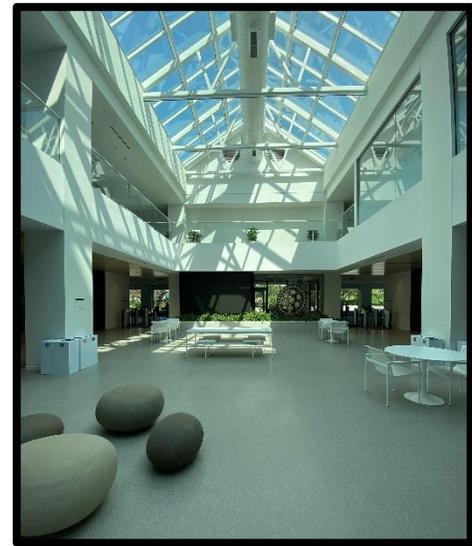


FOR LEASE

C Building - 700 Montreal Rd.,
Ottawa, ON



SPACE TYPE | OFFICE

BASE RENT | CONTACT LISTING AGENT

ADDITIONAL RENT | \$18.35*

*Approx. for 2023

Located in Ottawa's East end this fully renovated, 8-storey office building has exceptional upgrades, finishes and views. Staff will enjoy its easy access, onsite parking, access to transit and onsite amenities.

- Three building campus with extensive parking incl. EV stations and direct building access to two levels of indoor parking.
- Substantial renovations to 'C' Building completed in November 2022 incl. all new HVAC and remodeled elevators.
- WELL Certified in 2023.
- Significant views from all sides allowing for an abundance of natural light.
- Direct access to amenities including food services (catering available), running track and state of the art gym (\$), quiet work rooms, Innovation Centre and Lab, lounge/serenity rooms, showers, day lockers, wellness centre including a prayer room, smudging room, lactation room, and first aid room. Green house and atrium leading to a large outdoor patio area with seating spaces and gardens.
- Online booking system for hubs, meeting rooms, collaboration areas, project rooms and workstations on various floors.
- Government entity/Landlord occupying from floors C0 and C3-C6. Floors C7 and C8 available for lease only (top two floors).
- Onsite storage available.
- 24/7 security, daily cleaning, and onsite property/facility management teams.
- Onsite daycare (\$).

SUMMARY OF SALIENT FACTS

Land Area: 9.99ha

Floor Area: 231,975 RSF

Parking: 614 surface spaces, 329 indoor spaces

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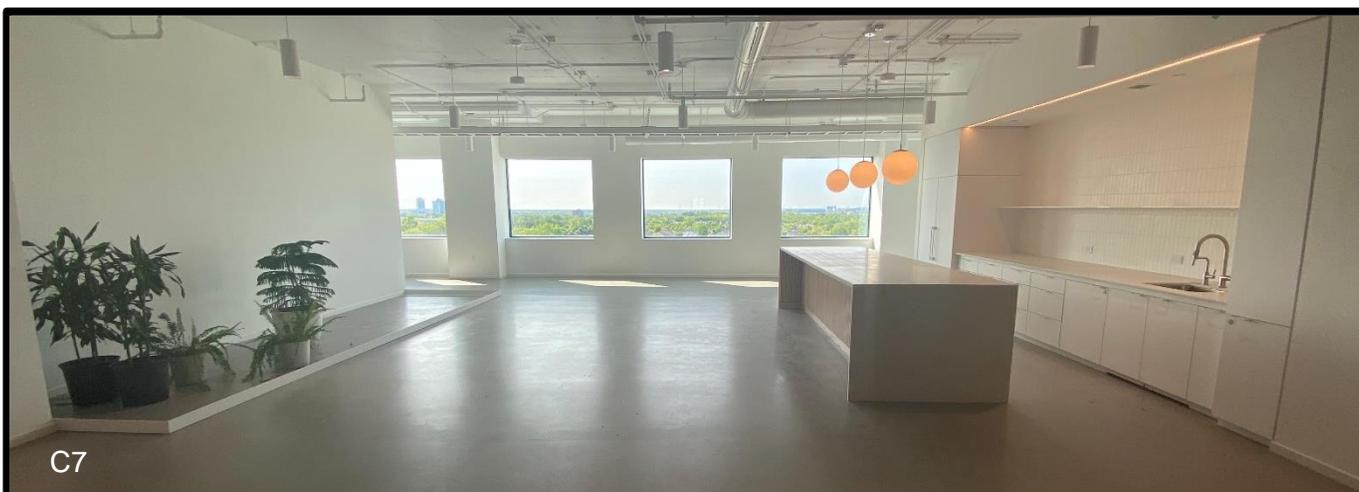
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C Building - 700 Montreal Rd.,
Ottawa, ON

