



Starting at  
**\$13.50**  
PSF

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

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[www.waynesato.ca](http://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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**RE/MAX  
PROFESSIONALS**

96 Nature Park Way

Winnipeg, MB R3P 0X8

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[wpgproperty.ca](http://wpgproperty.ca)

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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.

- 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
100	4,618	\$13.50	\$16.91	Immediately
102	3,275	\$13.50	\$16.91	Immediately
201	3,438	\$13.50	\$16.91	Immediately
<b>202</b>	<b>882</b>	<b>\$13.50</b>	<b>\$16.91</b>	<b>LEASED</b>
203 + 205	3,651	\$13.50	\$16.91	Immediately
207	790	\$13.50	\$16.91	Immediately
300	12,036	\$13.50	\$16.91	Immediately
510	3,948	\$13.50	\$16.91	Immediately
<b>550</b>	<b>1,832</b>	<b>\$13.50</b>	<b>\$16.91</b>	<b>LEASED</b>
510 + 550	5,780	\$13.50	\$16.91	Immediately
600	4,089	\$13.50	\$16.91	Immediately
640	1,276	\$13.50	\$16.91	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



5  
DONALD  
STREET

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# The Area



Convenient  
location



Food and Drink  
within Walking



Groceries and  
Shopping



Amenities  
within walking



Convenient bike  
infrastructure



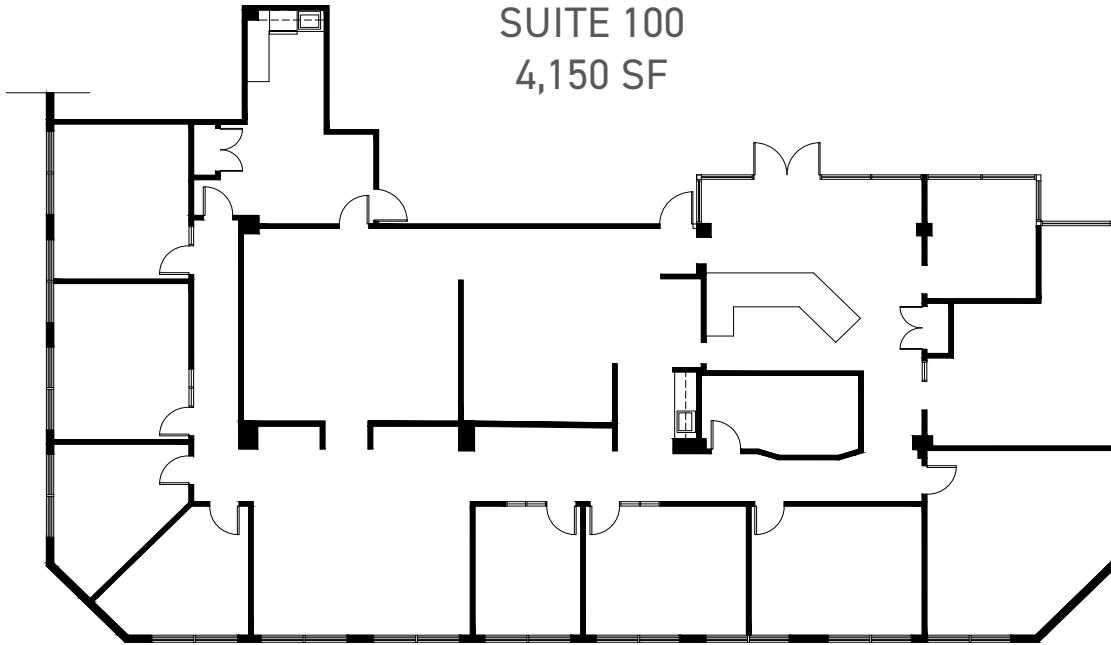
Excellent transit  
stops



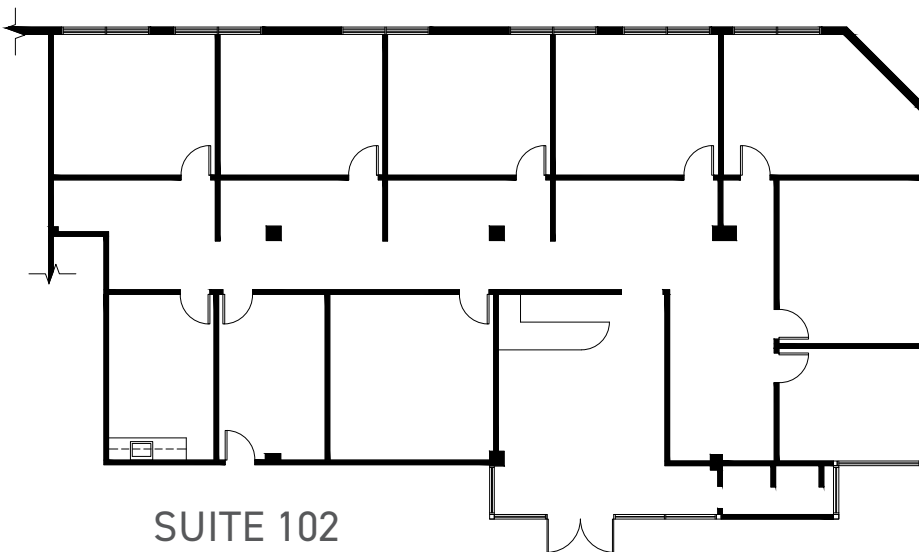
Culture &  
Entertainment  
nearby



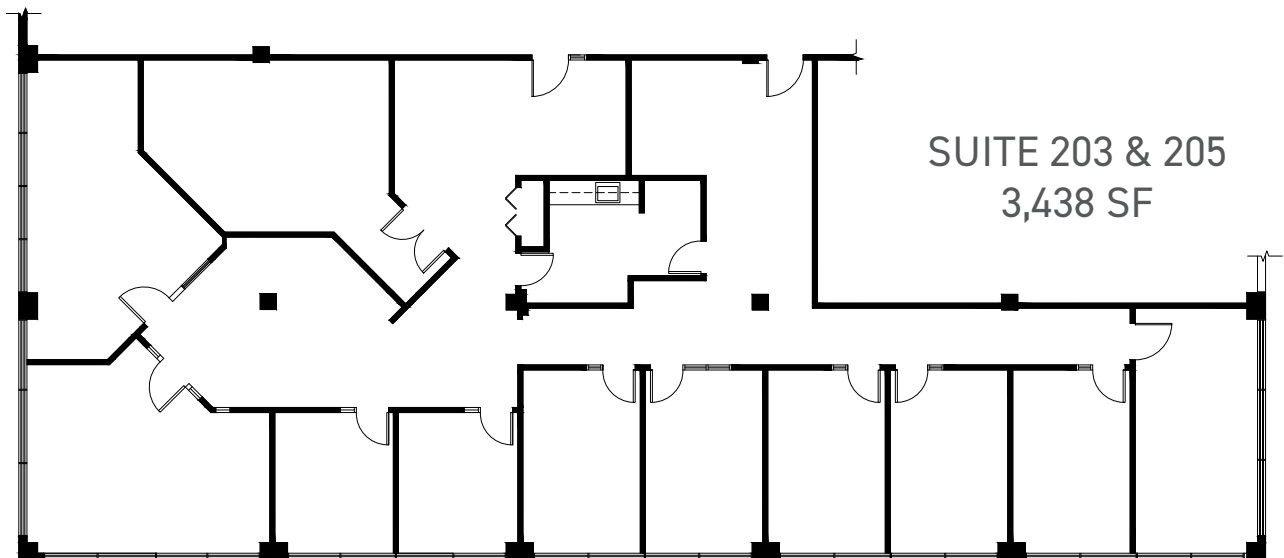
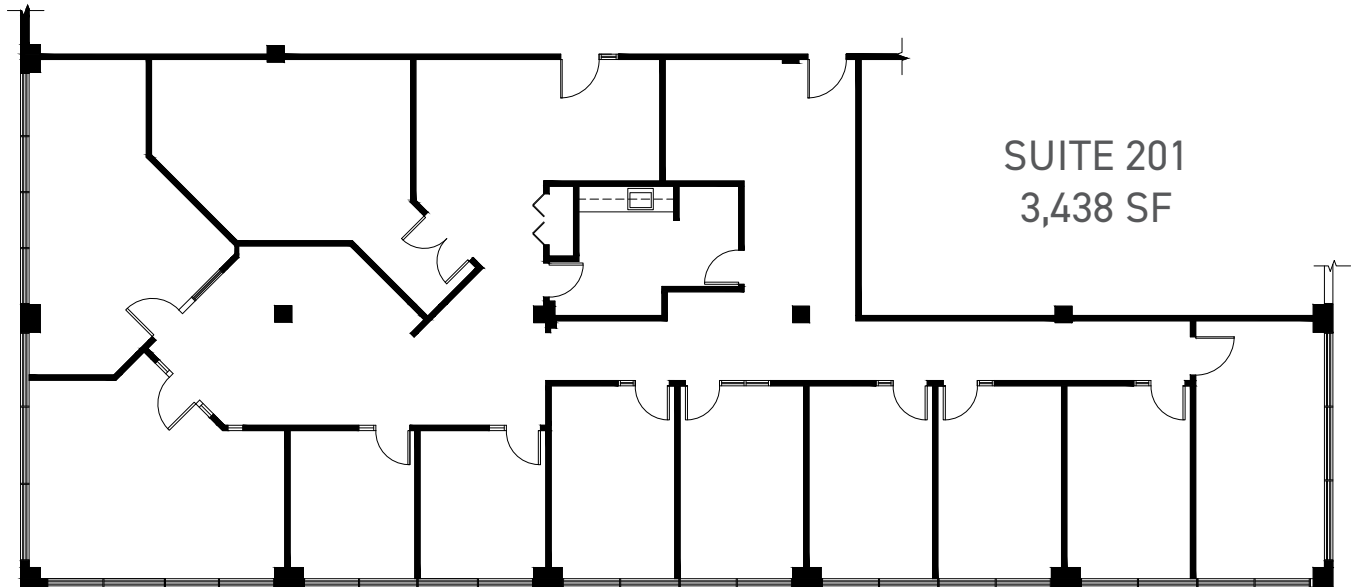
SUITE 100  
4,150 SF



