



Starting at
\$13.50
PSF

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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www.waynesato.ca

FOR LEASE | 5 DONALD STREET

Up to (±) 12,036 SF

- Prominent Signage Available
- Underground parking
- Central location outside the downtown core
- High traffic location – at the base of the Donald street bridge (traffic count?)
- Security Desk/on-site security
- Cafeteria



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view website

**RE/MAX
PROFESSIONALS**

1601 Buffalo Place
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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.

- Prominent Signage Available
- Janitorial Services
- Secured Building
- Surface Parking
- Underground Parking
- Major Route Access
- Large Exterior Windows
- Excellent bike access

Suite	Square Footage	Lease Rate	CAM & Tax (2024)	Availability Date
201	3,438	\$13.50	\$16.94	Immediately
202	882	\$13.50	\$16.94	Immediately
300	12,036	\$13.50	\$16.94	Immediately
420	1,073	\$13.50	\$16.94	LEASED
440	1,743	\$13.50	\$16.94	LEASED
510	3,948	\$13.50	\$16.94	Immediately
550	1,832	\$13.50	\$16.94	Immediately
510 + 550	5,780	\$13.50	\$16.94	Immediately
600	4,089	\$13.50	\$16.94	Immediately
640	1,276	\$13.50	\$16.94	Immediately

