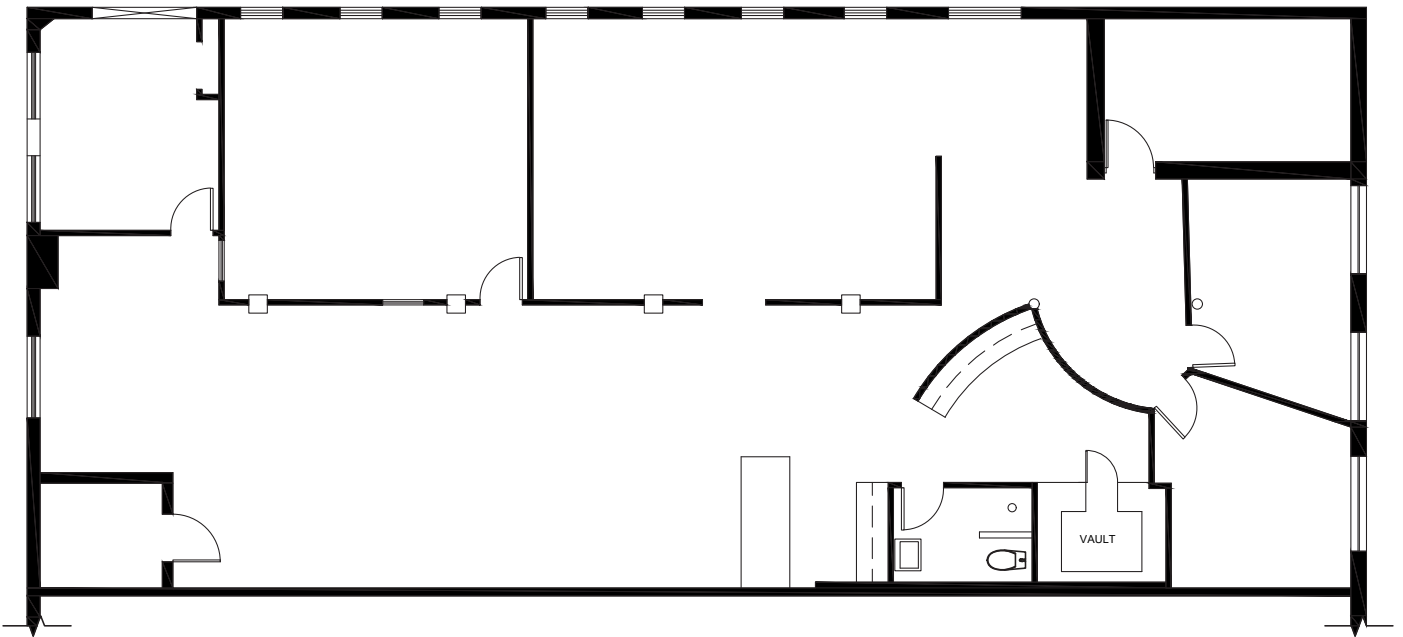
- Airconditioned
- Includes washroom with shower



