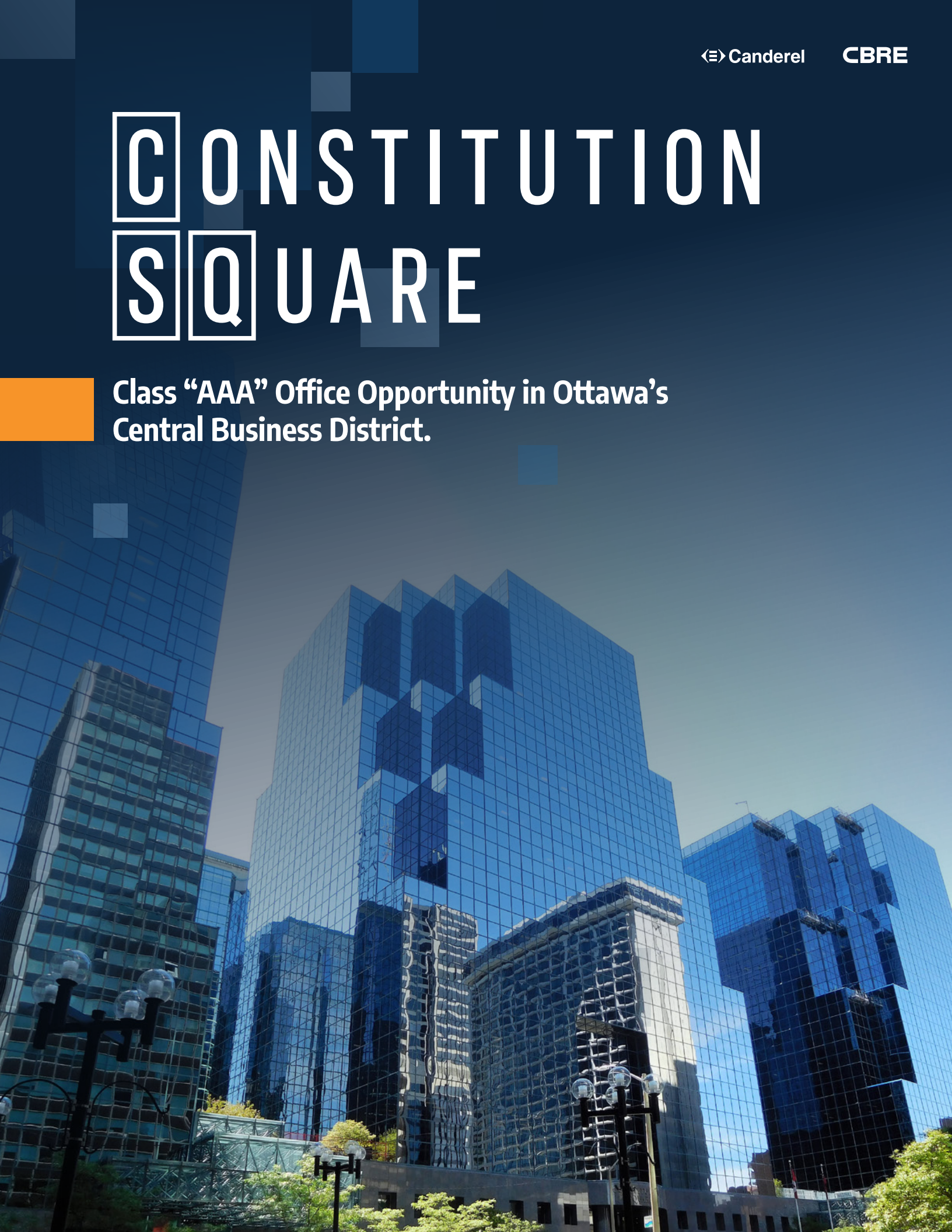


CONSTITUTION SQUARE

**Class “AAA” Office Opportunity in Ottawa’s
Central Business District.**



Welcome to Ottawa's landmark office destination

Constitution Square is a world class "AAA" complex comprised of three office towers totaling over one million square feet. This magnificent property is a prominent landmark in the heart of the capital city's downtown core. With a central location in the business district, CSQ is minutes away from Parliament Hill and other federal buildings and is surrounded by prominent financial, professional, and high-tech industries.

With newly renovated spaces, CSQ redefines the standard of office prioritizing sustainability, productivity, wellness and an elevated tenant experience. It's time you experience it for yourselves.