The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



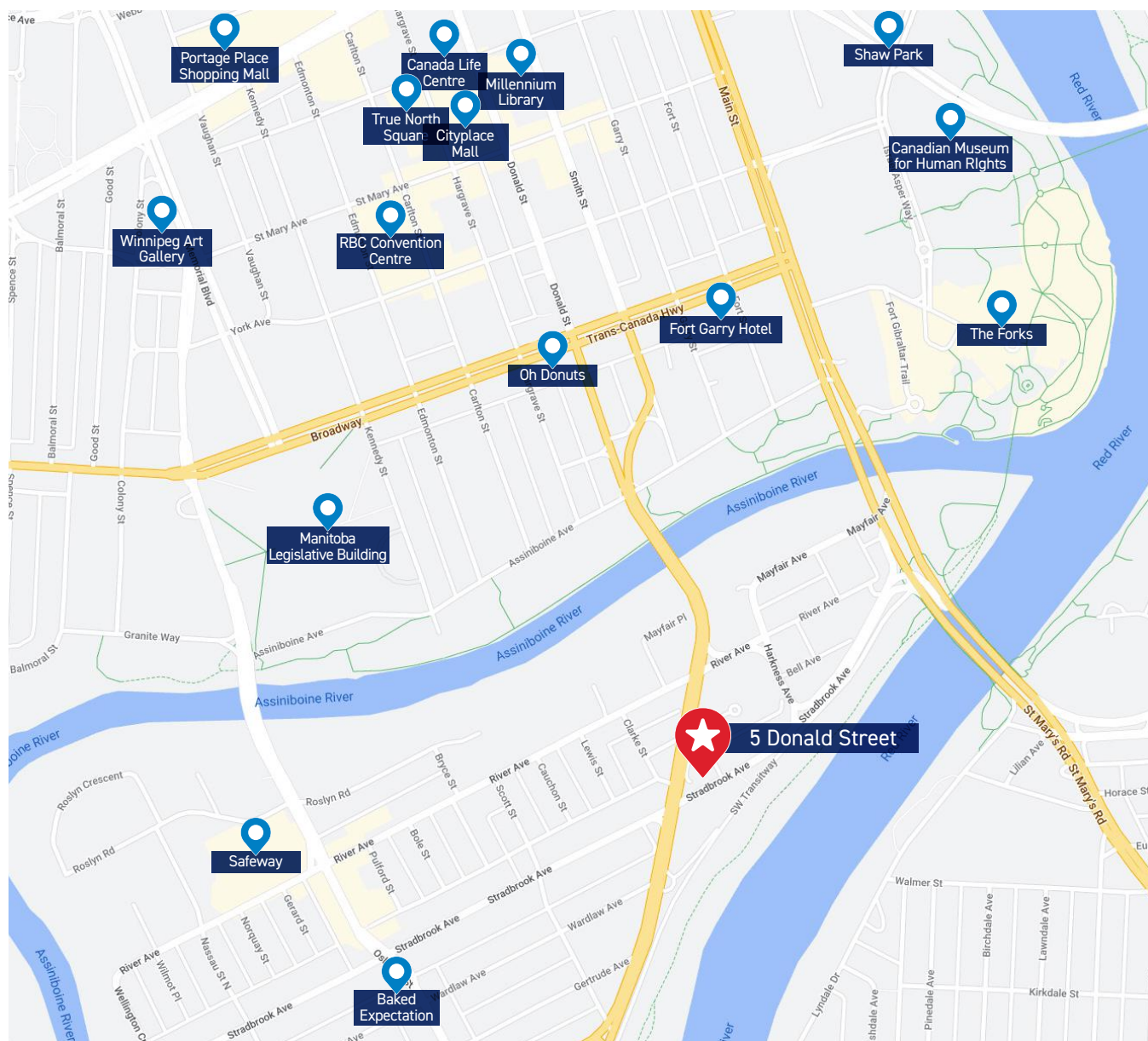
Convenient bike
infrastructure



Excellent transit
stops

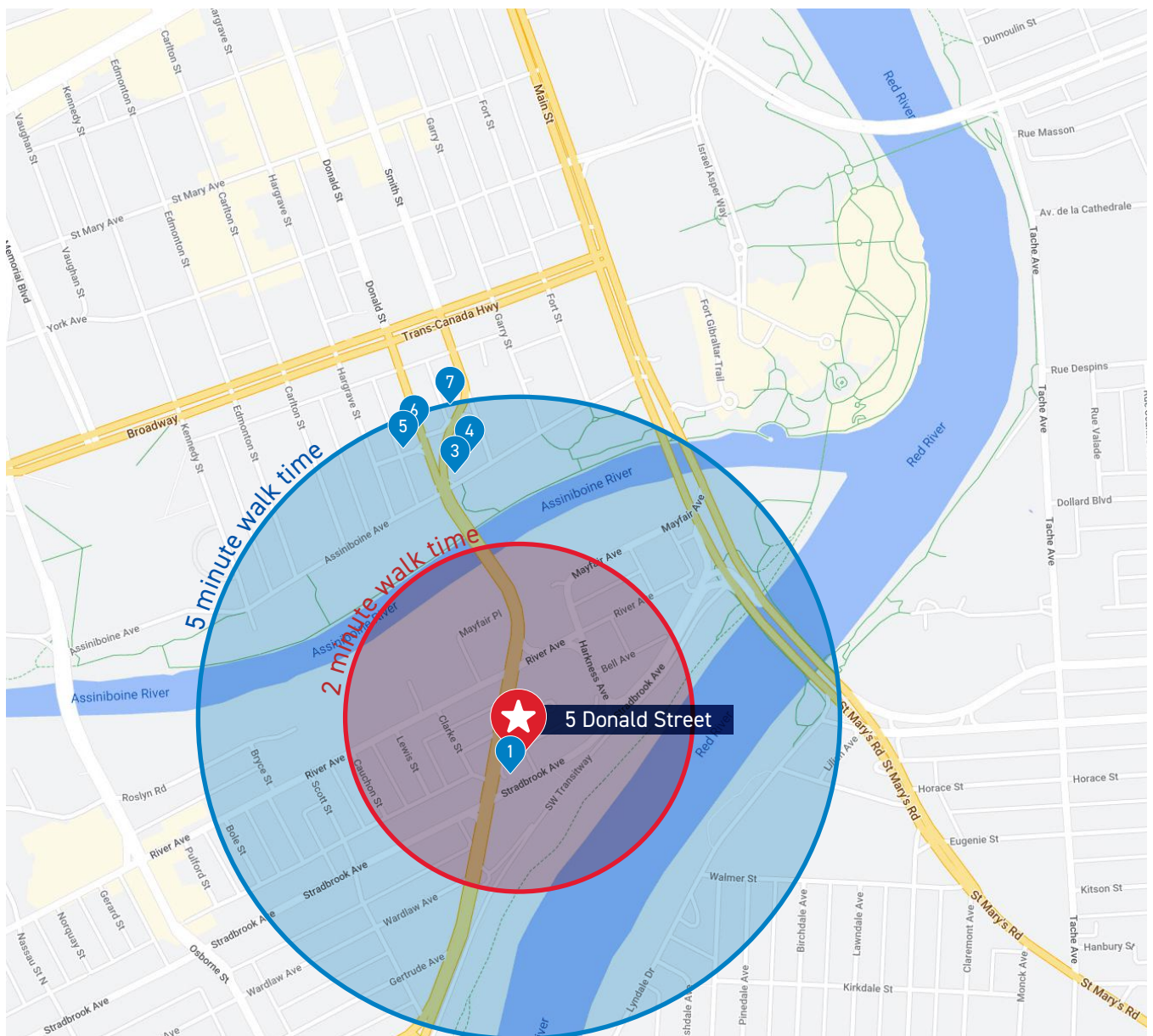