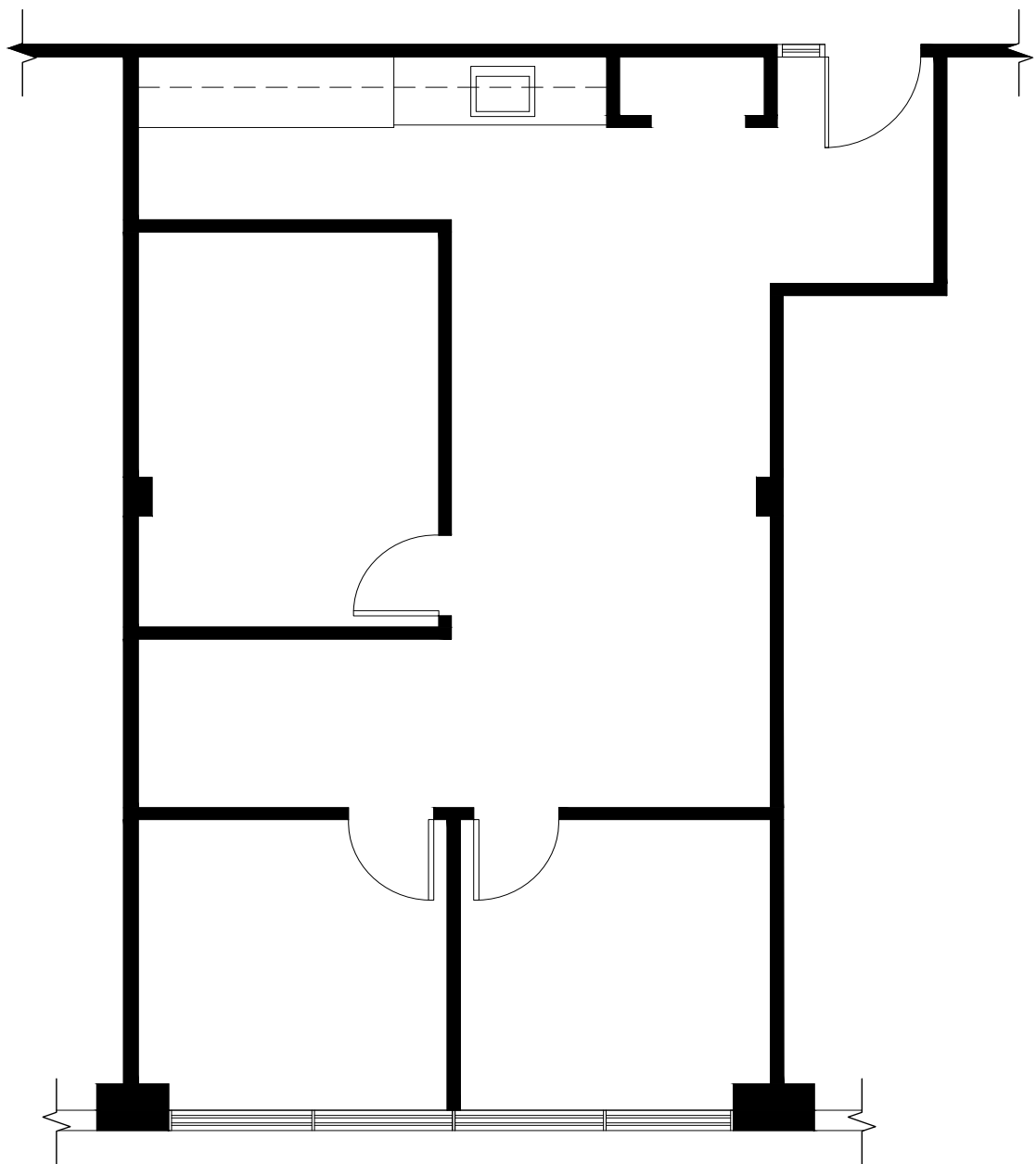
SUITE 102  
3,060 SF



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