ADDRESS 340, 350, 360 Albert Street, Ottawa, ON.

SIZE	340 Albert St:	352,343 SF
	350 Albert St:	414,033 SF
	360 Albert St:	323,514 SF
	Total:	1,089,890 SF

NET RENT [Please contact listing agent](#)

ADD. RENT (2023 EST.)	340 Albert St:	\$24.48 PSF
	350 Albert St:	\$25.81 PSF
	360 Albert St:	\$26.17 PSF

AVAILABLE Immediately





Tenant exclusive
amenities,
heightened work
experience.

Offering an elevated amenities platform

Constitution Square has curated a meaningful amenities platform to support its office workers. The complex offers a collection of exclusive tenant amenities, as well as a number of rotating activated experiences in its open public spaces, fresh eateries, and everyday convenience retail offerings. Tenant exclusive conference centres offer a great place for employees to extend their office experience, while the building's newly equipped fitness facility and elevated terrace provide convenient and accessible spaces for employees to prioritize their health and wellness. In addition, workers can visit the Albert Street Plaza where they can get some fresh air to rejuvenate themselves and nurture their out of office connections.

For commuters, Constitution Square has underground parking spaces, including EV-Ready spaces and bike storage. Whatever you need, Constitution Square has the tools to support you.

Click on the below links for a 3D walkthrough of amenities:

[Lobby](#) | [Fitness Centre](#) | [Conference Centre](#) | [Cycling Centre](#)



STUDIO

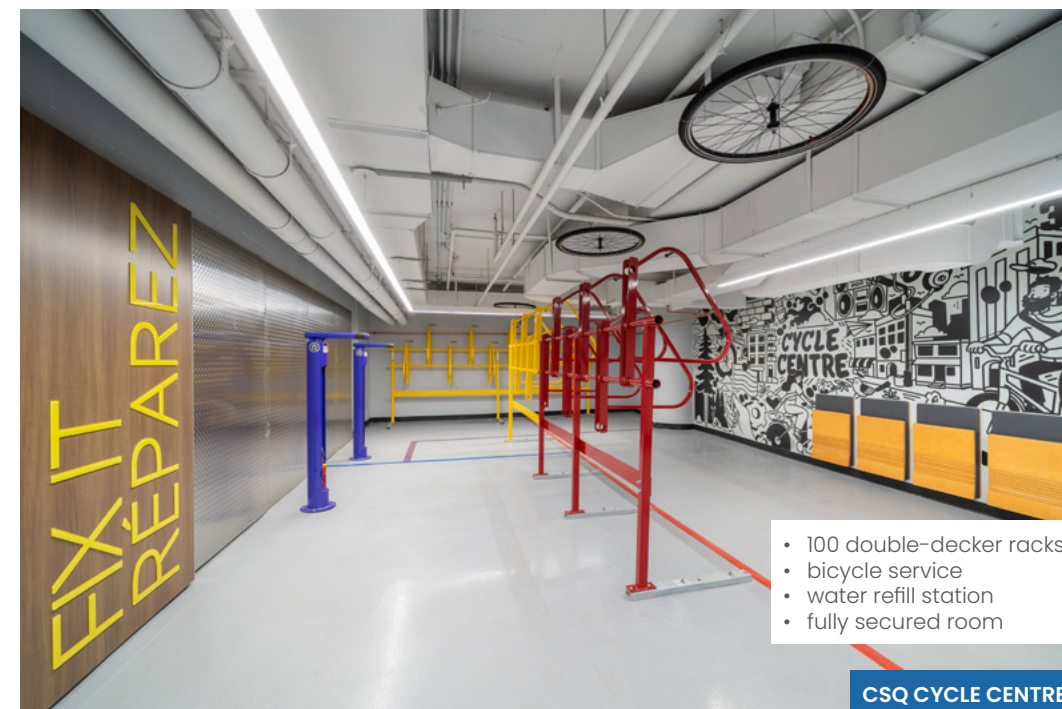


GYM

- new equipment
- upgraded locker rooms
- on-site personal trainers
- daily fitness classes



SHOWERS



- 100 double-decker racks
- bicycle service
- water refill station
- fully secured room

CSQ CYCLE CENTRE



ELEVATED TERRACES



LOBBY & TENANT LOUNGE

- newly renovated
- lobby wifi
- digital wayfinding
- new lighting & flooring
- interior landscaping
- collaborative spaces



