

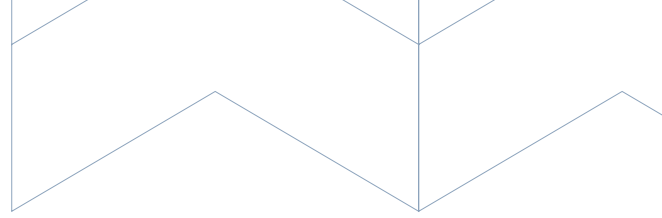


Unit 201 - 10 Donald Street, Winnipeg, Manitoba

# Modern Office at the Periphery of Downtown

For Lease





## Property Details

**+/- 2,662 sq. ft.**

UNIT SIZE

**\$15.00/sq. ft.**

NET RENT

**\$15.00/sq. ft.**

ADDITIONAL RENT (EST. 2023)

**Immediately**

AVAILABILITY DATE

**+/- 5 designated electrified stalls  
at market rates**

PARKING

## Features

- Turnkey second floor unit with modern fixtures in place
- Current configuration consists of +/- 8 private offices, meeting rooms, open work space and access to shared kitchenette and boardroom
- Unit benefits from a large supply of windows offering an abundance of natural light
- Ample on-site parking available for rent and landlord to designate specific visitor stalls to accommodate all tenancies
- Easily accessible by way of the Winnipeg Rapid Transit system at the Harkness Station which offers 15 different bus routes
- Tenants benefit from being strategically located at the edge of Downtown with easy access to the Donald bridge
- Situated in close proximity to a variety of amenities located at the Forks, Hargrave Street Market and Osborne and Corydon Villages



