

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

**OFFICE FOR LEASE  
55 DONALD STREET**

**Ryan Munt  
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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg



## 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: \$14.17 PSF (2026 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



KENNEDY ST

EDMONTON ST

CARLTON ST

HARGRAVE ST

YORK AVE

BROADWAY

DONALD ST

SMITH ST

ST MARY AVE

GARRY ST

MAIN ST

WATERFRONT DR

ASSINIBOINE RIVER

## 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

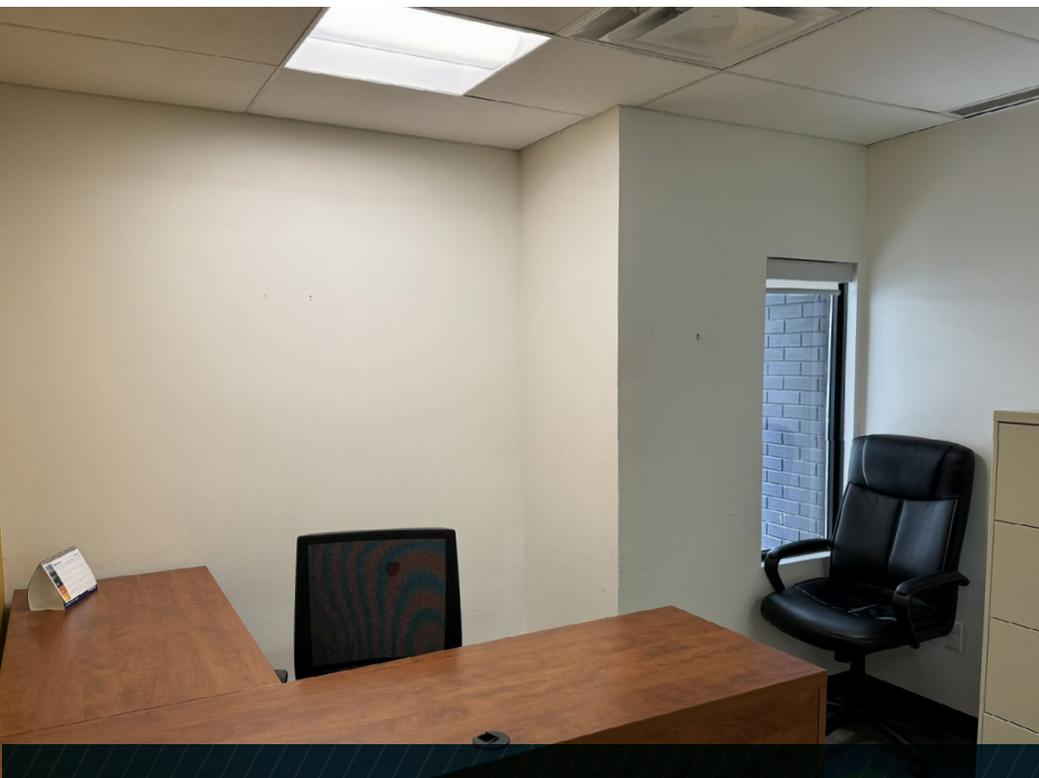
MCFAYDEN PARK	1
FORT GARRY	2
BONNYCASTLE PARK	3
WETLAND GARDEN	4
SLIDE HILL	5
SHAW PARK	6
MEMORIAL PROVINCIAL PARK	7



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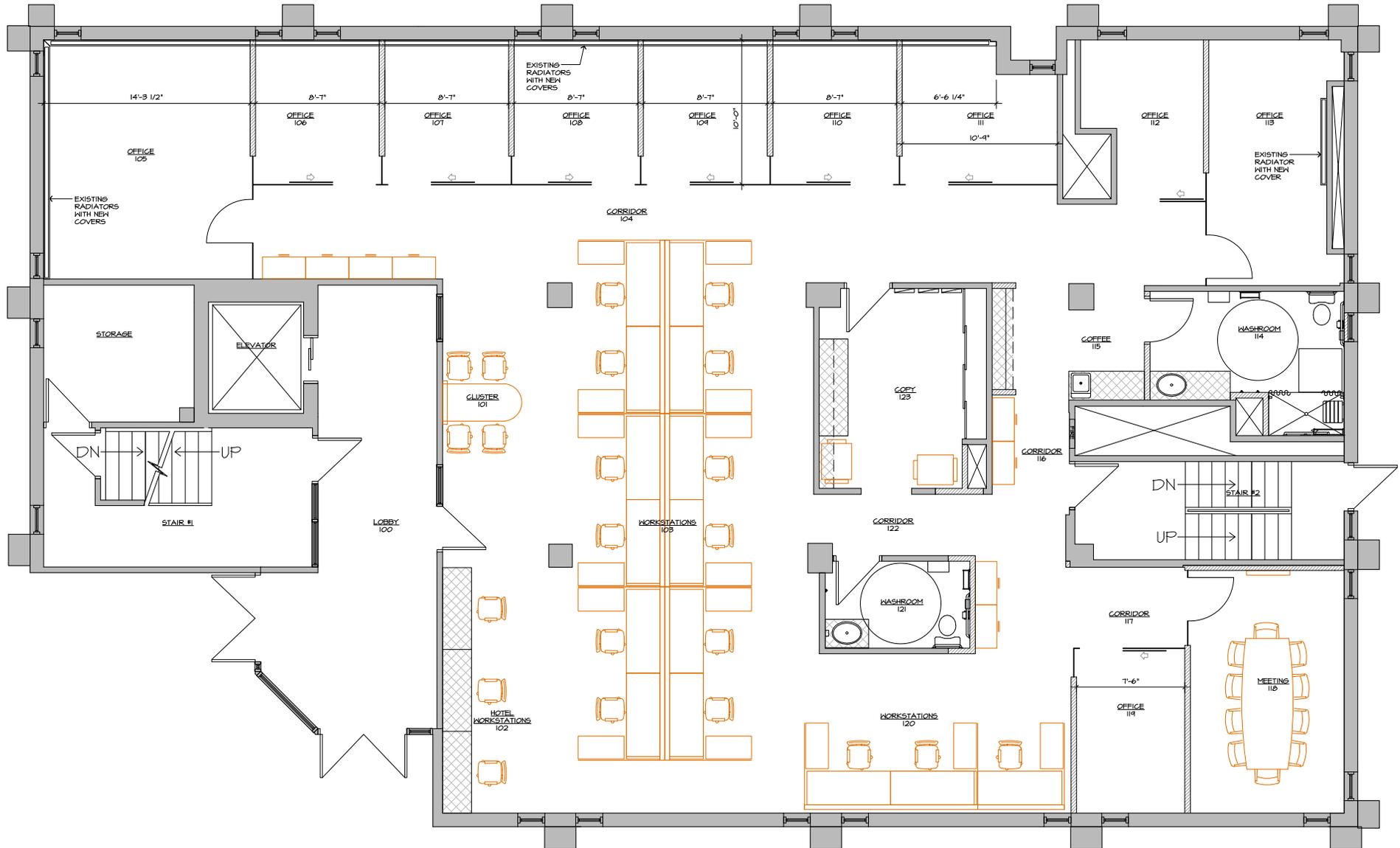






# MAIN LEVEL FLOOR PLAN

(+/-) 3,954 SF



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