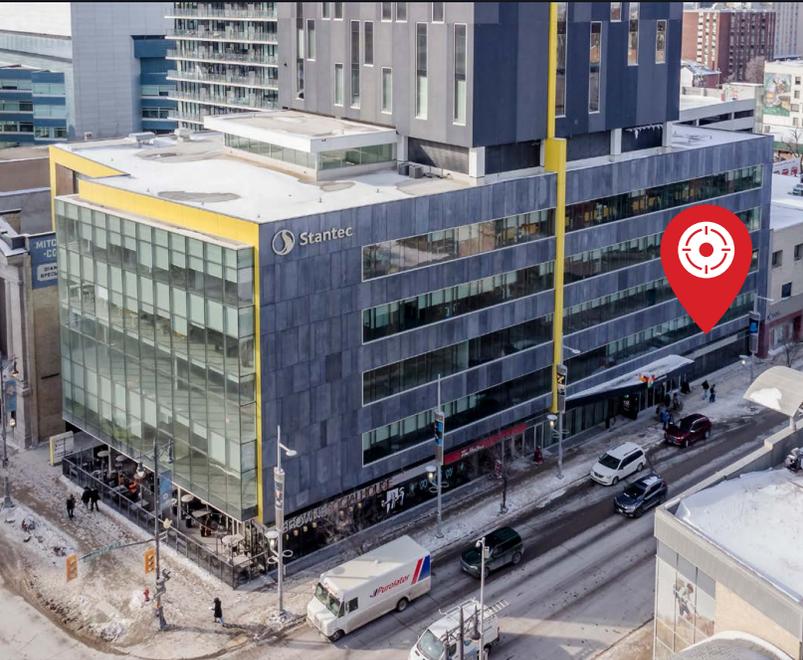


RESTAURANT SPACE FOR LEASE



# 314 Donald Street

WINNIPEG, MB



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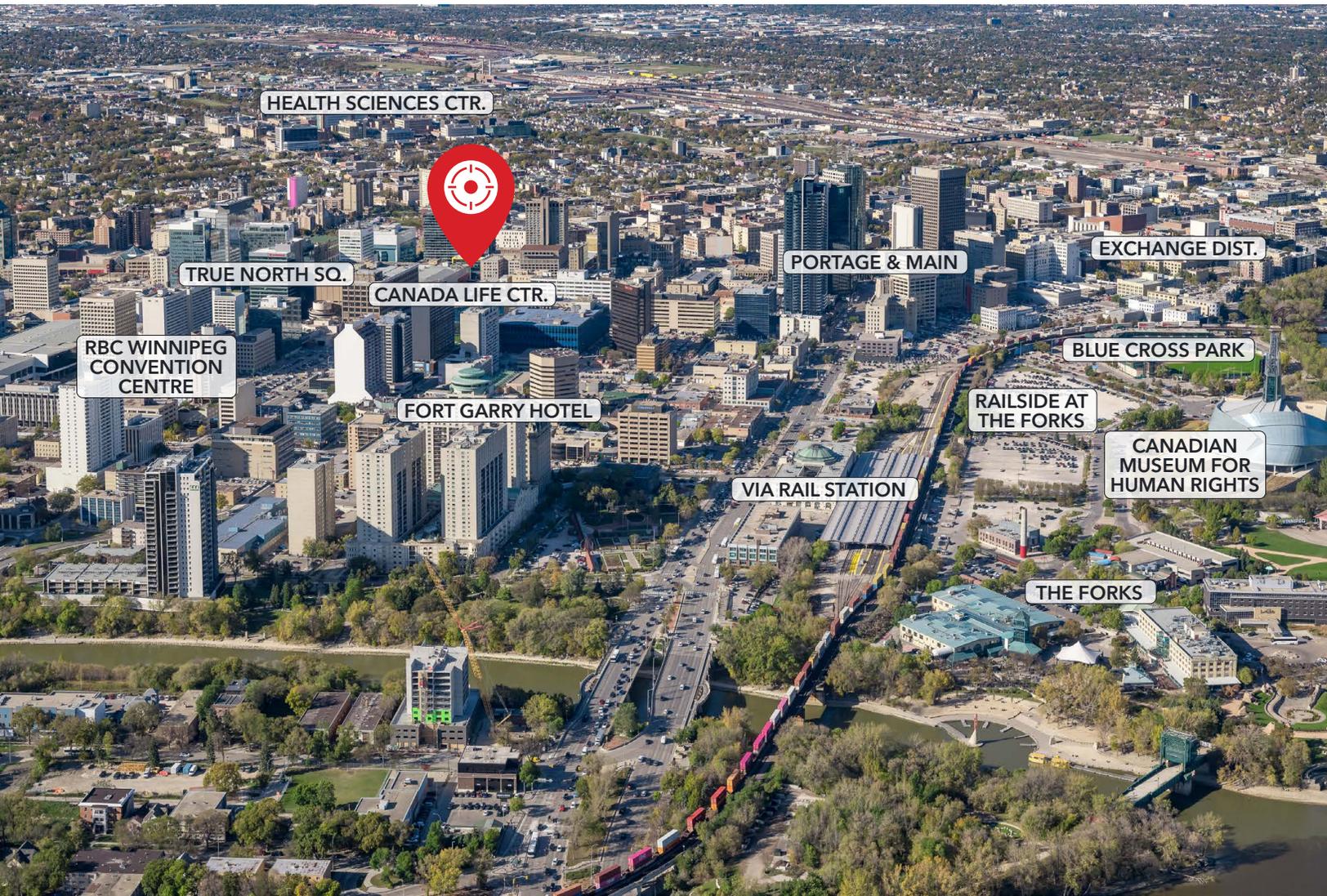
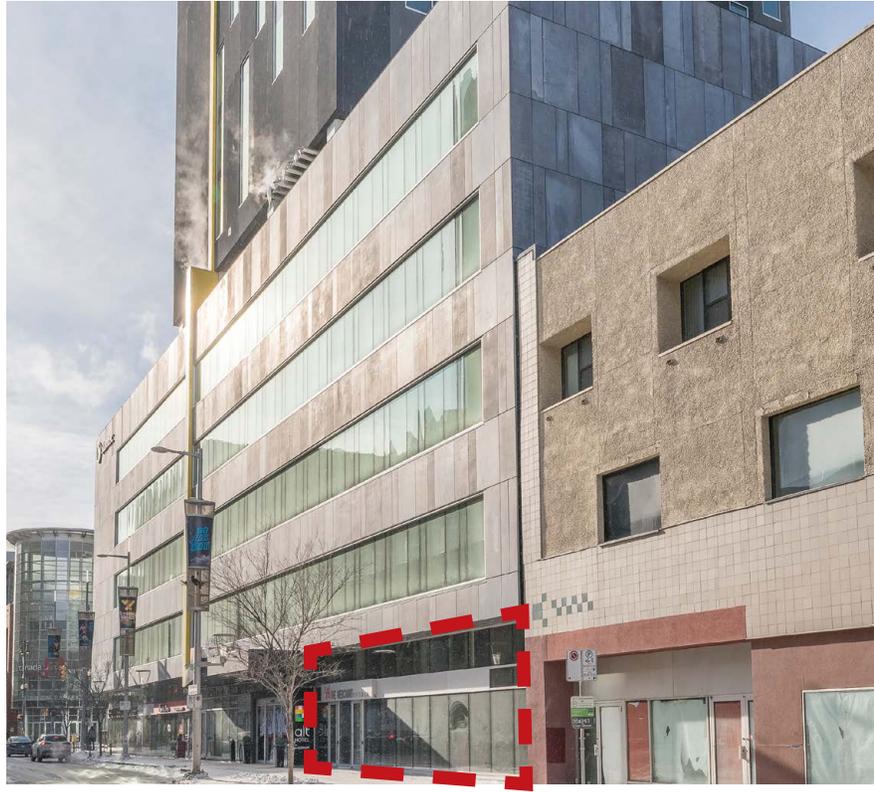
**PRESLEY BORDIAN**  
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*Services provided by Rennie Zegalski Personal Real Estate Corporation*



# INTRODUCING 314 DONALD STREET

Capital Commercial Real Estate Services is pleased to offer prime main-floor restaurant & patio space within the Centrepoint Building. Strategically positioned in downtown Winnipeg's SHED (Sports, Hospitality & Entertainment District), this location sits directly across from Canada Life Centre at the intersection of Portage Avenue and Donald Street. The property is highly visible and benefits from surrounding office, hospitality, entertainment, and event traffic. Additionally, the space features convenient access to 401 parkade stalls via an above-ground walkway.



