

# FOR LEASE

Prime Corner Office in Downtown Winnipeg

Suite 200-207 Donald Street, Winnipeg, Manitoba



**PROMINENT  
SIGNAGE**



**TRANSIT  
ORIENTED**



**WALKERS  
PARADISE**



**PARKING  
AVAILABLE**

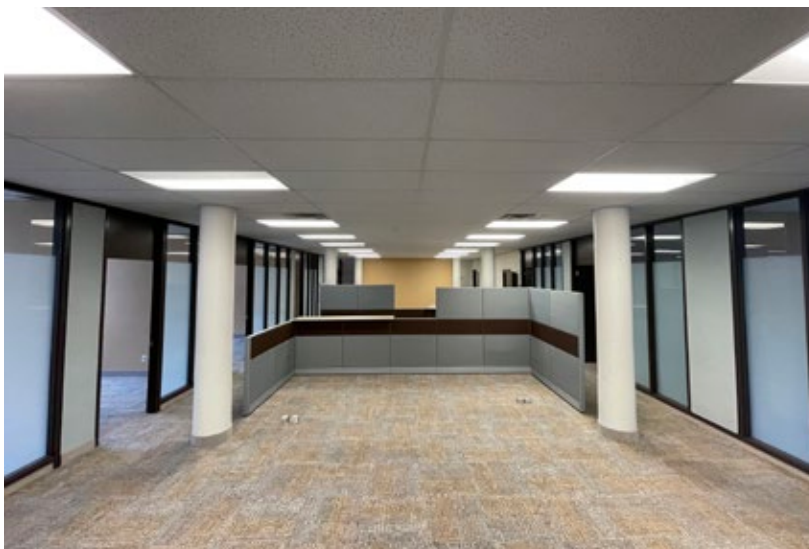
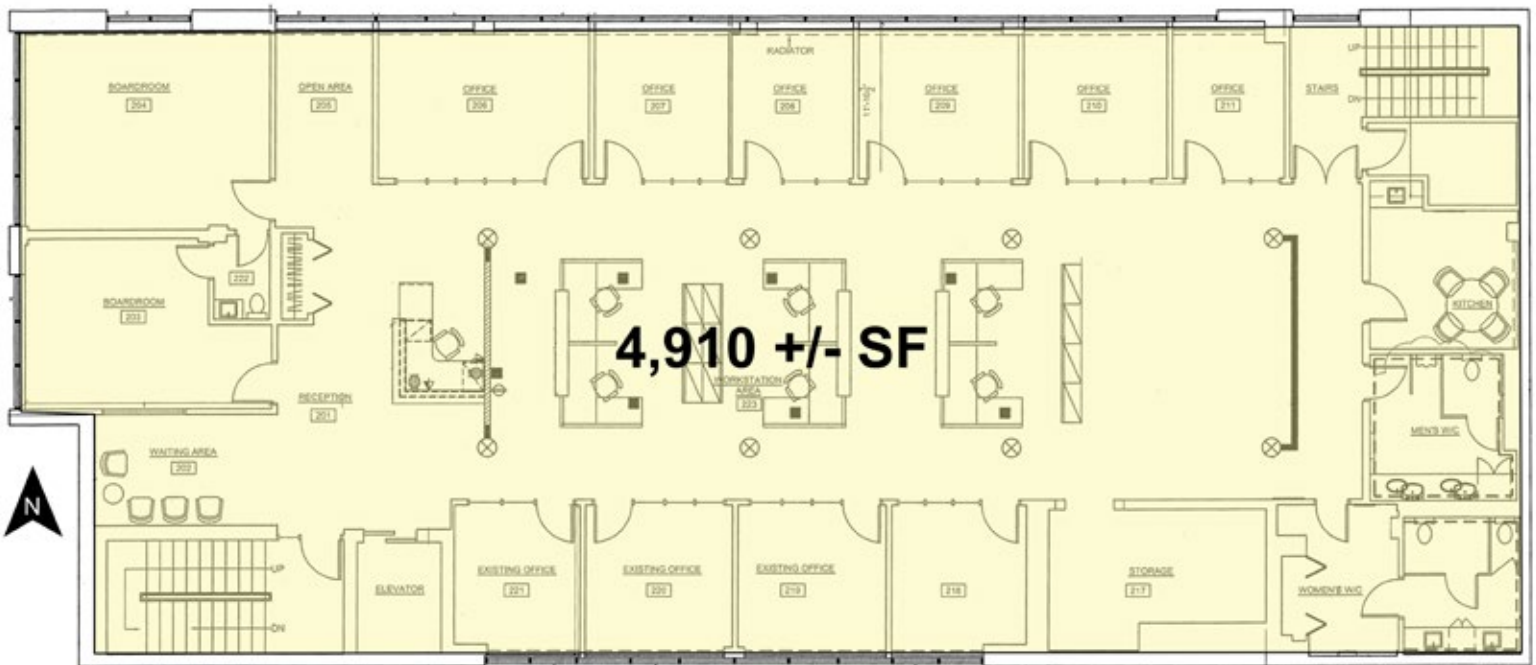


**GREAT  
EXPOSURE**

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## FLOOR PLAN



204.474.2000

**Shindico**



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## PROPERTY SUMMARY

Space Available	4,910 +/- SF
Lease Rate	\$12.00/SF
Additional Rent (Includes Property Tax & Management Fee)	\$13.00/SF
Zoning	M - Multiple Use

## FEATURES

- Highly desirable corner office with dominant signage opportunity.
- Significant onsite parking capacity with additional stalls available in the immediate area.
- Existing buildout includes several private offices and ample space for open workstations.
- Configured to implement social distancing protocols with ease.

