

FOR LEASE

205 CATHERINE STREET

Ottawa, ON K2P1C3



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OFFERING SUMMARY

Available Space:	approx. 2,725 - 20,341 SF
Lease Rate:	approx. \$13.50 - 17.50 SF/yr (NNN)
Additional Rent:	approx. \$10.00 SF/yr
Zoning	GM3 F(3.0) H(19)

PROPERTY OVERVIEW

Office suites available in a prime Centretown location near the corner of Catherine and Bank Street. The ground level suite (approx. 5,881 SF) features a reception, multiple enclosed offices, multiple board/meetings rooms, a kitchenette, shared washrooms, and a large collaborative workspace. The suite also features storage, an open workspace, and a high-level security room for proprietary information on the lower level.

The lower level space (approx. 8,746 SF) features an open reception/waiting area, multiple enclosed offices, multiple board/meeting rooms, in-suite washrooms, a kitchenette, a large collaborative workspace, and access to a freight elevator. Both suites can be combined for a total size of 14,627 SF.

The second floor features two available office suites - Suite 400 is a second floor walk-up offering approximately 2,725 SF and features nine (9) enclosed offices and kitchenette. Suite 300 is a second-floor walk-up offering approximately 2,989 SF and features a reception area, three (3) enclosed offices, a large collaborative workspace, and a kitchenette perfect for a modern, flexible work environment. The building has large windows for abundant natural light and concrete construction for a quiet, professional atmosphere.

PROPERTY HIGHLIGHTS

- Ground Floor and Lower Level available immediately.
- Suite 300 & Suite 400 available August 1st, 2025.
- Building does not include elevator, all units are walk-up only.
- Building features loading dock and freight elevator.
- Parking available at additional cost - 11 spaces (Ground Floor), 6 spaces (Lower Level), 8 spaces (Suite 300), 9 spaces (Suite 400) on and off-site.
- Central location with ample amenities nearby including the Rideau Canal, the Canadian Museum of Nature and Lansdowne. Quick and easy access to public transit and HWY 417.
- Utilities included.

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Lease Spaces



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space Available: 2,725 - 20,341 SF Lease Rate: approx. \$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B01 and B02, Lower Level	Available	8,746 SF	NNN	\$13.50 SF/yr	Additional Rent: approx. \$10.00 PSF
Suite 101, Ground Floor	Available	5,881 SF	NNN	\$17.50 SF/yr	Additional Rent: approx. \$10.00 PSF
Ground and Lower Level	Available	14,627 SF	NNN	\$17.50 SF/yr	Additional Rent: approx. \$10.00 PSF
Suite 300, Second Floor	Available	2,989 SF	NNN	\$17.50 SF/yr	Additional Rent: approx. \$10.00 PSF
Suite 400, Second Floor	Available	2,725 SF	NNN	\$17.50 SF/yr	Additional Rent: approx. \$10.00 PSF
Ground, Second Floor and Lower Level	Available	20,341 SF	NNN	\$17.50 SF/yr	Additional Rent: approx. \$10.00 PSF

