

COLLIERS INTERNATIONAL

305 Broadway, 5th Floor
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www.collierscanada.com



OFFICE SPACE FOR LEASE
In the heart of Downtown Winnipeg

cityplace

234 Donald Street | Winnipeg, MB

Accelerating success.

collierscanada.com

Available Space

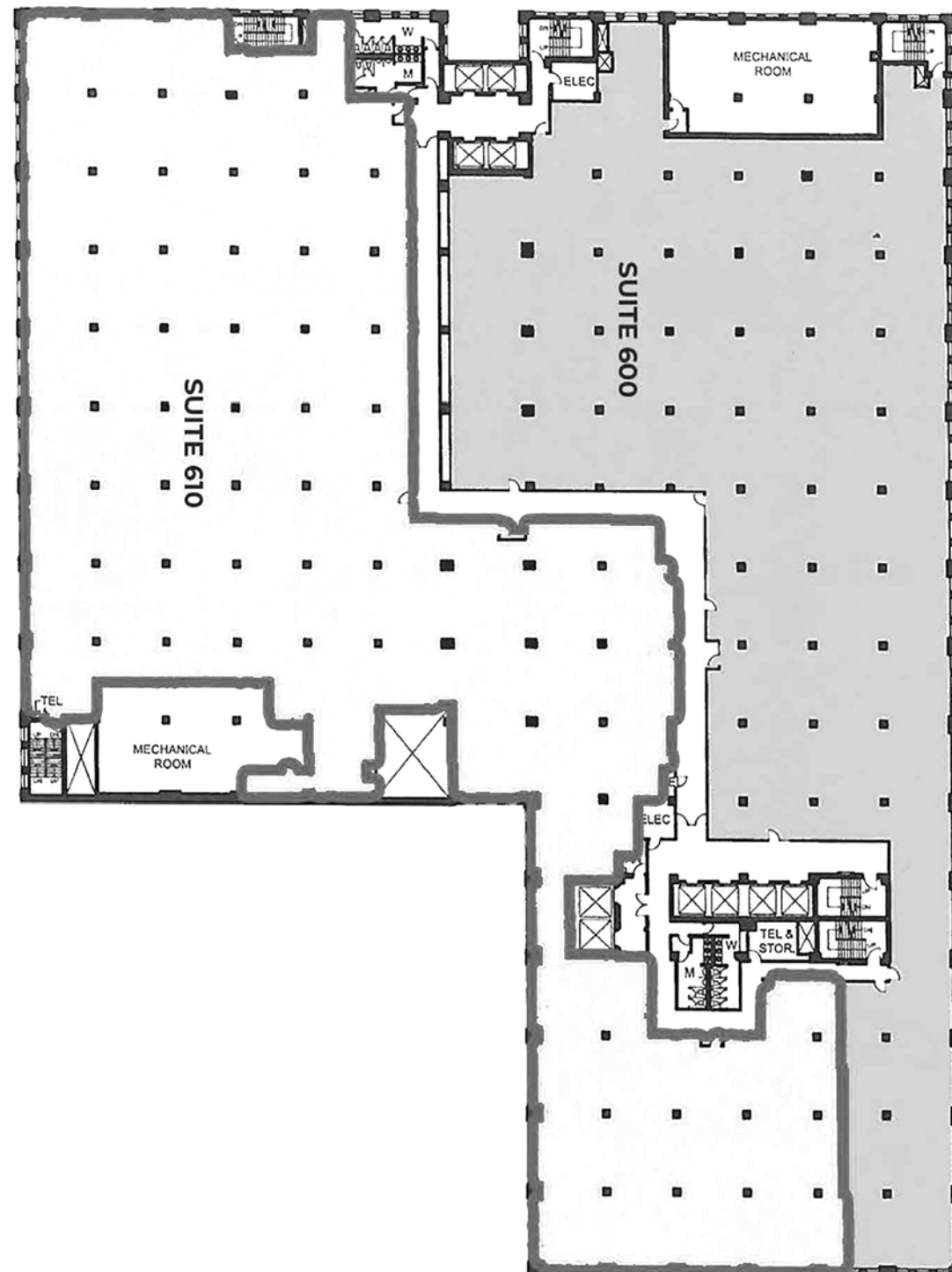
Civic Address	234 Donald Street
Available	41,022 SF
Net Rent	To Be Negotiated
Additional Rent	\$14.92/SF (2019 est.)
Parking Ratio	1:1,000 SF

Features

- 7,000 SF fitness centre located on 2nd level
- On-site day care facilities with outdoor space
- Full retail, service and medical/dental amenities located on levels 1 and 2
- On site parking with over 1,200 stalls
- Indoor secured bike storage room for tenants
- Climate controlled Skywalk to Bell MTS Place, True North Square, RBC Convention Centre, Millennium Library, Portage Avenue, and Main Street
- 18 restaurants anchored by Boston Pizza and Shark Club
- 24/7 security, CCTV indoor/outdoor and foot patrols
- Rooftop outdoor terrace on second level adjacent to the food court
- Elevator access with freight elevator



Floorplans





The S.H.E.D.