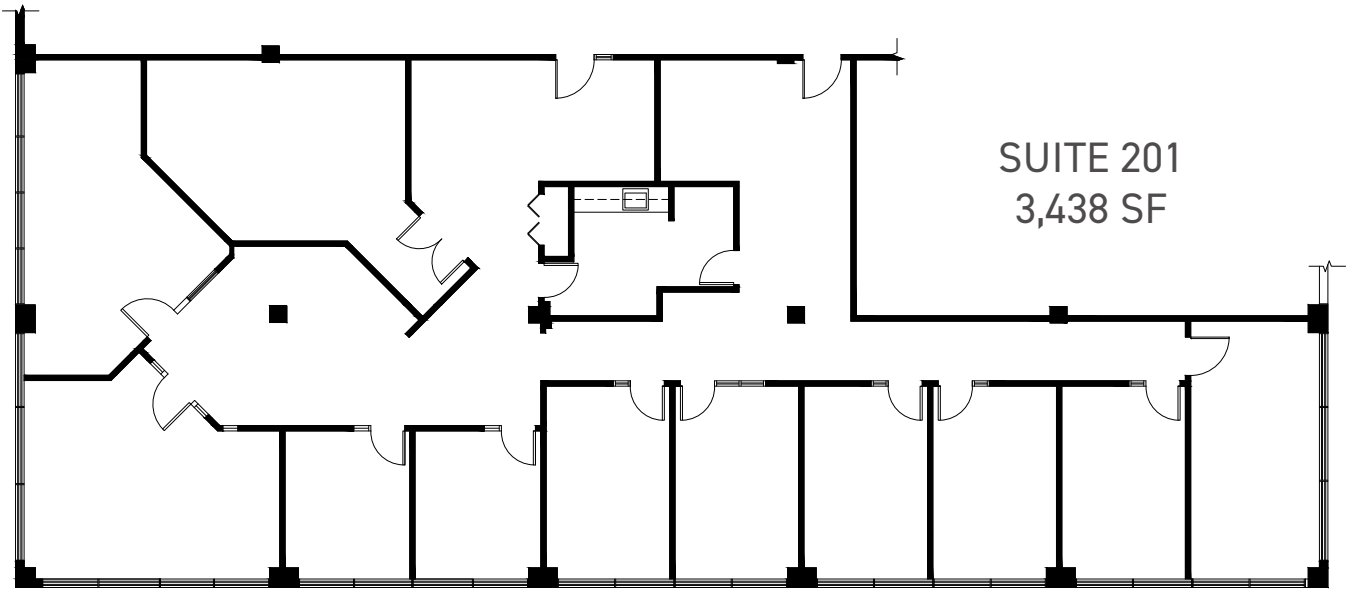
Culture &
Entertainment
nearby



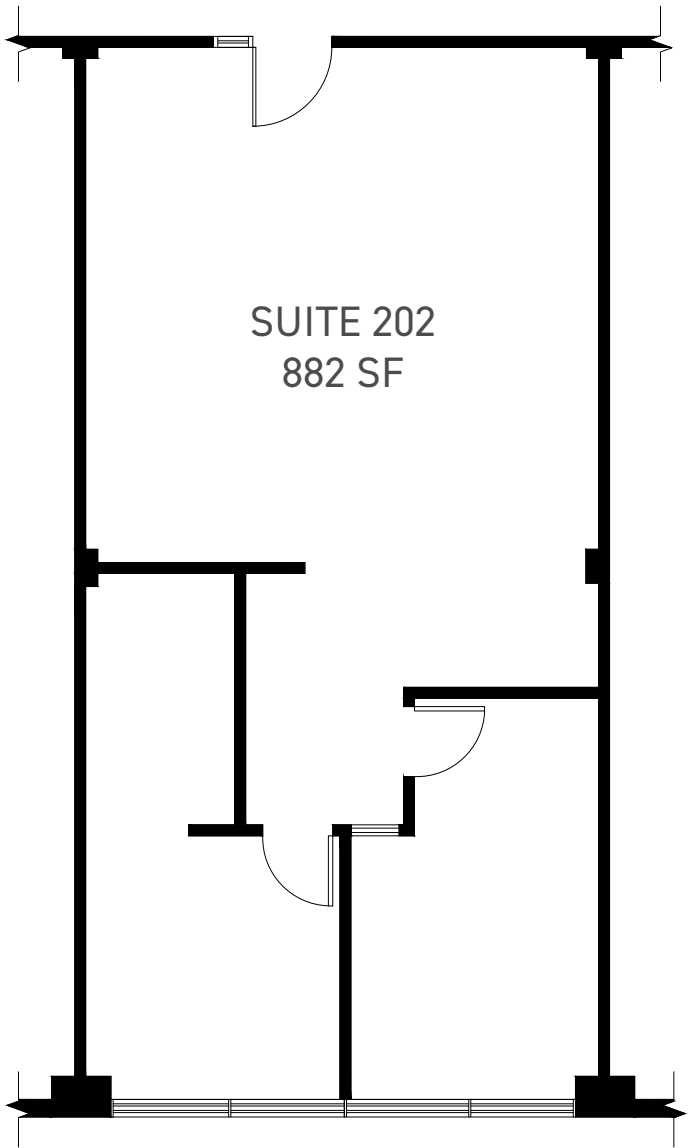
Walk Time & Parking Map

- | | |
|---|--|
| 1 Lot #249, 5 Donald Street | 4 303 Assiniboine Ave Parking |
| 2 Grydpark Parking Lot - Stradbrook/
Osborne | 5 54 Donald St Parking |
| 3 Indigo Parking, 321 Assiniboine Ave | 6 Lot #189, Donald & Assiniboine Parking |
| | 7 36 Smith St Parking |