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## PROPERTY DETAILS

<b>AREA AVAILABLE (+/-)</b>	4,598 sq. ft.
<b>ASKING BASIC RENT</b>	\$25.00 per sq. ft.
<b>ADDITIONAL RENT</b>	\$17.89 per sq. ft. inclusive of mgmt. fee
<b>PATIO AREA (+/-)</b>	450 sq. ft.
<b>MECHANICAL</b>	TBD
<b>ELECTRICAL</b>	Panel A: 120V/208V Panel B: 120V/208V Panel C: 347V/600V
<b>UTILITIES</b>	Separately metered
<b>PARKING</b>	Parkade: 1 stall per 256 sq. ft. at Landlords monthly charge Street and surface lots steps away
<b>LOADING</b>	Secured shared loading dock at rear of premises
<b>AVAILABILITY</b>	Immediately

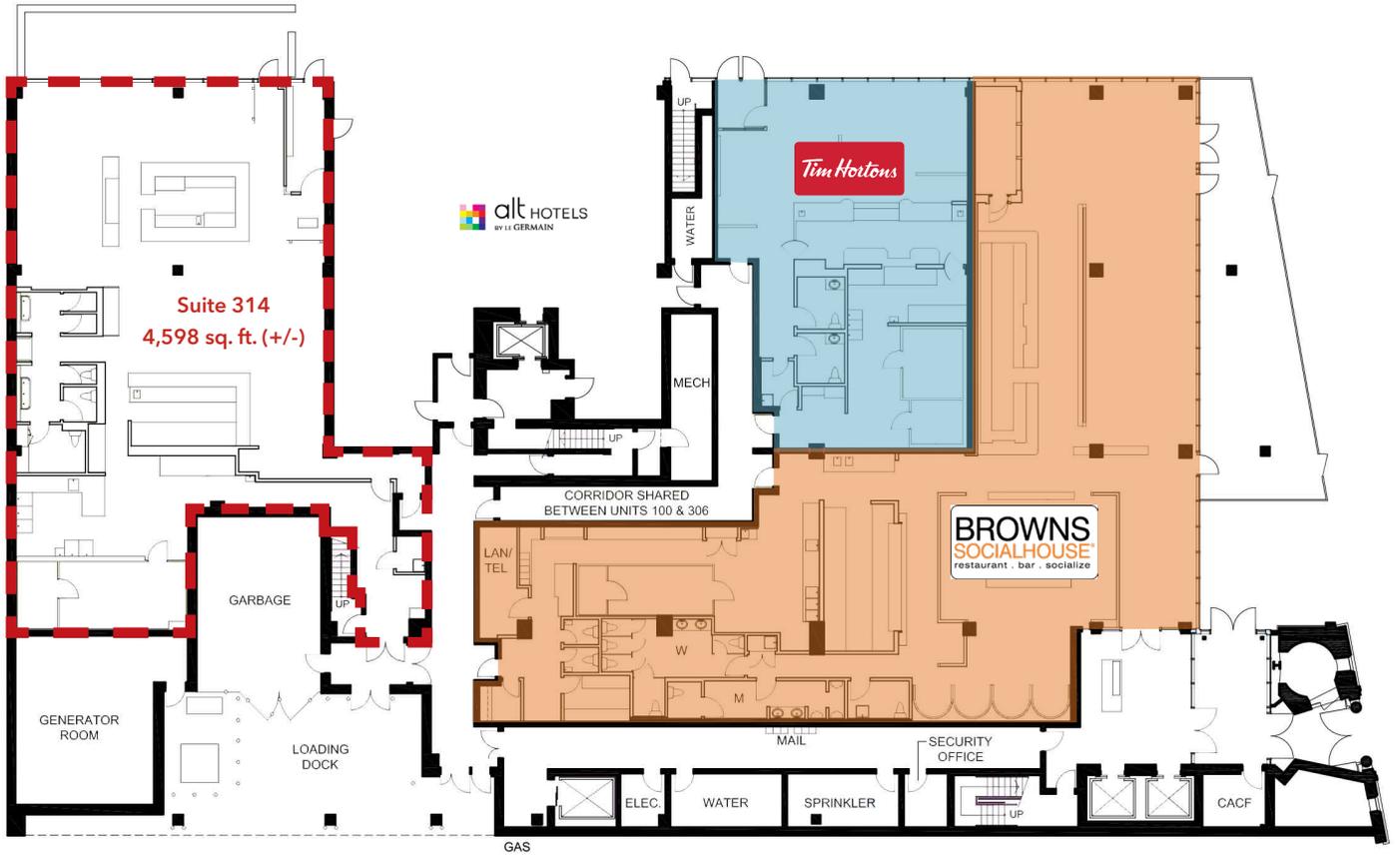
### HIGHLIGHTS

- Opportunity to join the Alt Hotel within the SHED
- Fully improved main-floor restaurant with existing kitchen infrastructure, bar area, and dining layout
- Consistent foot traffic tied to Jets games, concerts, conventions, and hotel guests
- Prominent frontage on Donald Street with additional signage opportunities along Portage Avenue
- Street parking and nearby hourly parking are available just steps away