SUITE 207  
790 SF

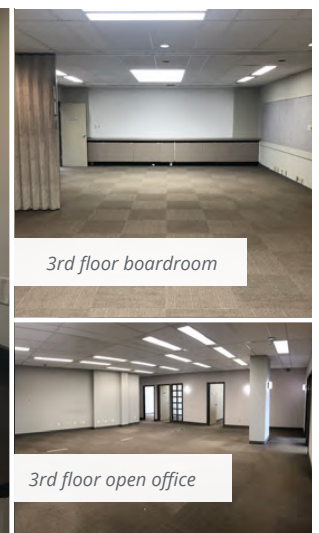
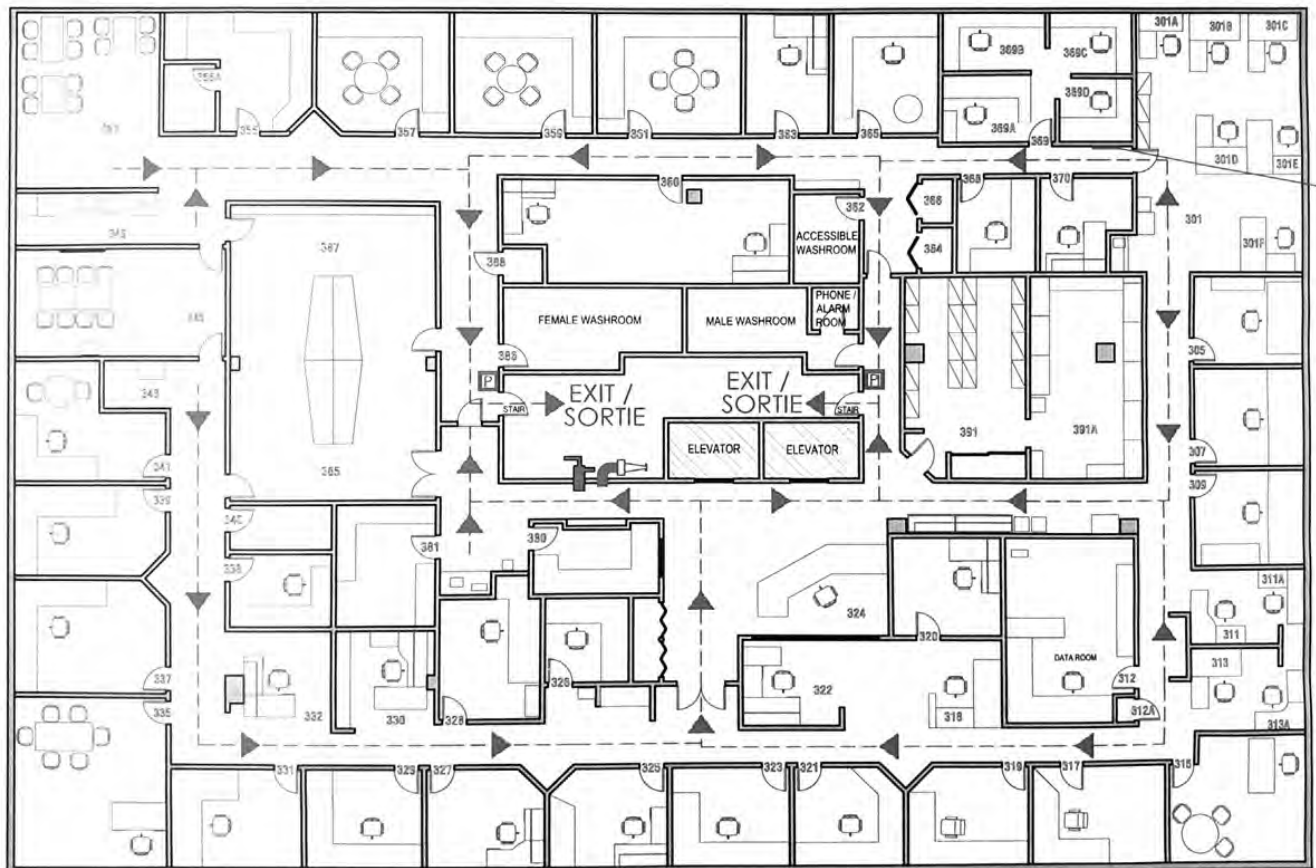