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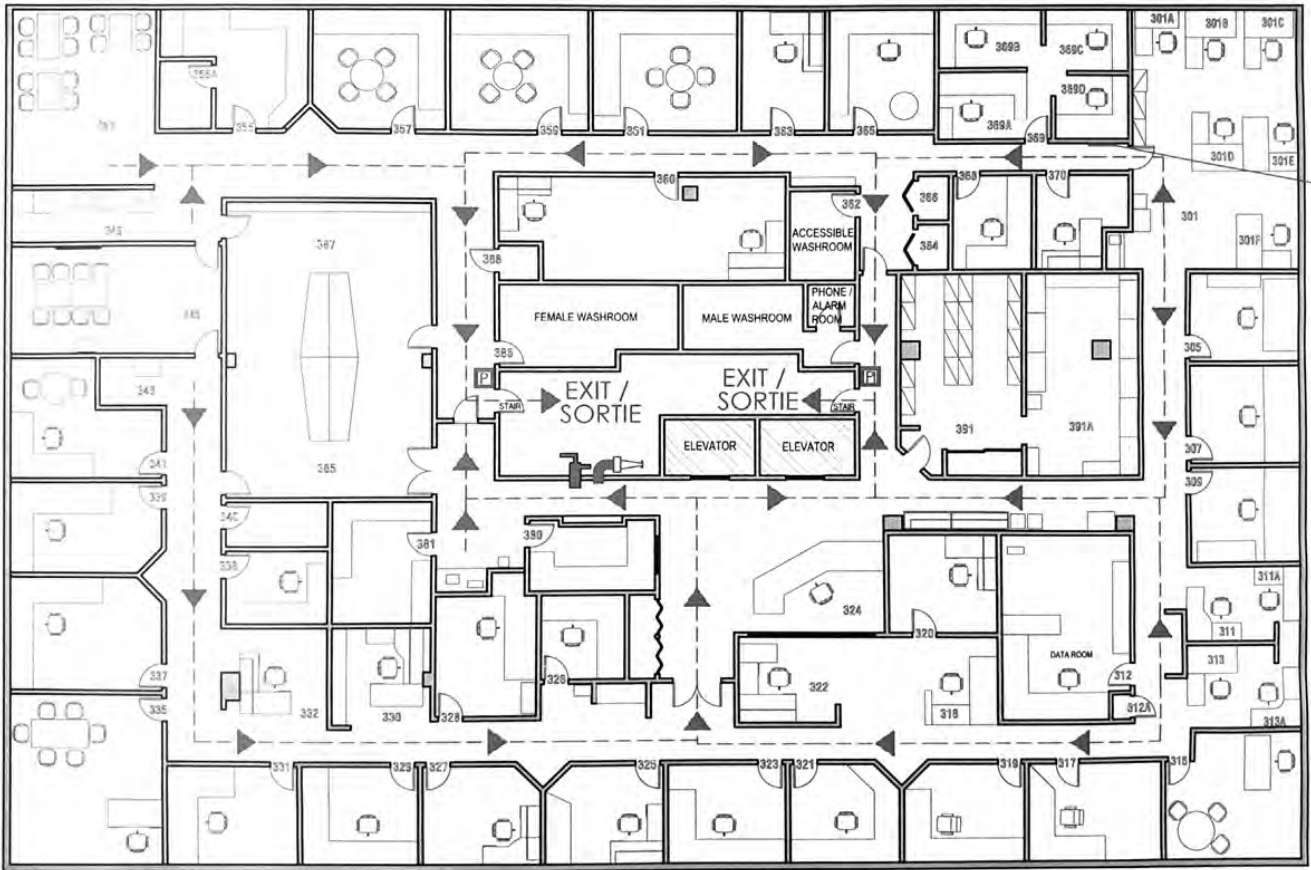


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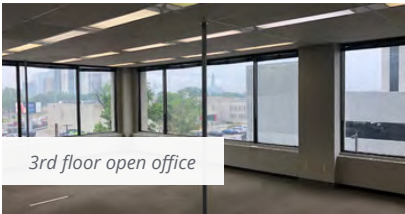
SUITE 300
12,036 SF



