

**(+/-) 3,954 SF ACCESSIBLE
MAIN FLOOR OFFICE SPACE
FOR LEASE**

**OFFICE FOR LEASE
55 DONALD STREET**

**Shae Halpin
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**CUSHMAN &
WAKEFIELD**
Winnipeg

Stevenson



PROPERTY HIGHLIGHTS

(+/-) 3,954 SF AVAILABLE

- Efficient floorplate with attractive improvements in place
- Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom
- Ample parking available on site
- Secure access via key fob entry
- Available immediately

LEASE RATE: \$10.00 PSF NET

CAM & TAX: \$13.03 (2024 EST)

**INCLUDES MANAGEMENT FEE*



BURTON CUMMINGS THEATRE

MILLENNIUM LIBRARY

BLUE CROSS PARK

TRUE NORTH SQUARE

DELTA HOTEL

RBC CONVENTION CENTRE

UNION STATION

THE FORT GARRY HOTEL

55 DONALD STREET



SCORES

WALK 96

TRANSIT 82

BIKE 92



LOCAL AMENITIES

| | |
|---------------------------------|----|
| MANITOBA LEGISLATURE | 1 |
| CANADA MUSEUM OF HUMAN RIGHTS | 2 |
| CANADA LIFE CENTRE | 3 |
| RBC CONVENTION CENTRE | 4 |
| PROVINCIAL LAW COURTS | 5 |
| MILLENNIUM LIBRARY | 6 |
| PORTAGE PLACE SHOPPING CENTRE | 7 |
| CITY PLACE SHOPPING CENTRES | 8 |
| TRUE NORTH SQUARE | 9 |
| WINNIPEG SQUARE SHOPPING CENTRE | 10 |
| UNIVERSITY OF WINNIPEG | 11 |
| WINNIPEG ART GALLERY | 12 |
| CHILDREN'S MUSEUM | 13 |
| EXCHANGE DISTRICT | 14 |
| THE FORKS | 15 |
| CARNAVAL BRIZILIAN BBQ | 16 |
| DEER & ALMOND | 17 |
| WEE JOHNNY'S IRISH PUB | 18 |
| HY'S STEAKHOUSE | 19 |
| TIM HORTONS | 20 |
| CIBC | 21 |

| | |
|-----------------------|----|
| FAIRMONT HOTEL | 22 |
| EARLS KITCHEN & BAR | 23 |
| RADISSON HOTEL | 24 |
| ALT HOTEL | 25 |
| MERCHANT KITCHEN | 26 |
| BROWNS SOCIALHOUSE | 27 |
| TIM HORTONS | 28 |
| CLAY OVEN | 29 |
| HUMPHRY INN | 30 |
| MODERN ELECTRIC LUNCH | 31 |
| QUESADA | 32 |
| DELTA HOTEL | 33 |
| LA ROCA | 34 |
| EAST INDIAN COMPANY | 35 |
| THE KEG STEAKHOUSE | 36 |
| JOHNNY G'S | 37 |
| THE FORT GARRY HOTEL | 38 |

