

FOR LEASE

Fully Developed Office Space

4 Donald Street, Winnipeg, Manitoba



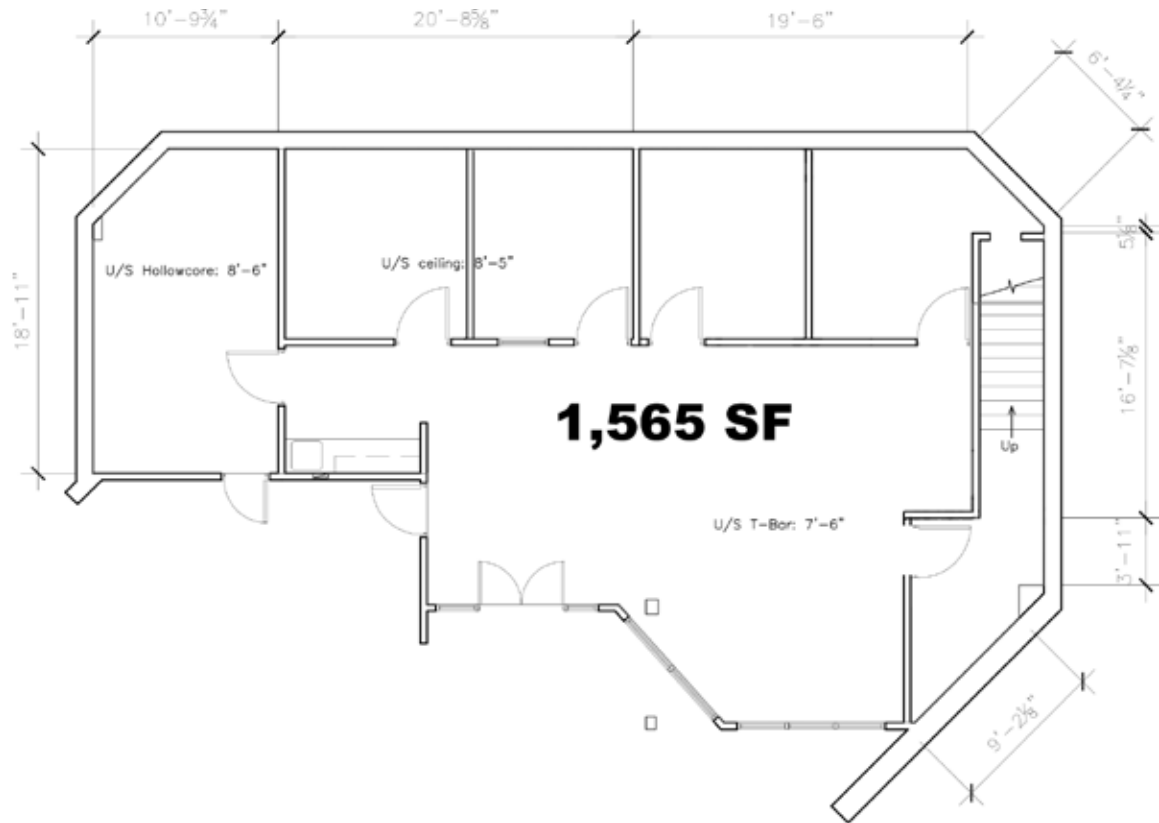
- Move-in ready office space
- Convenient location on the doorstep of Downtown & minutes from Osborne Village



