

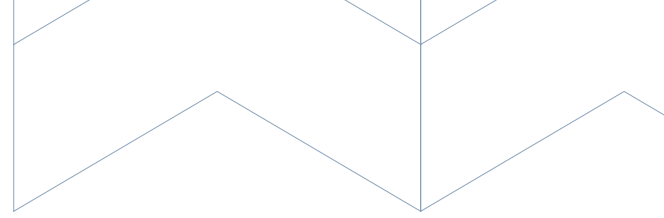


335 Donald Street, Winnipeg, Manitoba

# Renovated Historic Building in Downtown Winnipeg

For Lease





## Property Details

**+/- 5,900 sq. ft.** (FIRST FLOOR)  
**+/- 5,900 sq. ft.** (SECOND FLOOR)  
**+/- 4,756 sq. ft.** (THIRD FLOOR)

LEASEABLE SPACE

**+/- 16,555 sq. ft.**

BUILDING SIZE

**+/- 9,000 sq. ft.**

SITE SIZE

**To be negotiated**

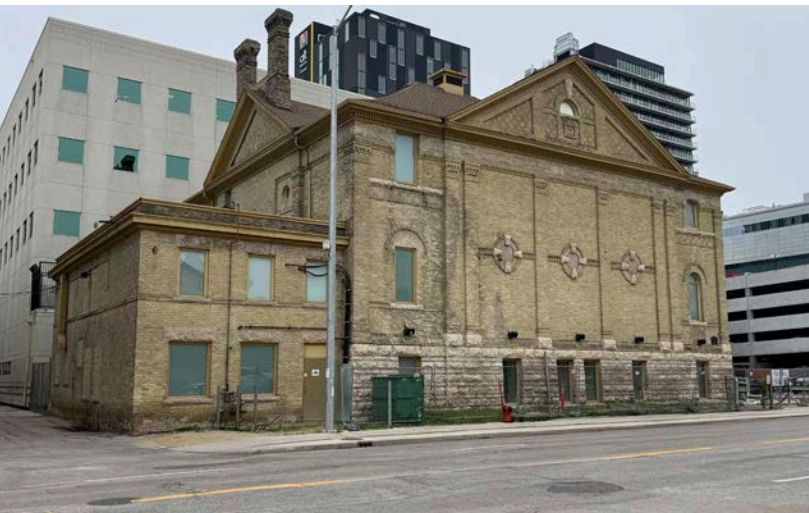
NET RENT

**\$5.50/ sq. ft.**

CAM & PROPERTY TAXES (2025 EST.)

## Features

- Rare opportunity to lease one of downtown Winnipeg's most iconic buildings, located just steps from Portage & Main
- Entire building available for lease, offering 3 floors of newly finished shell space totaling  $\pm 16,556$  SF
- Flexible leasing options with individual floors available:  $\pm 5,900$  SF on 1st & 2nd floors and  $\pm 4,756$  SF on the 3rd floor
- Elevator provides convenient access to all levels of the building
- Open-concept layouts with roughed-in washrooms on each floor, ready for tenant customization and fit-up
- Tenant Improvement allowance offered for qualified tenants to support build-out
- Multiple nearby parking options, including the Smith Street Parkade only a 1-minute walk away
- Expansive windows and soaring ceilings on every floor create bright, modern, light-filled spaces
- Fully upgraded and updated building systems for efficiency and reliability
- Main floor layout allows for the potential addition of a full kitchen
- Well-suited for office, restaurant, or lounge use



## Highlights



### Prime Location

IN THE HEART OF  
DOWNTOWN WINNIPEG



### Flexible Leasing

OPTIONS AVAILABLE



### Public Transit

IN THE IMMEDIATE AREA



### Abundant Parking

OPTIONS LOCATED NEARBY



# Floor Plan

Main Floor  
5,900 sf



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# Floor Plan

Second Floor  
5,900 sf



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# Floor Plan

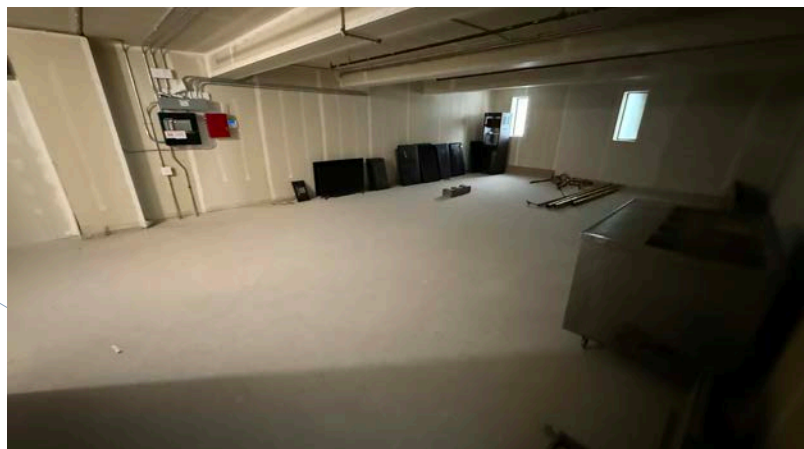
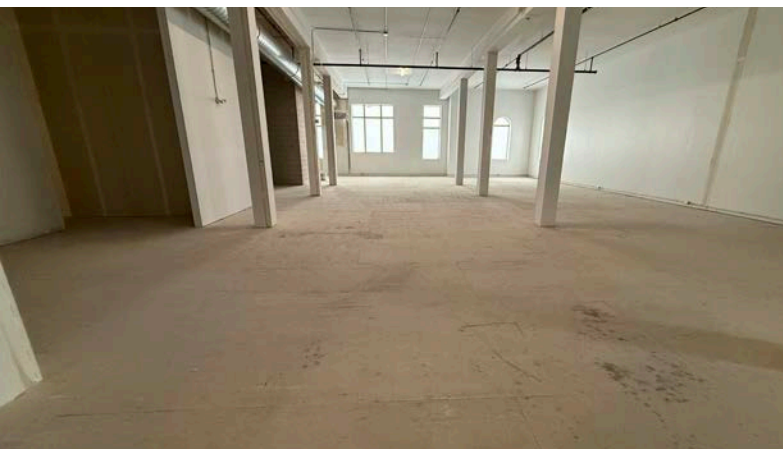
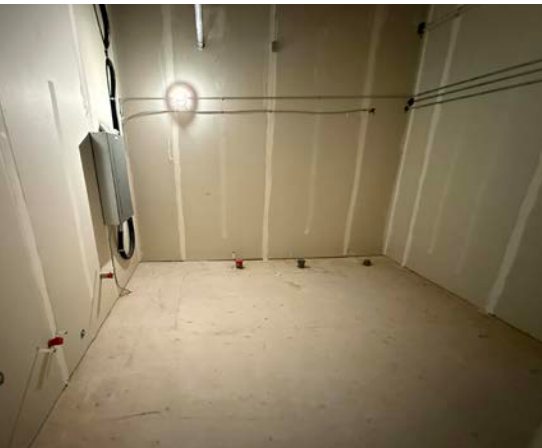
Third Floor  
4,756 sf



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*AI Rendering*

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**SUBJECT  
PROPERTY**



**LEGEND**

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

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