## LOCATION

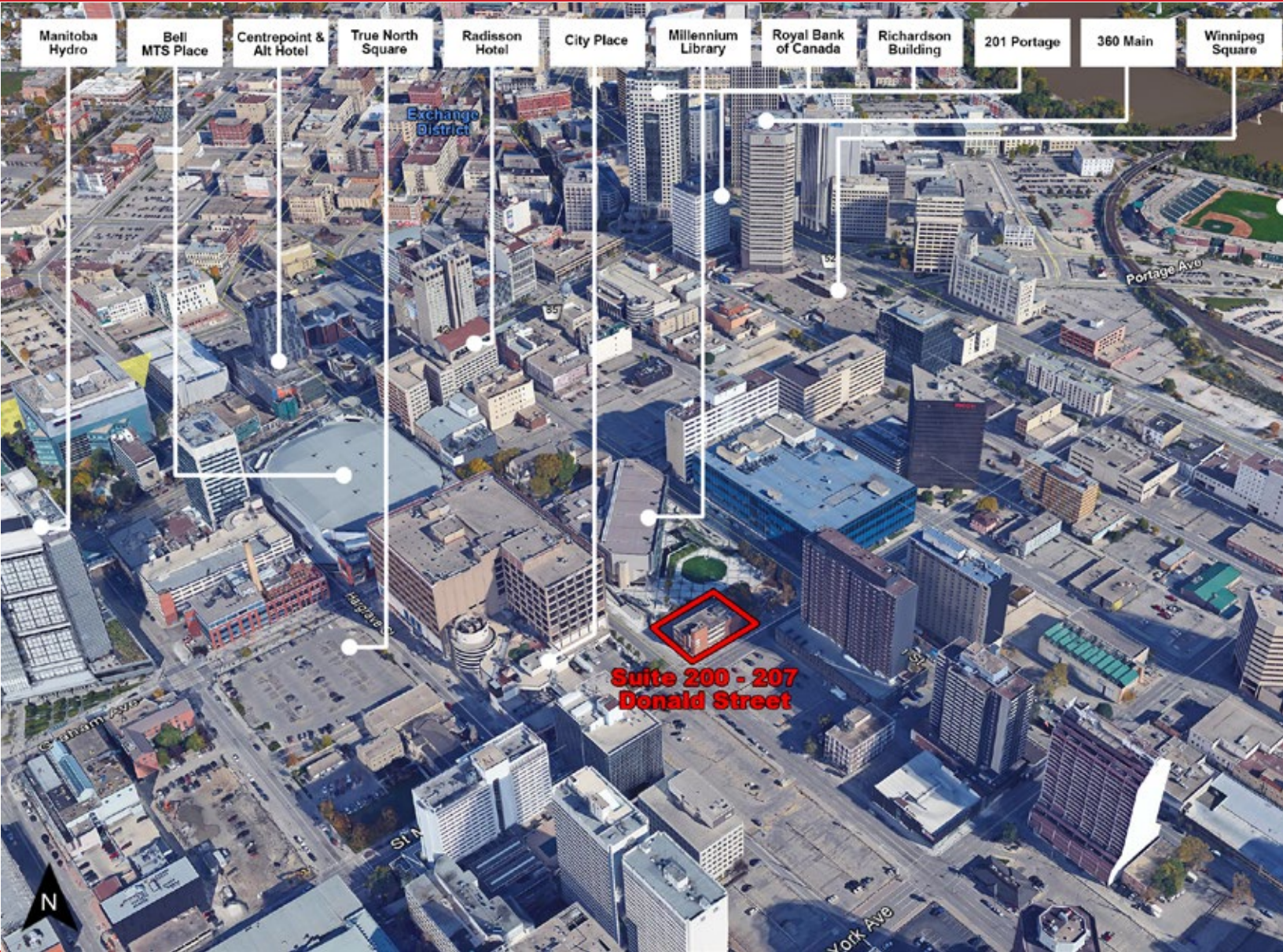
- Situated in the heart of downtown Winnipeg, at the signalized intersection of Donald Street & St. Mary Avenue.
- Nestled in the Sports, Hospitality and Entertainment District (SHED), an 11 block area which connects downtown's most desired residential and commercial developments
- Surrounded by a multitude of unique entertainment, culture & art and exceptional dining amenities.
- Steps away from the climate-controlled downtown skywalk.
- Located on a major public transit route.





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Suite 200-207 Donald Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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