PARKS & LEISURE

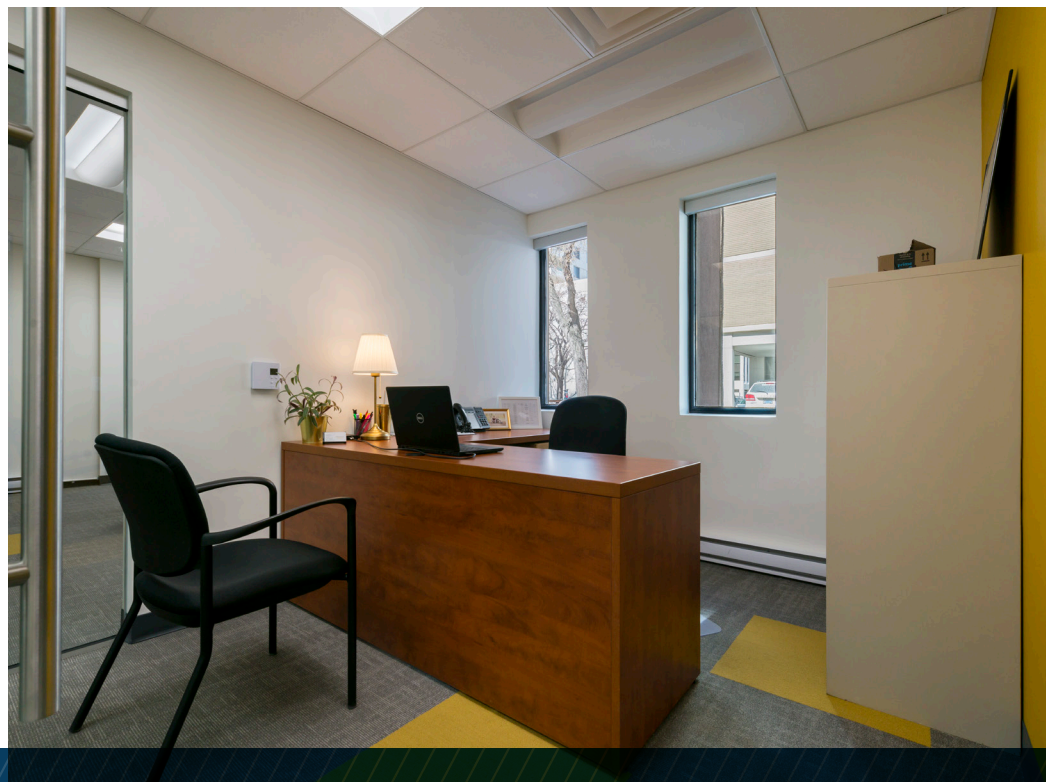
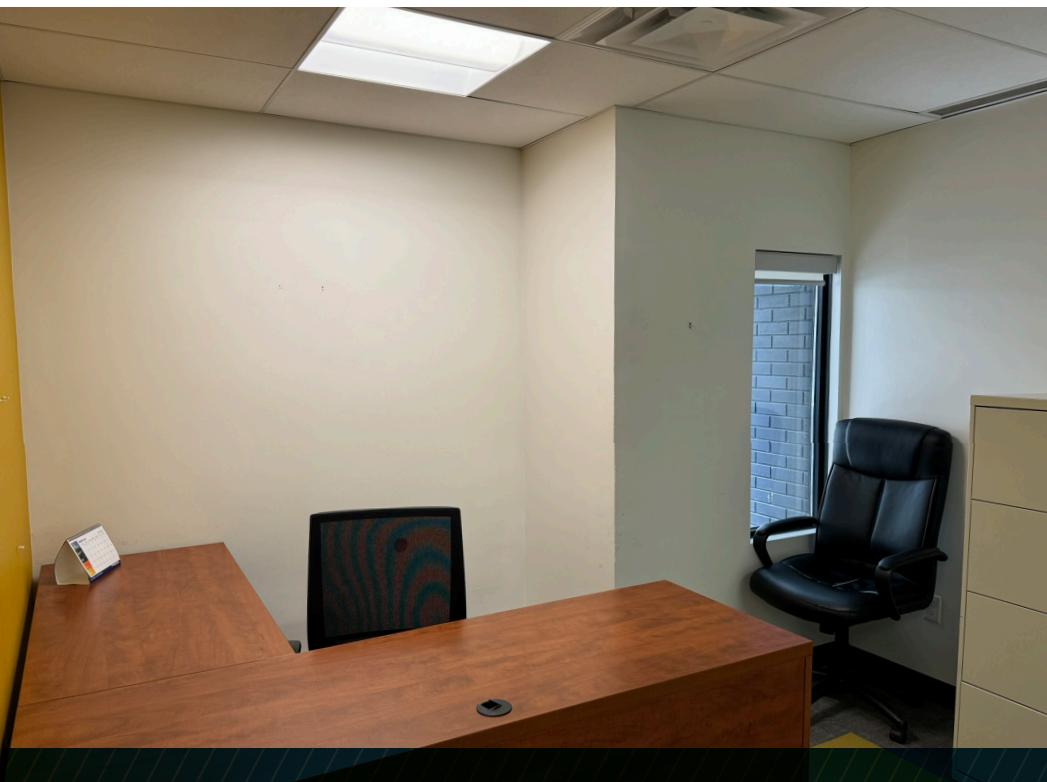
| | |
|--------------------------|---|
| MCFAYDEN PARK | 1 |
| FORT GARRY | 2 |
| BONNYCASTLE PARK | 3 |
| WETLAND GARDEN | 4 |
| SLIDE HILL | 5 |
| SHAW PARK | 6 |
| MEMORIAL PROVINCIAL PARK | 7 |