The Sports Hospitality Entertainment District

TRUE NORTH SQUARE

- Over 365,000 SF of Class A office space – Spring 2018
- 194 high-end residential rental units – Spring 2019
- 50,000 SF of retail space
- Hargrave Street Market – food hall & specialty grocery – Fall 2019

WAWANESA HEAD OFFICE – TRUE NORTH SQUARE

- Approximately 1,100 employees
- 19 floors
- 300,000 SF of office
- Estimated completion 2023

THE SUTTON PLACE HOTEL

- 430,000 SF
- 288 room, 18 storey hotel tower
- 130 suite 13 storey residential tower
- Estimated completion 2021

RBC CONVENTION CENTRE

- Winnipeg's premiere event facility for a variety of events from international, national and regional conventions
- Five-levels of over 260,000 SF of meeting and trade show space

BELL MTS PLACE

- Over 15,000 seating capacity
- Home of the Winnipeg Jets (NHL) and Manitoba Moose (AHL)
- Sporting and entertainment facility

MANITOBA HYDRO

- 22 storey building
- 2,245 occupant capacity
- 152 spaces of underground parking

ALT HOTEL

- 20 storey boutique hotel
- Completed in 2015

GLASSHOUSE SKYLOFTS

- 20 storey condo building
- 200 loft style suites
- Completed in 2016

330 MAIN STREET

- 30 storey residential tower
- 440 suites
- Under construction



Downtown Winnipeg

Welcome to Cityplace, one of downtown Winnipeg's most convenient shopping destinations. Located in the heart of the Sports, Entertainment and Hospitality District, Cityplace is the ideal stop for a lunch hour shop, a pre-game appetizer or a post-game drink.

You are only a short walk away from excellent dining, convenient shopping and the only gaming centre within downtown Winnipeg. Whether you work or live downtown or are a visitor staying in the area, Cityplace will provide you with a convenient and relaxed atmosphere in which to shop & eat. cityplacewinnipeg.com

You can't mention downtown without talking about Bell MTS Place, which is the home of both our NHL team, the Winnipeg Jets, and our AHL team, the Manitoba Moose. Bell MTS Place is also the go-to venue for big touring acts like Fleetwood Mac, Lady Gaga and Arcade Fire, and is one of the busiest arena venues in North America. Also in the SHED (Sports, Hospitality and Entertainment District) are cultural landmarks like the Burton Cummings Theatre, Dalnavert Museum, the Millennium Library, Canada's Royal Winnipeg Ballet and the restored Metropolitan Theatre. tourismwinnipeg.com

Skywalk System



38 buildings connected



11 million square feet connected



21,000 employees



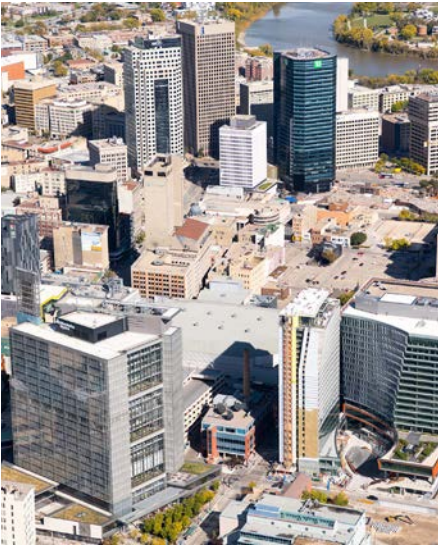
On-site Amenities

ENTERTAINMENT



The Shark Club Sports, Bar & Grill provides premium gaming, dining and entertainment. With downtown’s only Gaming Centre, 66 HDTV’s, DJ and state of the art sound system – it’s a great place to get together with your friends for a night you won’t soon forget.

After sitting at work all day, don’t you deserve a little fun? Luckily, Cityplace is at the epicentre of downtown entertainment. Next door to the Bell MTS Place and just a block away from the RBC Convention Centre, Cityplace is at the heart of the action.



DINING

From breakfast to a late night snack, Cityplace has something to satisfy every appetite. Visit one of our many Food Court merchants for a tasty bite. Stop by for lunch and enjoy a number of ethnically inspired culinary choices including Indian, Vietnamese, Japanese and more. Burgers, fries, burritos and subs are also available for your cravings.

Take your lunch to our outdoor terrace (open seasonally, 2nd level food court) and enjoy food and friends under the sun!

Looking for a little post-work or after-hours nosh? Stop by Boston Pizza, Bodegoes or Shark Club for an enjoyable atmosphere that is destined to make you come back for more.



SHOPPING



Shopping at Cityplace is quick and easy. With conveniences like the Liquor Mart, Rexall Drugstore, Coles Books and more, we're the perfect stop before you head home or out for an evening on the town.

Looking for a quick gift on your lunch hour? We can help you there too. Find what you're looking for at one of our specialty shops like Honshu Watch & Jewellery and complete your package with a card and gift wrap from Carlton Cards or a lottery ticket from the Lottery Ticket Centre (remember us when you win the big one!).

With so many services under one roof, you'll be sure to find whatever you need. There is a wealth of health related options including dentists, orthodontists, doctors, a medical lab and Rexall Drugstore.

If you're looking to travel, Vision Travel will help you get on your way. CIBC can help with all of your banking needs and Liberty Tax has your taxes covered.

With this type of stress-free convenience and simplicity, your day just a got a little easier.



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