Boardroom

## Highlights



### High quality

DEVELOPED OFFICE SPACE IN  
PRIME LOCATION



### Walkable

LOCATION WITH ACCESS TO  
CLOSE BY AMENITIES



### Public transit

IN THE IMMEDIATE AREA



### Rarely available

ON-SITE PARKING

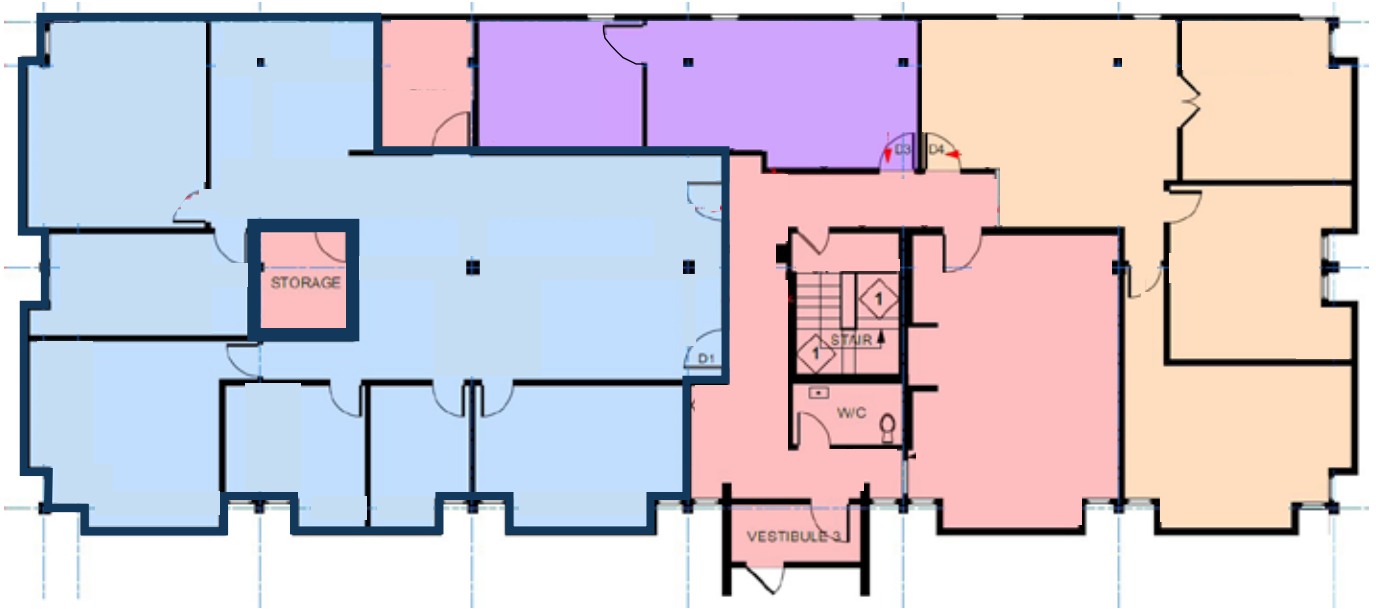
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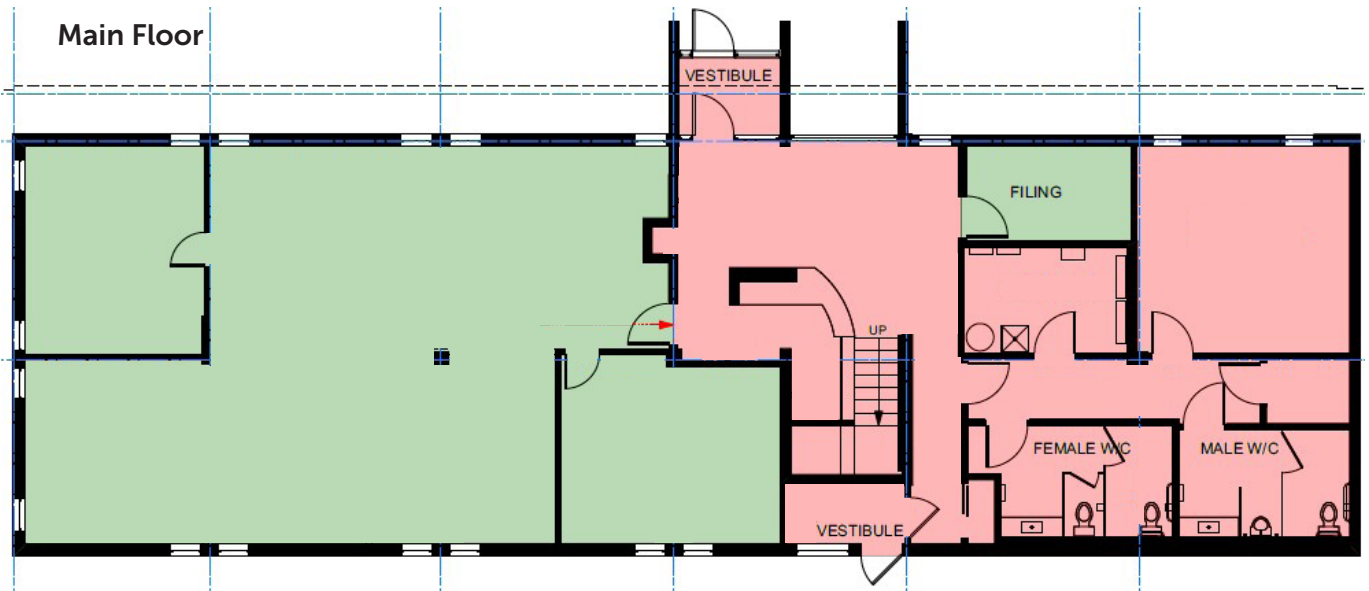
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# Floor Plan

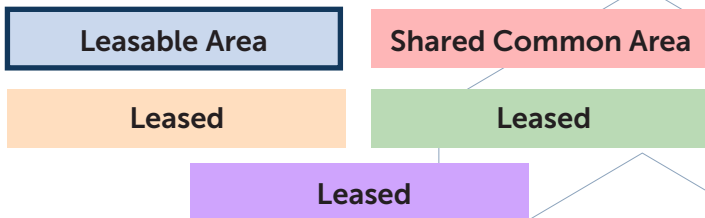
Second Floor



Main Floor



**LEGEND**



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**LEGEND**

- 1. Winnipeg Winter Club
- 2. The Forks
- 3. Canadian Muesum for Human Rights
- 4. Shaw Park
- 5. Via Rail
- 6. The Fort Garry Hotel
- 7. The Keg
- 8. Canada Life Centre
- 9. True North Square
- 10. RBC Convention Centre
- 11. Manitoba Legislative Building

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