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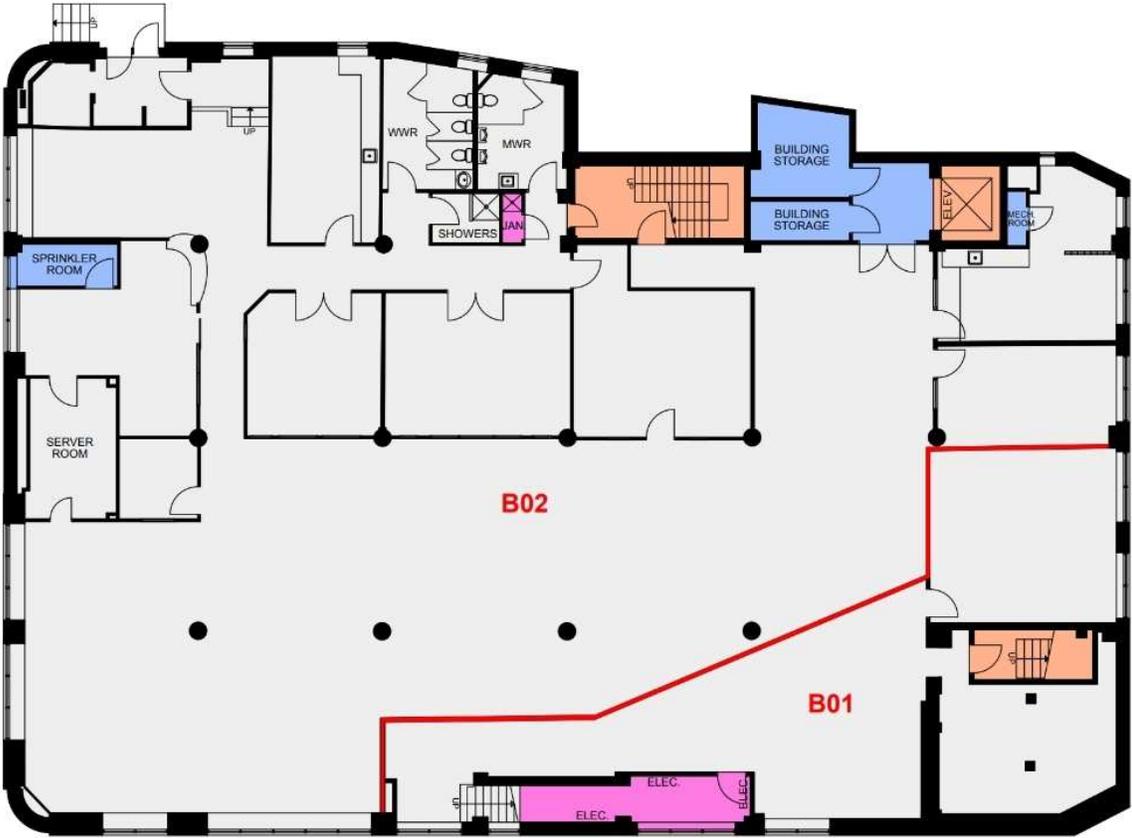
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205 CATHERINE STREET OTTAWA, ON K2P1C3

Floor Plan - Lower Level, Suite B01 and B02

- Rentable Exclusions
- Non-Allocated Tenant Areas
- Tenant Usable Areas
- Tenant Ancillary Areas
- Building Amenity Areas
- Inter-Allocated Amenity Areas
- Building Service Areas
- Inter-Allocated Service Areas
- Floor Service Areas



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205 CATHERINE STREET OTTAWA, ON K2P1C3

Floor Plan - Ground Floor, Suite 101

- Rentable Exclusions
- Non-Allocated Tenant Areas
- Tenant Usable Areas
- Tenant Ancillary Areas
- Building Amenity Areas
- Inter-Allocated Amenity Areas
- Building Service Areas
- Inter-Allocated Service Areas
- Floor Service Areas