3rd floor private office



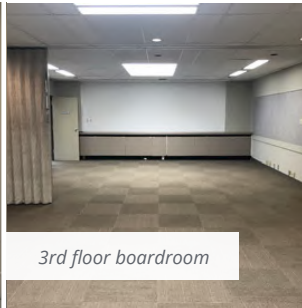
3rd floor reception area



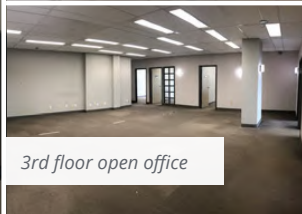
3rd floor open office



3rd floor kitchen

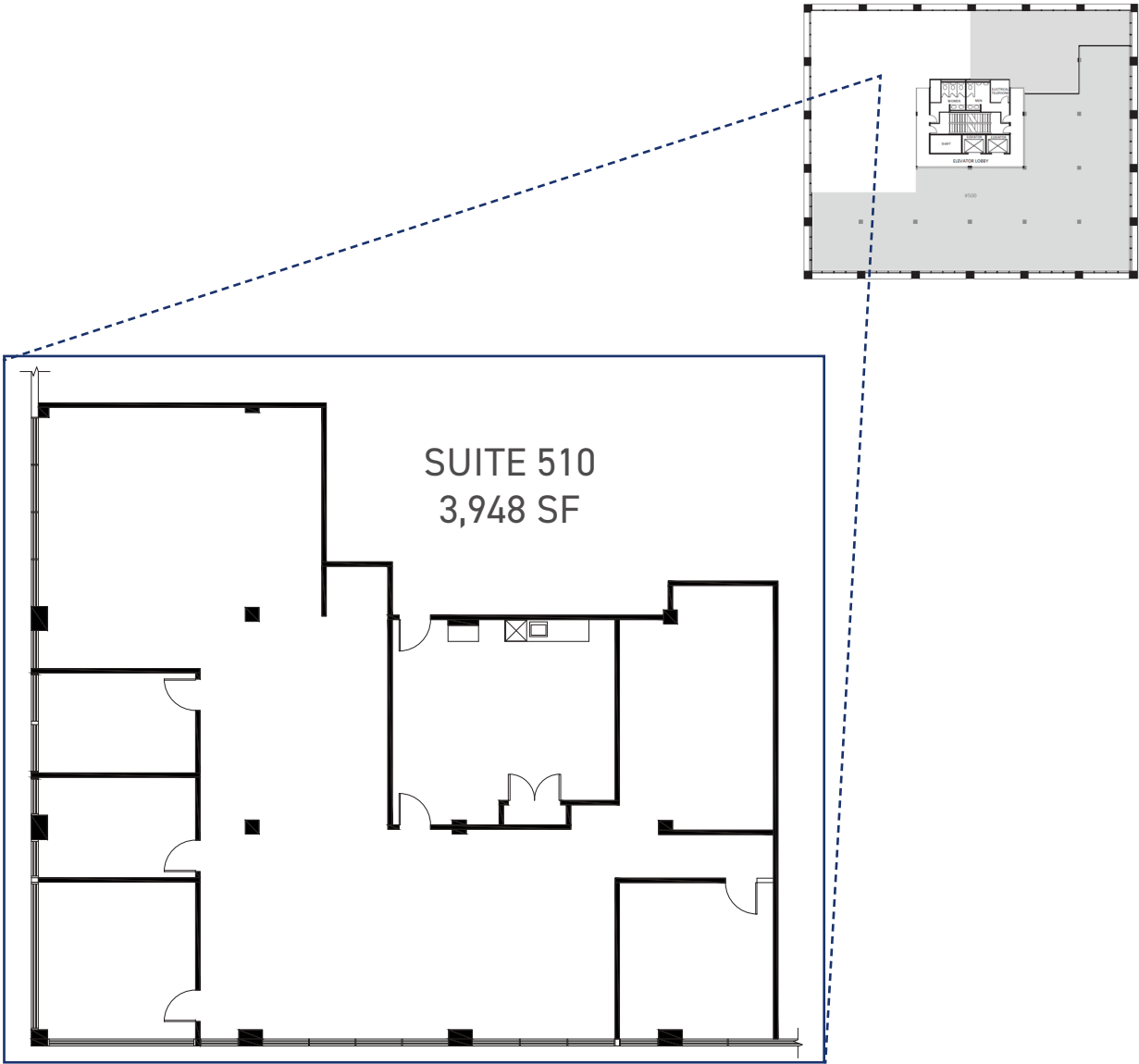


3rd floor boardroom

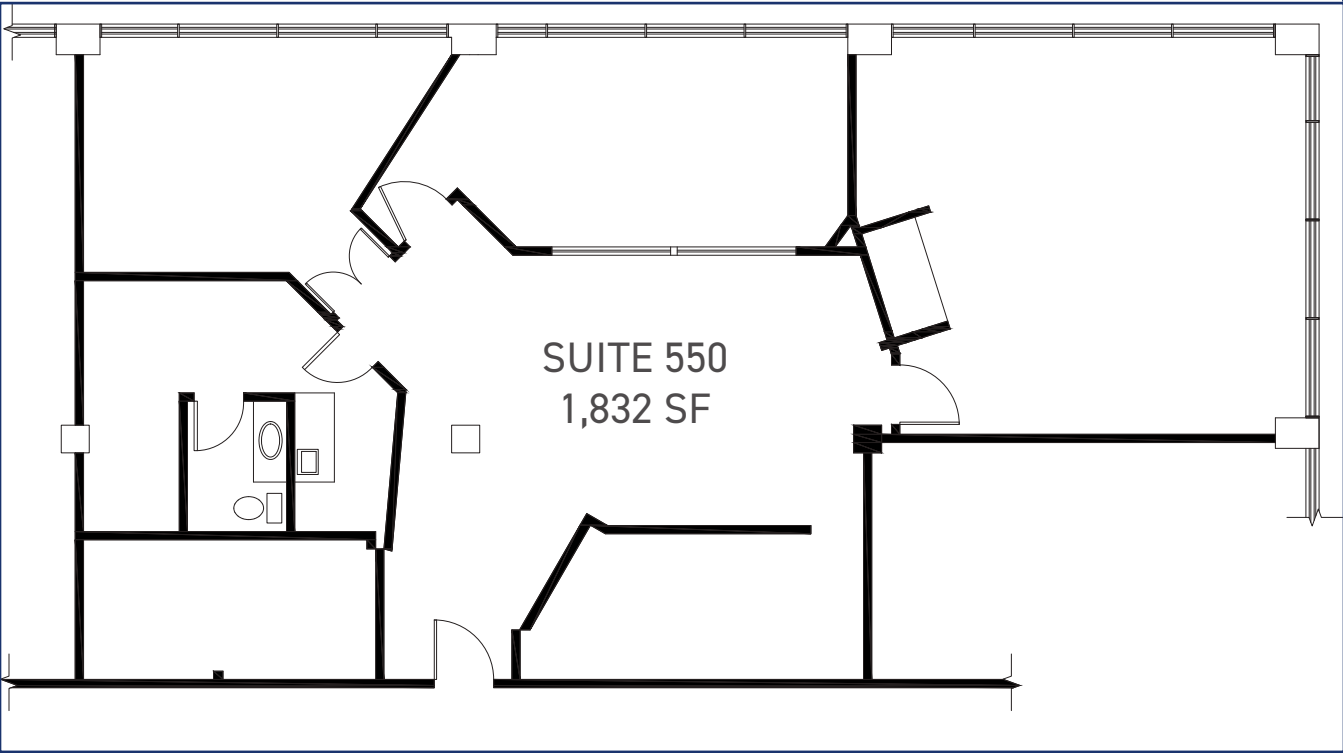
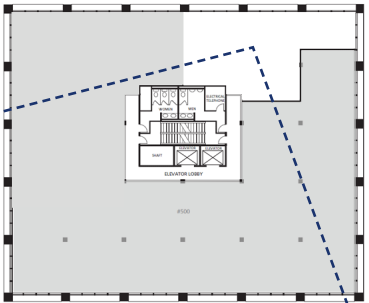