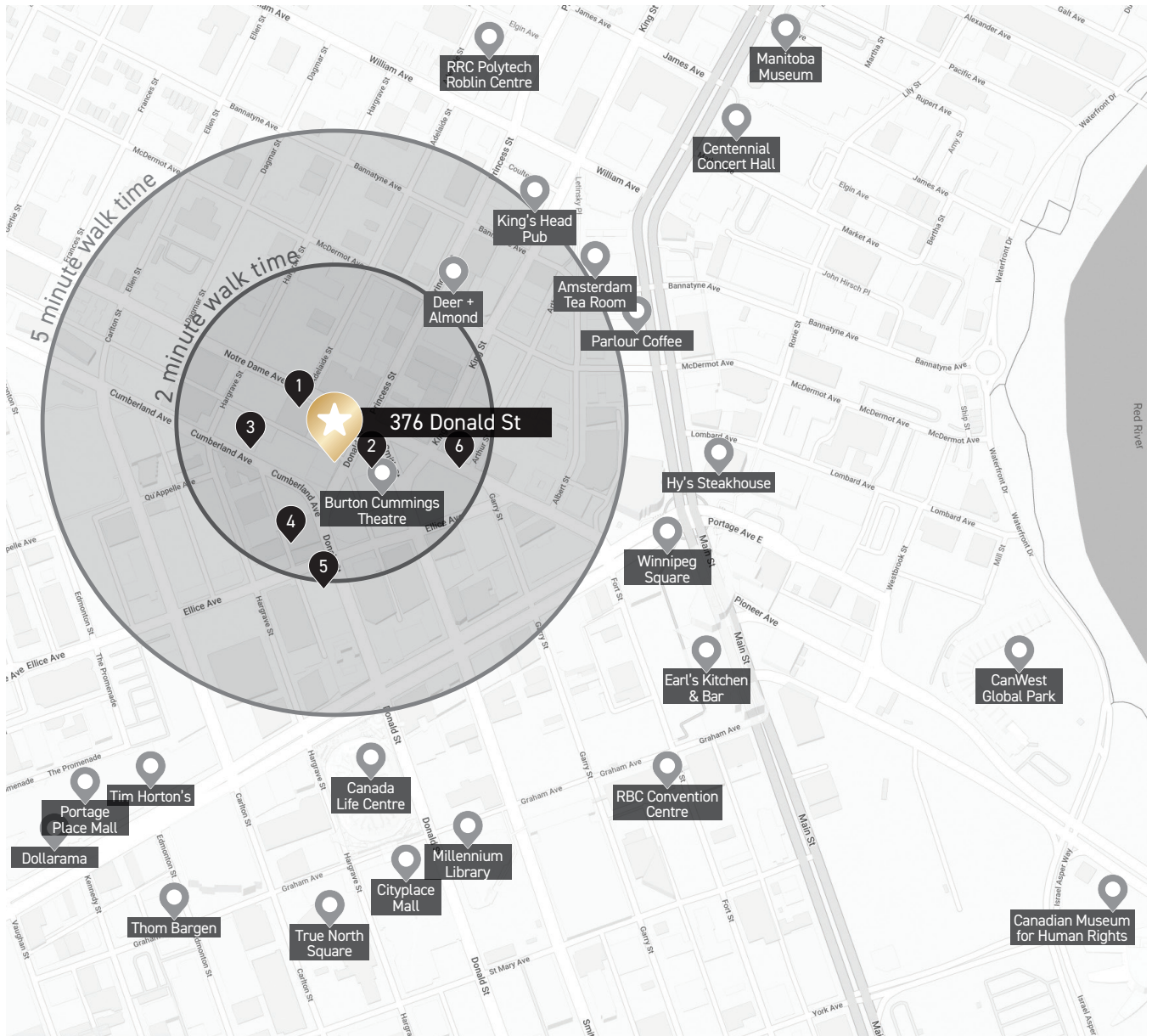
# Floorplan

Main Level - 3,150 SF  
**\$3,000** +Electricity & GST

- Airconditioned
- Includes washroom with shower



# Location



<p><b>0 PARKING MAP</b></p> <p><b>1 Calvary Temple - Lot #381</b> • Reserved: \$175 /month</p> <p><b>2 Burton Cummings Theatre - Lot #26</b> • Unreserved: \$150 /month • Reserved: \$190 /month</p>	<p><b>3 329 Cumberland Avenue - Lot #116</b> • Unreserved: \$220 /month • Reserved: \$270 /month</p> <p><b>4 365 Hargrave Street - Lot #232</b> • Unreserved: \$150-\$180 /month • Reserved: \$210 /month</p>	<p><b>5 Donald and Ellice - Lot #23</b> • Random: \$200 /month</p> <p><b>6 35 King Street - Lot #181</b> • Unreserved: \$210 /month • Reserved: \$269.50 /month</p>
--	---	---

**RE/MAX**  
COMMERCIAL

**RE/MAX**  
PROFESSIONALS  
Each office independently owned & operated



**CONTACT:**

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

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

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



Scan QR code to  
view [waynesato.ca](http://waynesato.ca)

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 Professionals / Each office is independently owned and operated.

1601 Buffalo Pl | Winnipeg, MB | R3T 3K7 | o. 204-957-0500 | f. 204-452-4359 | [wpgproperty.ca](http://wpgproperty.ca)