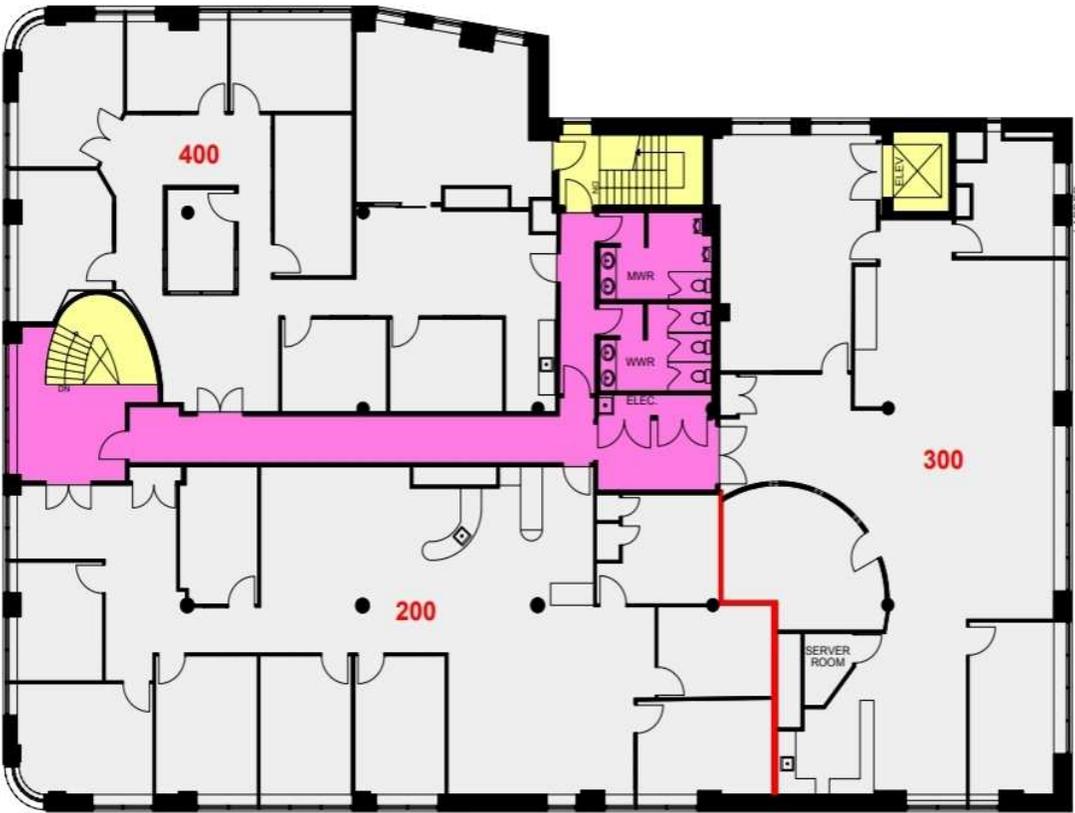
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Floor Plan - Second Floor, Suite 300 and Suite 400



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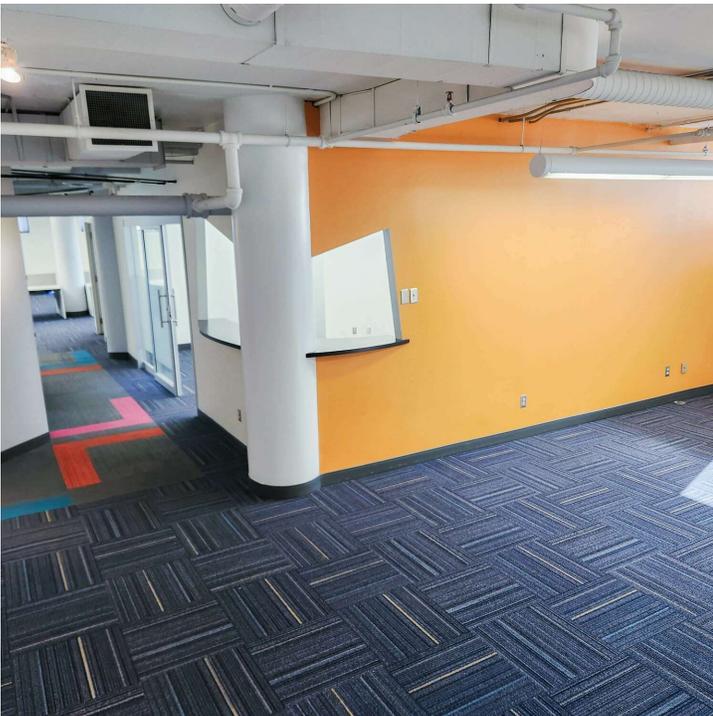
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Additional Photos - Lower Level, Suite B01 and Suite B02