CONFERENCE CENTRE

- 5 flex spaces
- can seat from 6 to 50
- wi-fi & video conferencing services
- ceiling microphones
- 60, 70, 90-inch LED displays
- wireless charging stations
- kitchen facilities

On-site retail services designed to support work & life

Constitution Square offers an office and retail synergy providing services that support employees' work-life balance. With Kid's & Company Day Care Centre located on-site at 360 Albert St, you'll have peace of mind that your family is close by. Constitution Square is also home to numerous of restaurants and cafés such as Baton Rouge, Sushi Go, Green Rebel, Starbucks, and Roast & Brew. Other services include Aura Salon, Constitution Dental, Physiotherapy on Kent, Avis Car Rental, Magic Car Wash, Hillary's Dry Cleaning, BMO, The Printing House and more.





**Effortless commute,
vibrant community.**

Constitution Square is in the centre of it all

CSQ complex spans a full city block between Kent and Lyon Street in downtown Ottawa. Constitution Square is embedded in the city's central business district – surrounded by a strong office community, a wealth of shops and restaurants, offering great accessibility, making it the premier destination for retail, entertainment, and work in Ottawa.

Constitution Square is ideal for commuters, offering underground parking spaces, including EV-Ready spaces, as well as secured bike storage – making commutes easy and convenient no matter how employees get to the office. The complex benefits from being located next to a wide network of bike paths and is well-connected to multiple lines of the Ottawa Public Transit System.

MAP LEGEND

- Restaurants
- Cafes
- Fitness Centres
- Retail Shops
- Child Care
- Hotels
- OTrain Line 1
- Bus Routes
- Bike Paths

TRANSPORTATION

Lyon LRT Station
Parliament Station

GOVERNMENT

Bank of Canada Building
Supreme Court of Canada
Parliament Hill
Ottawa Courthouse
Ottawa City Hall
U.S. Embassy

LEISURE & ENTERTAINMENT

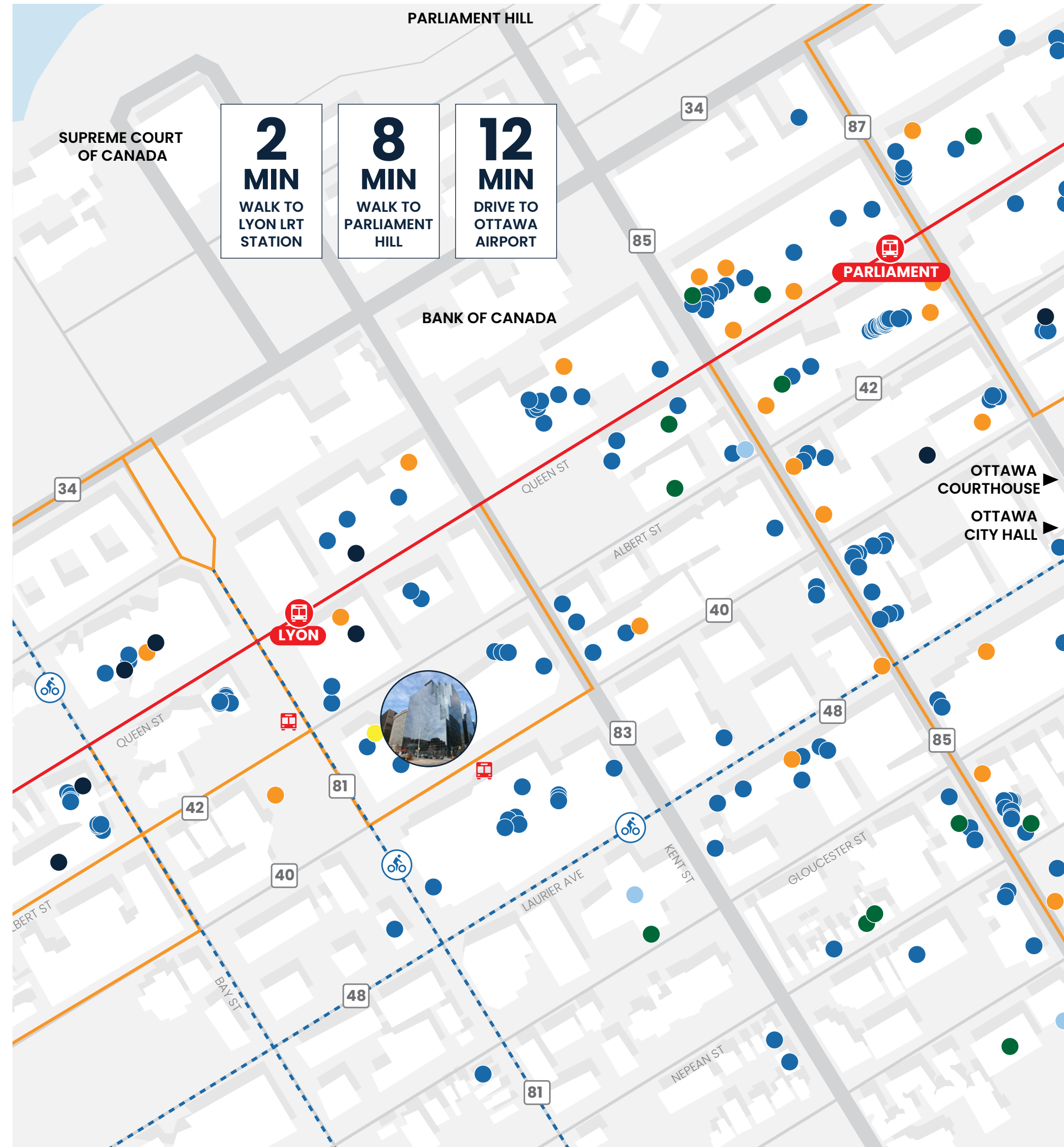
Lebreton Flats
Confederation Park
Rideau Canal
Shaw Centre
National Gallery of Canada

