

# FOR LEASE

A Building - 700 Montreal Rd.  
Ottawa, ON



**SPACE TYPE | OFFICE**

**BASE RENT | CONTACT LISTING AGENT**

**ADDITIONAL RENT | \$16.00\***

\*Approx. for 2023

Located in Ottawa's East end, this 3-storey office building has a welcoming entrance and foyer, multiple wings, an executive floor and cafeteria set up. Staff will enjoy its easy access, onsite parking and access to transit.

- Three building campus with extensive parking including EV stations
- WELL Certification™ in 2023
- Large windows with views of the patio
- Executive level on top floor
- Multiple meeting rooms and collaboration areas
- A mix of open workspaces and closed offices
- One elevator
- 24/7 security, daily cleaning, and onsite property/facility management teams
- Onsite storage available
- Parking available
- Option to lease fully furnished 'plug and play', or unfurnished

## SUMMARY OF SALIENT FACTS

Land Area: 9.99ha

Floor Area: 142,636 SF

Parking: 614 surface spaces, 329 indoor spaces

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## AVAILABLE OFFICE SPACE:

Floor	Rentable Area	Use	Features
A3	34,119 SF	Office	Entire floor plate available. A mix of executive board rooms, executive suites, meeting rooms, collaboration areas, open and closed office spaces. Can come fully furnished or unfurnished. Hardwood finishes. Multiple kitchenette and service nook areas. Large windows with some overlooking the patio.
A2	34,239 SF	Office	Entire floor plate available. A mix of meeting rooms, collaboration areas, closed and open office spaces with some sit/stand desks and lower panels. Can come fully furnished or unfurnished – one wing of this floor has newer furnishings. Multiple kitchenette and service nook areas. Large windows with some overlooking the patio.
A1	32,520 SF	Office	Entire floor plate available. A mix of meeting rooms, collaboration areas, closed and open office spaces with some sit/stand desks and lower panels. Can come fully furnished or unfurnished. Multiple kitchenette and service nook areas. Large windows with some overlooking the patio.
A1	4,252 SF	Former Cafeteria	Full cafeteria set up for 172 people. All kitchen equipment included. Inventory list available.
A0	31,177 SF	Office	A mix of meeting rooms, training rooms, open and closed office spaces. Can come fully furnished or unfurnished. Kitchenette and service nook area.
A0	1,679 SF	Former Fitness Centre	Previously occupied by a gym, perfectly set up for a martial arts studio, dance academy or personal trainer. Reception area, washrooms/change rooms, padded flooring, closed studio with carpet flooring and floor to ceiling mirrors.



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- ✓ Furniture available
- ✓ Meeting rooms
- ✓ Collaboration areas
- ✓ Natural light
- ✓ One wing with newer furniture and carpet tiles

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- ✓ Executive suites with large executive boardroom
- ✓ Furniture available
- ✓ Natural light
- ✓ Window blinds



- ✓ Private meeting rooms
- ✓ Multiple service nooks
- ✓ Hardwood finishes
- ✓ Some windows overlooking patio

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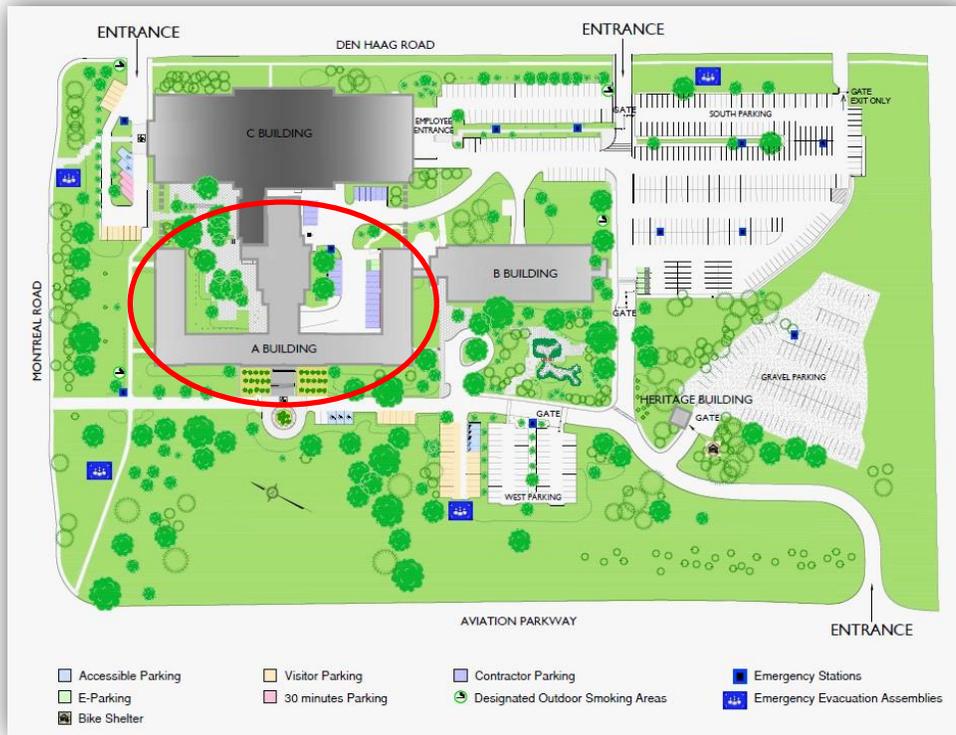


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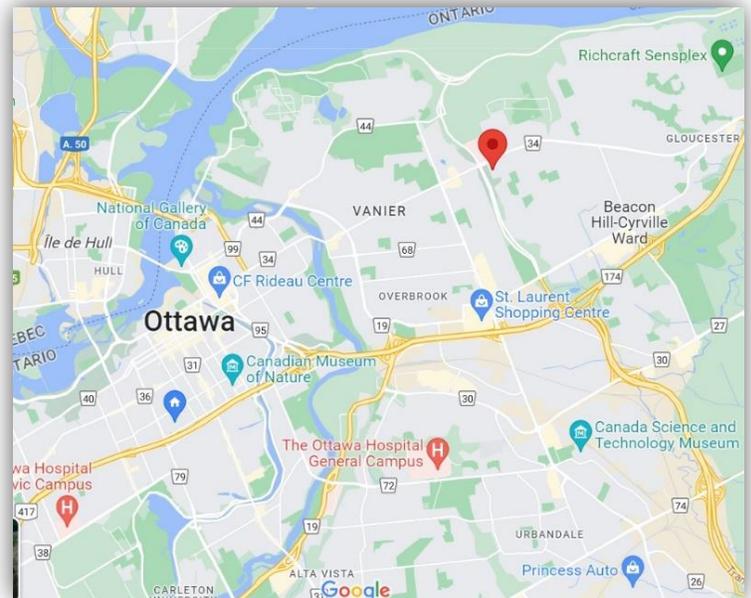
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## SITE MAP



## LOCATION MAP



**FOR MORE INFORMATION  
PLEASE CONTACT:**

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