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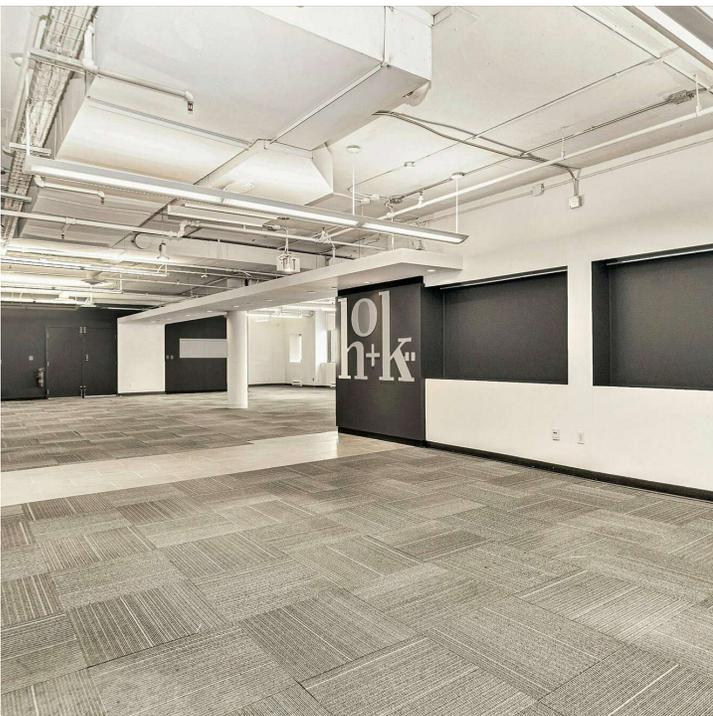
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Additional Photos - Ground Floor, Suite 101



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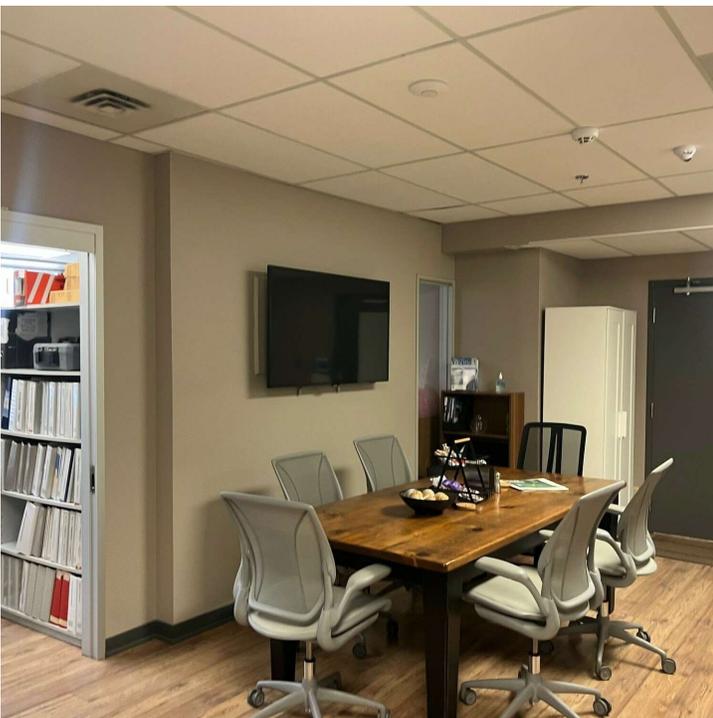
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Additional Photos - Second Floor, Suite 300