AVAILABLE OFFICE SPACE:

Floor	Rentable Area	Use	Features
C7	20,788 SF	Office	Entire floor plate available. Fully built out space completed in November 2022. Modern finishes including a large kitchenette, meeting rooms, collaboration rooms, phone booths, huddle rooms, and potential for an open workstation layout. Great views/natural light from all sides.
C8	19,683 SF	Office	Entire floor plate available. Shell space. Can be built to suit tenant's needs. M&E rough in completed. Drawings available. Kitchenette built in. Great views from all sides.



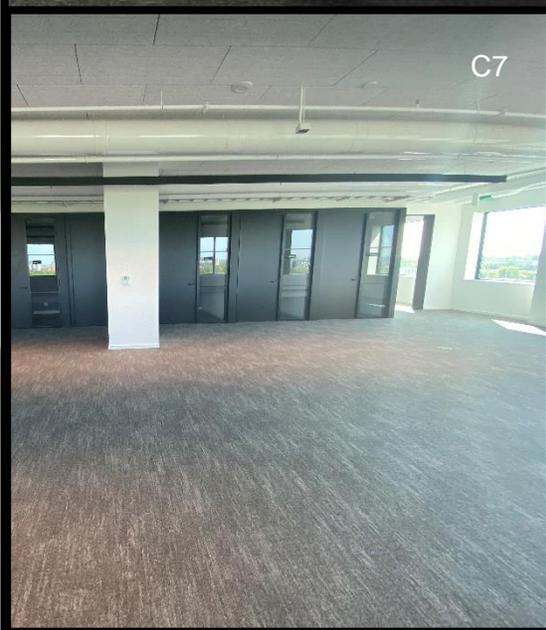
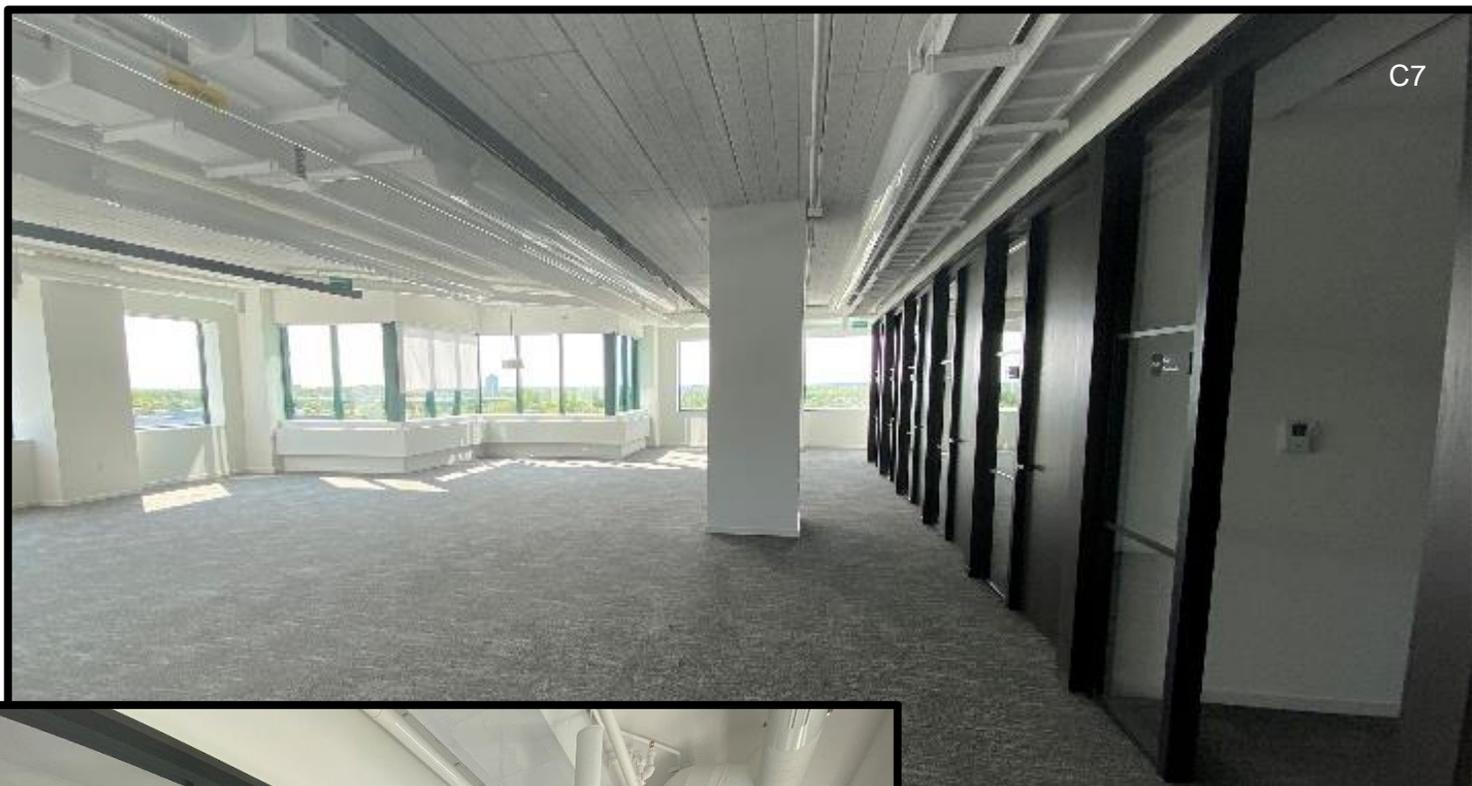
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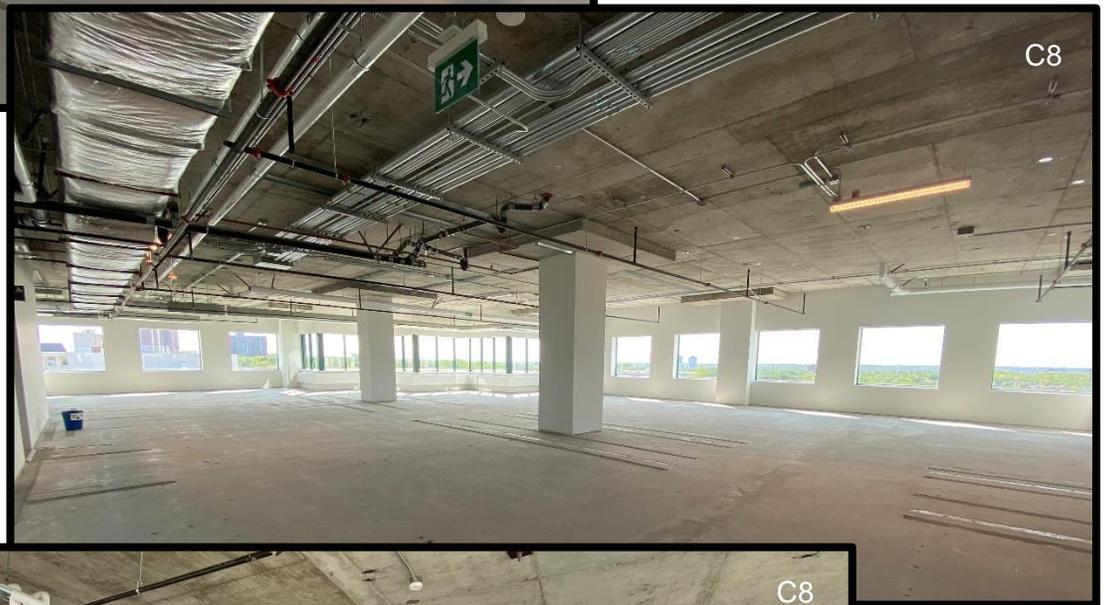
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