55 DONALD STREET

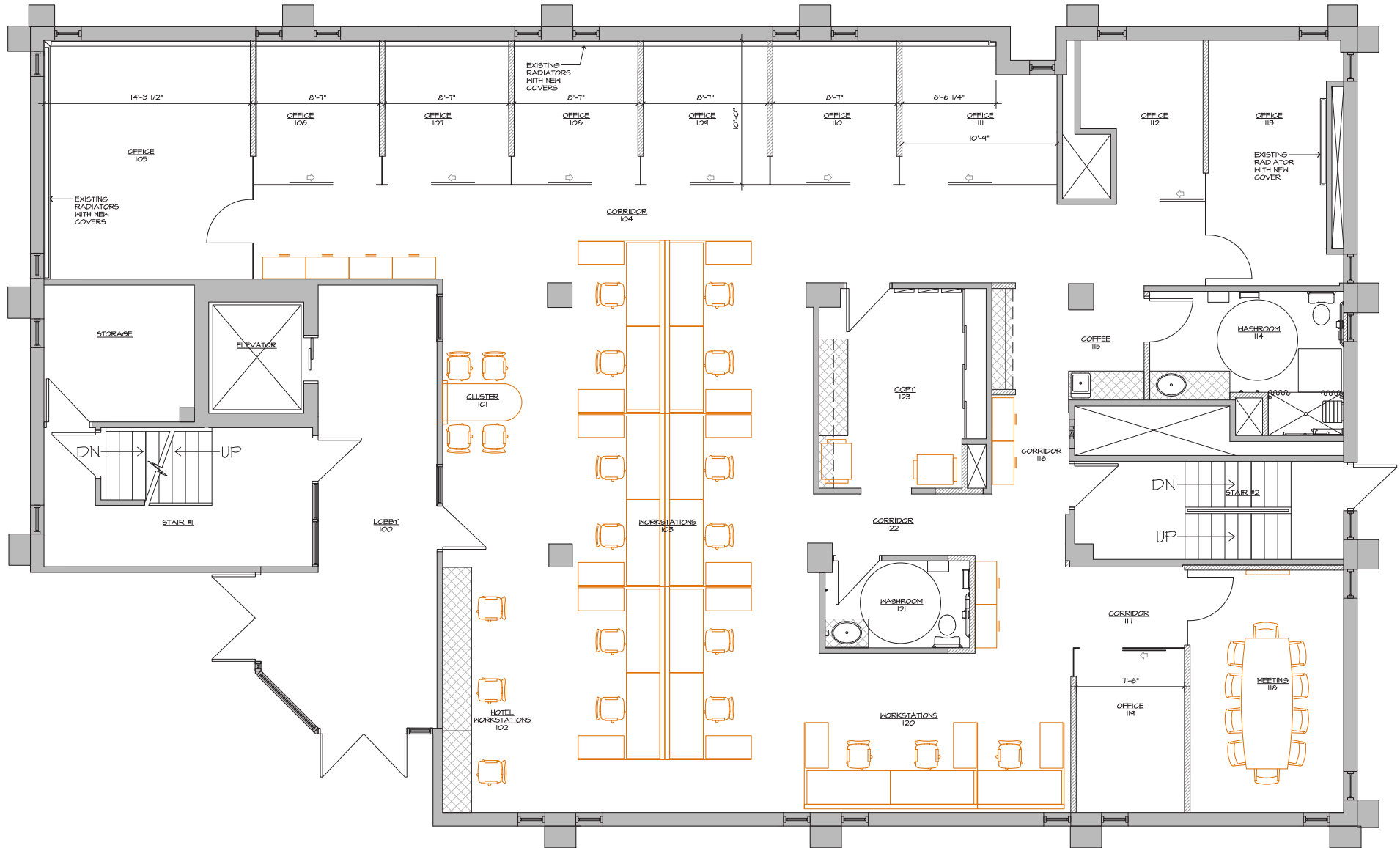






MAIN LEVEL FLOOR PLAN

(+/-) 3,954 SF



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