3rd floor open office

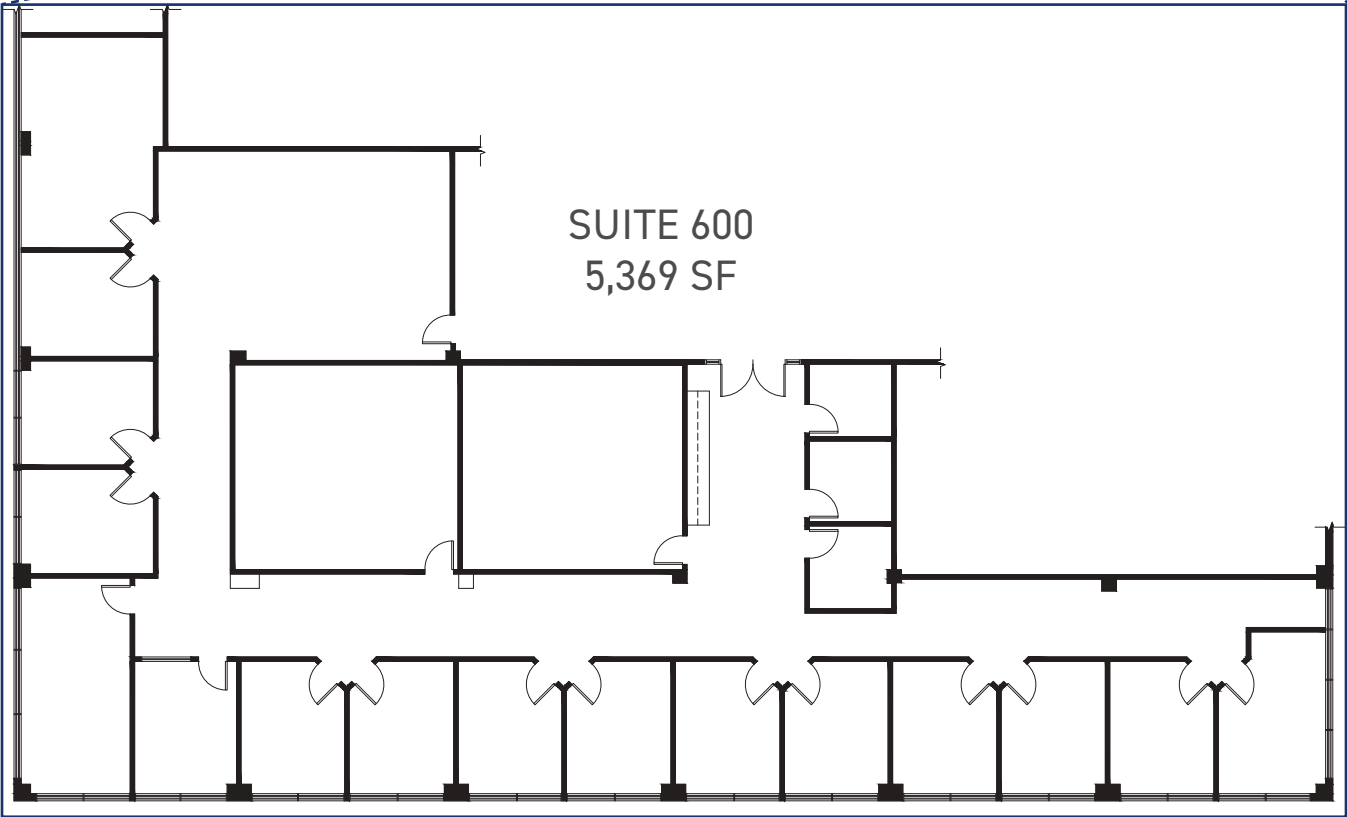
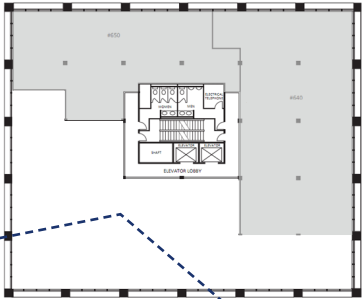
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