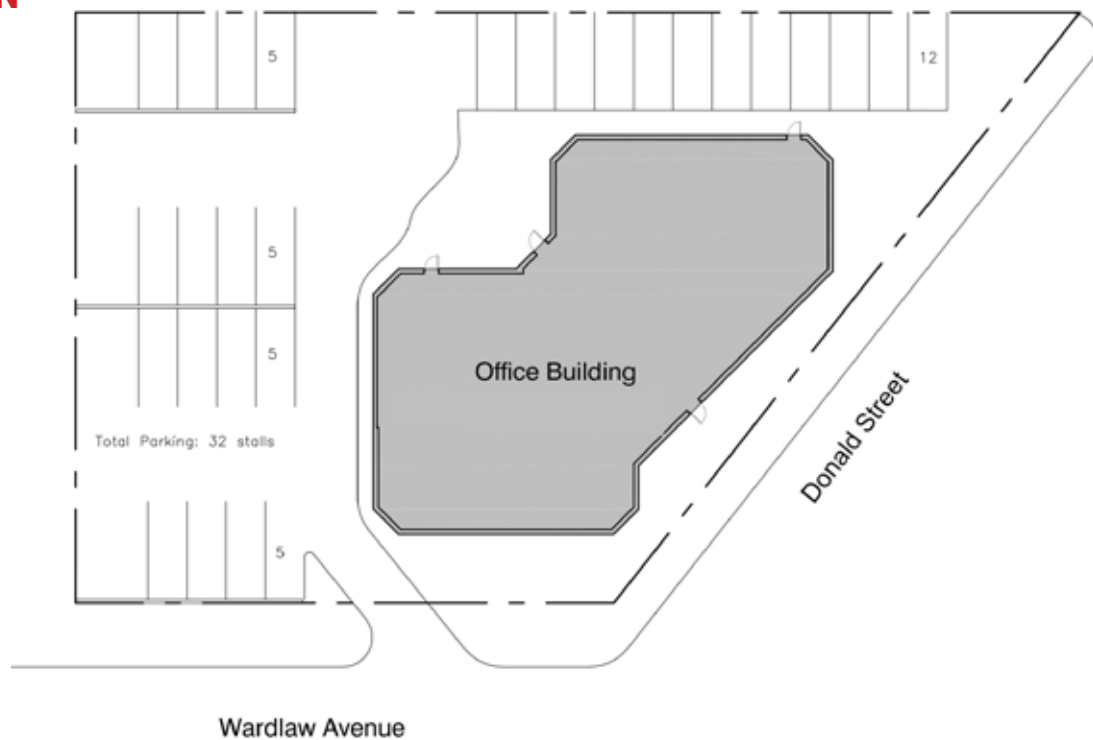
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LOWER LEVEL FLOOR PLAN



SITEPLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

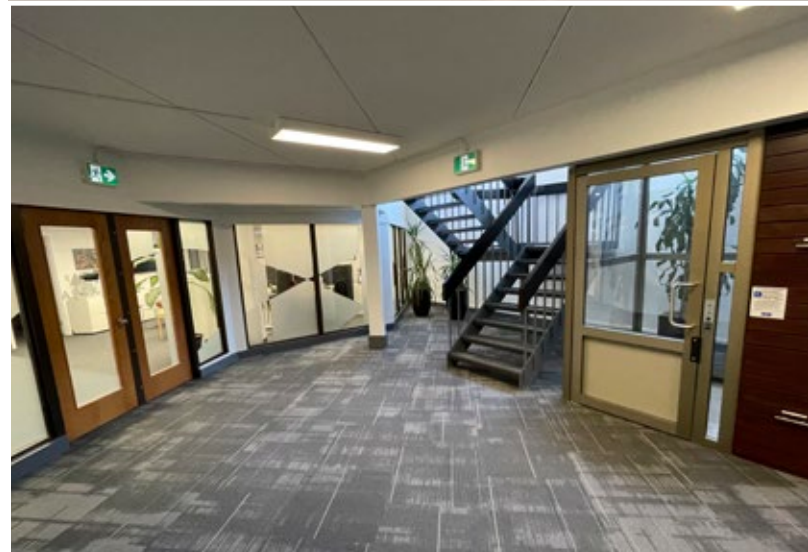
Lower Level Office	1,565 +/- SF
Available	February 1, 2022
Net Rent	\$14.00/SF
Additional Rent (est. 2021)	\$10.00/SF
Zoning	C2 - Community

FEATURES

- Professional and modern looking office building.
- Ample on-site parking.
- Excellent visibility from all directions.
- Prominent pylon signage available.
- Common 10 person boardroom amenity.
- New elevator lift, making the lower level fully accessible.
- Ideal for an accounting firm or law office.

LOCATION

- Prominent location on the northwest corner of Donald Street and Wardlaw Avenue, on the fringe of downtown Winnipeg.
- Building location offers all of the conveniences of downtown with its central location yet has the ease of access to several major transit routes.
- Located within walking distance of Osborne Village, directly adjacent to the Winnipeg Squash & Racquet Club and near the Winnipeg Winter Club.
- Near Southwest Rapid Transit Station and Confusion Corner.



Common Boardroom

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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