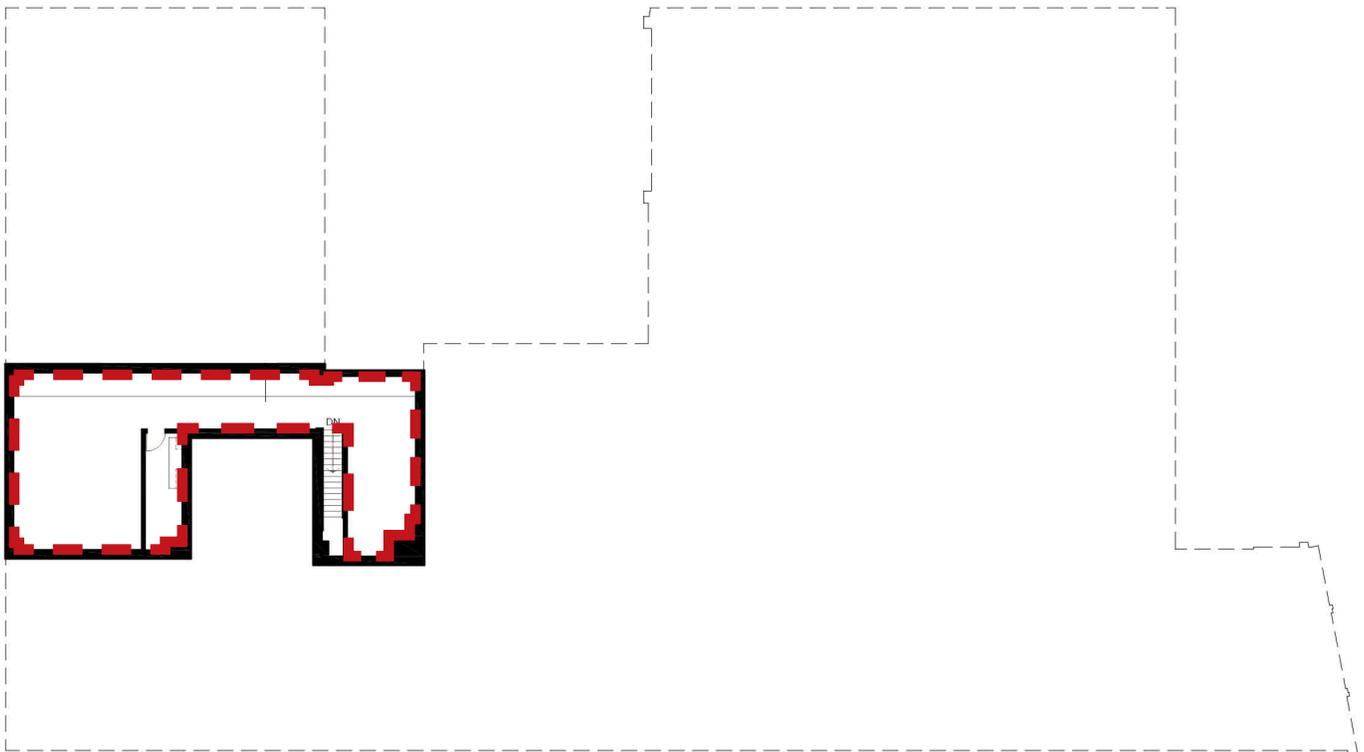


# FLOOR PLAN

## MAIN FLOOR

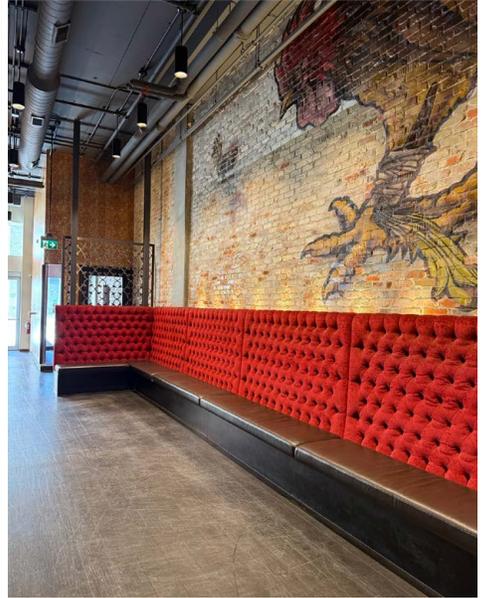
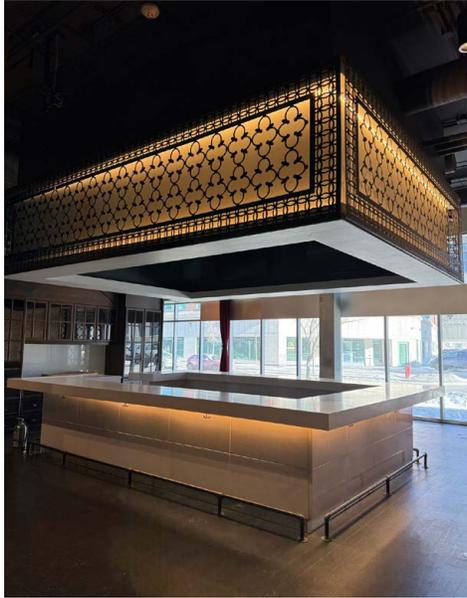


## MEZZANINE





# INTERIOR PHOTOS



# THE SHED

## (SPORTS, HOSPITALITY & ENTERTAINMENT DISTRICT)

The Property is in the vibrant Winnipeg Sports, Hospitality and Entertainment District which has been under continuous development since 2004 when the Canada Life Centre was completed. The SHED is now a focal point for the City's downtown core and has created a prime commercial, social and cultural hub for downtown Winnipeg. The SHED is home to Manitoba Hydro Place, Canada Life Centre, the RBC Convention Centre, Centrepoint and True North Square. Recent SHED district development activity includes 242 Hargrave Street, 225 Carlton Street, Sutton Place Hotel and Residences, and the Wawanesa Insurance Tower.

**11**

city blocks in the heart of downtown

**1**

NHL arena & major concert venue

**4**

hotels including the Alt Hotel at Centrepoint

**20+**

restaurants including Gusto North and Rudy's

**1.8k**

new downtown residential units completed since 2016

**5**

entertainment venues including the Royal Winnipeg Ballet and the MET



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## Contact

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