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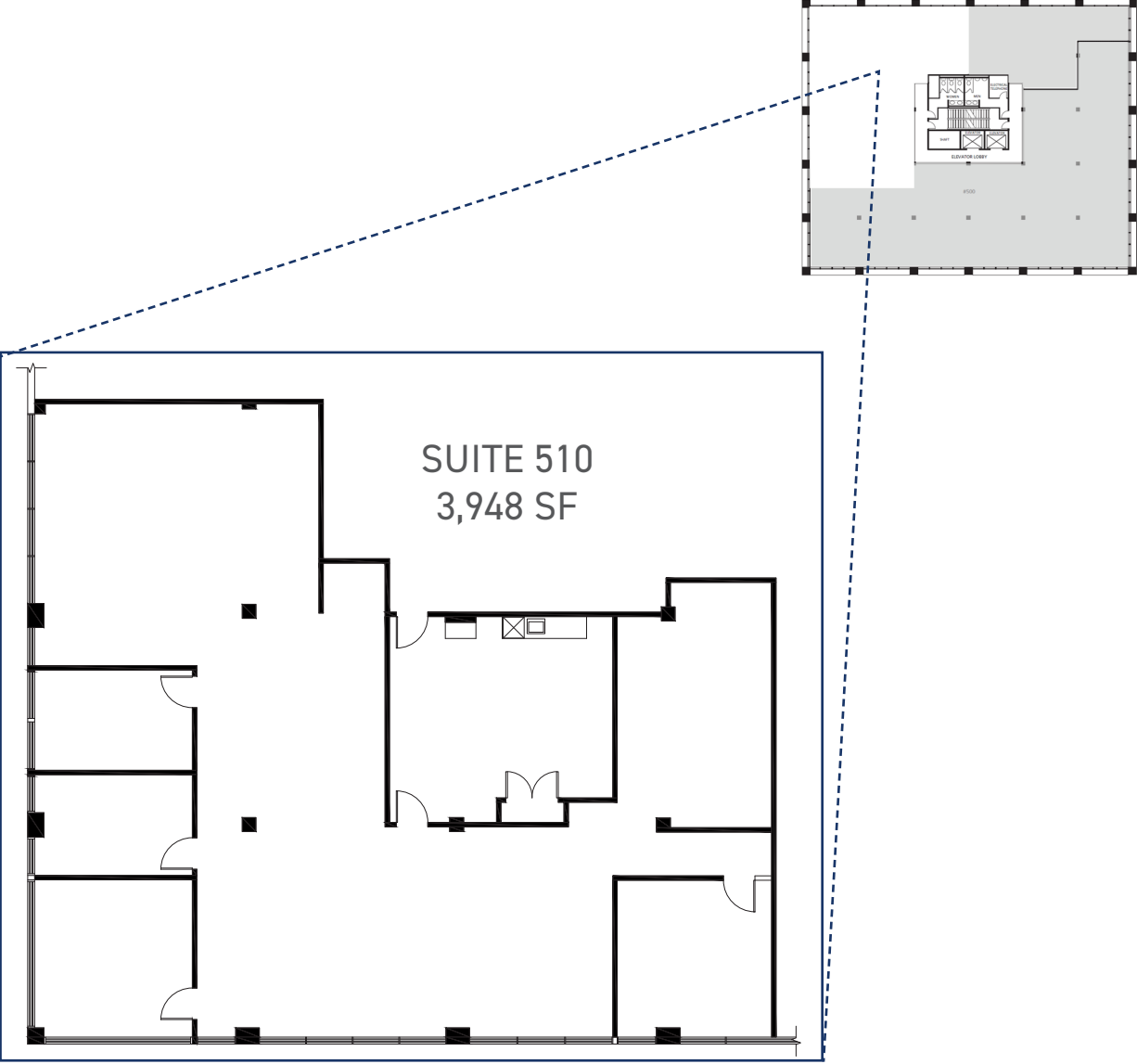