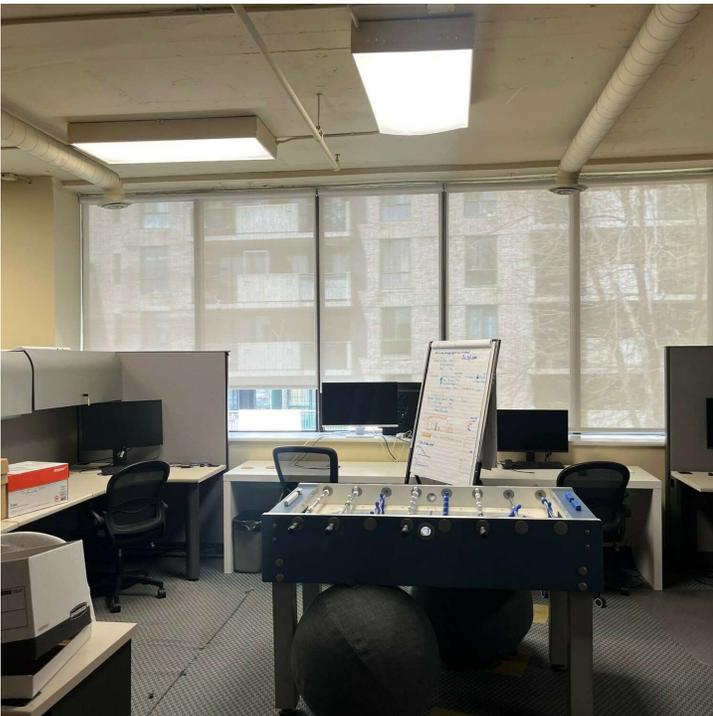
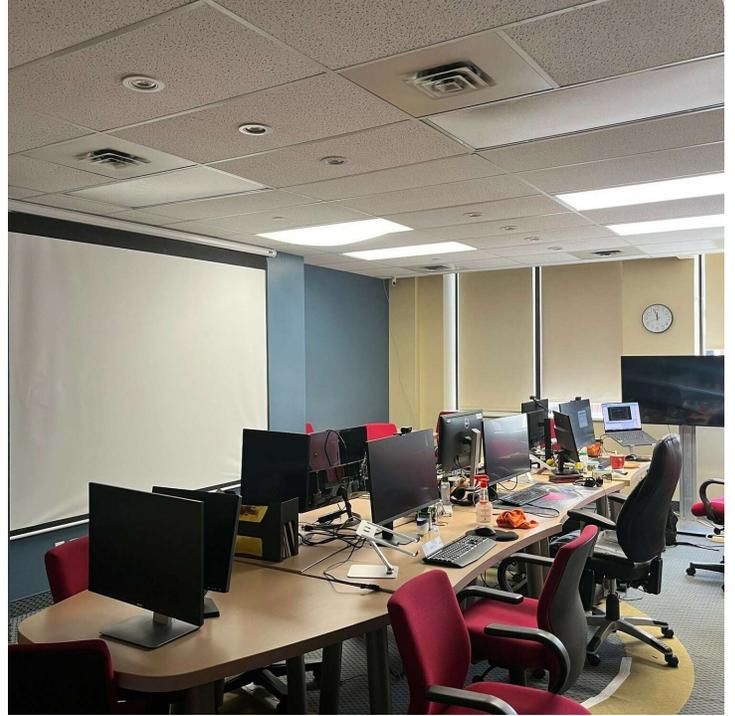
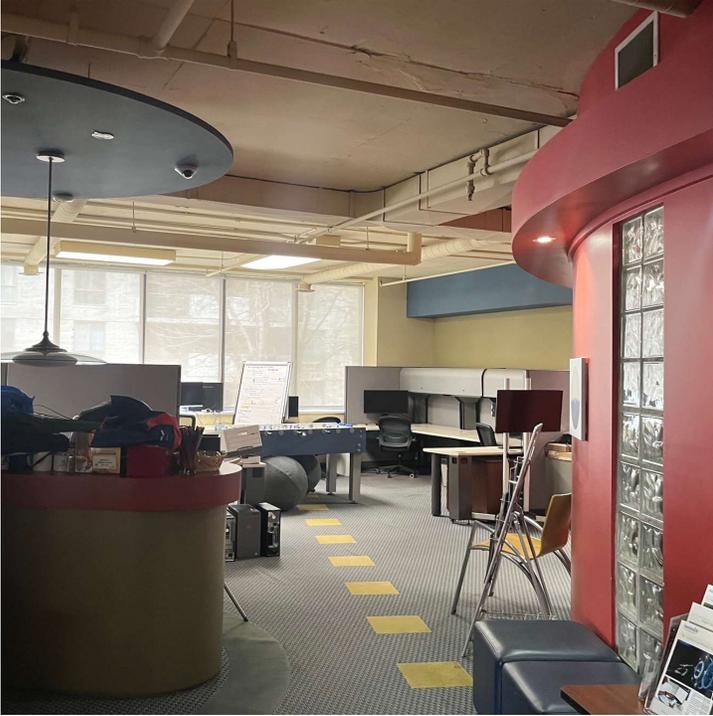
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Additional Photos - Suite 400, Second Floor



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Retailer Map



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