SHOPPING

Bank Street Promenade
Sparks Street Retail District
CF Rideau Centre
Byward Market

ACCOMODATION

Delta Ottawa Centre
Ottawa Marriott Hotel
Alt Hotel Ottawa
Sheraton Ottawa
Fairmont Chateau Laurier
The Westin Ottawa
Novotel Ottawa



Investing in
sustainability,
investing in the future.

CSOQ

Setting the stage for Net Zero Carbon

The complex is among the first in Ottawa to achieve the Net Zero Carbon Building certification which showcases its commitment to the health and well-being of the environment not only today, but also into the future.

With Canada Green Building Council Gold certification, Constitution Square meets the rigorous standards for environmental responsibility, energy efficiency, and sustainability in its operation and management. LEED Gold Certification signifies that the towers meet environmental performance standards in their design, construction, and operation. Constitution Square's Fitwel 2-star rating certification acknowledges the building's energy efficiency and sustainability practices.

With Platinum Wired Certification, Constitution Square has been recognized for its high-speed internet connectivity and technology infrastructure. The complex also prioritizes inclusivity as it targets the Rick Hansen Foundation Accessibility Certification which measures and certifies the level of meaningful access within the building.

With these certifications, Constitution Square provides an exceptional environment for businesses and their employees who prioritize sustainability, wellness, and productivity.



CSQ Availabilities

340 ALBERT ST

FLOOR	SUITE	SIZE (SF)
3	300	18,048
4	400	19,262
5	500	19,262
6	600	18,793
7	700	18,793
8	800	18,793
9	930	7,227
11	1120	2,461
13	1330	2,658
16	1660	2,045
19	1950	9,654

350 ALBERT ST

FLOOR	SUITE	SIZE (SF)
3	325	3,161
4	410	1,191
4	420	6,865
5	520	14,843
10	1000	21,343
11	1100	21,343
13	1300	21,245
14	1400	19,658
15	1500	20,139
16	1600	20,288
20	2017	1,004

360 ALBERT ST

FLOOR	SUITE	SIZE (SF)
3	310	13,555
3	320	1,811
3	350	4,061
4	400	19,750
5	510	3,271
6	600	14,573
7	740	7,441
8	800	5,783
18	1830	5,691

Please refer to the above vacancies for up-to-date suite availabilities.

NET RENT [Contact listing agent](#)

ADD. RENT (2023 EST.)
 340 Albert St: \$24.48 PSF
 350 Albert St: \$25.81 PSF
 360 Albert St: \$26.17 PSF

AVAILABLE Immediately

Click on suite to view floor plan



CONSTITUTION SQUARE

Contact us to find out how CSQ can fit you.

Dominic Dostie*
Senior Vice President
+1 613 751 2874
dominic.dostie@cbre.com

⇌ Canderel

CBRE

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

*Broker