SUITE 300  
12,036 SF



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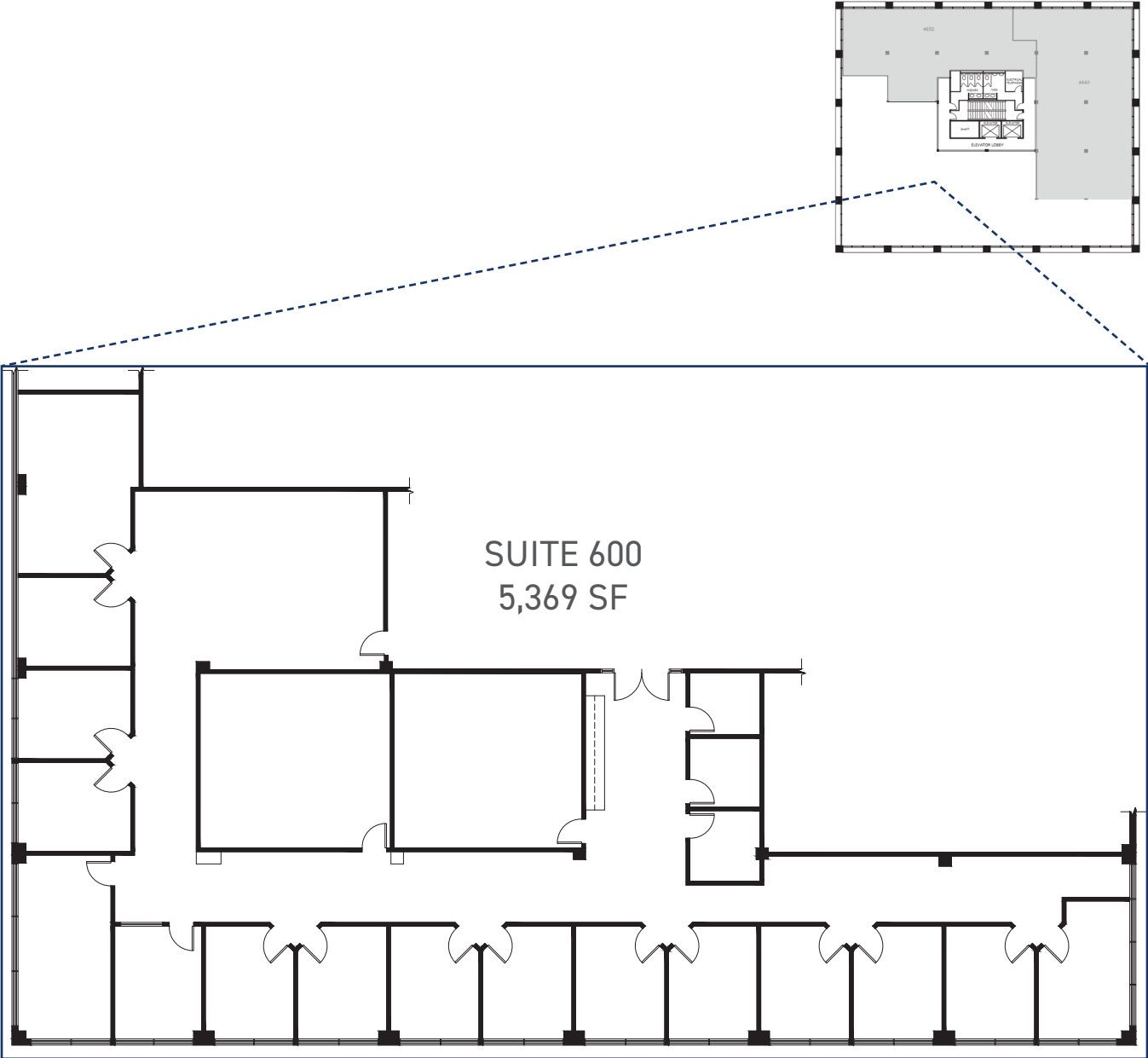
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