



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 refinished 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



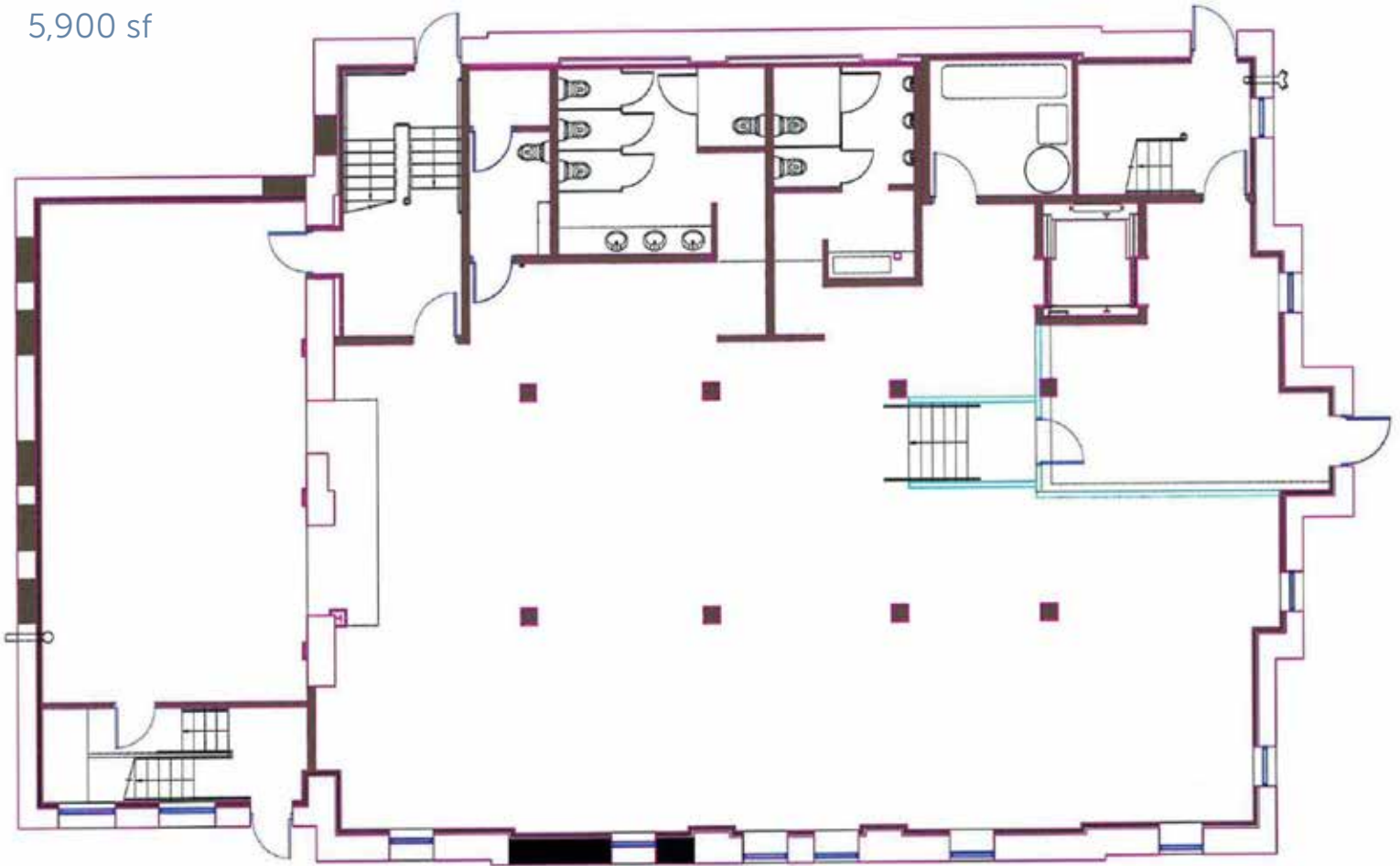
Abundant Parking

OPTIONS LOCATED NEARBY



Floor Plan

Main Floor
5,900 sf



For Lease



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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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