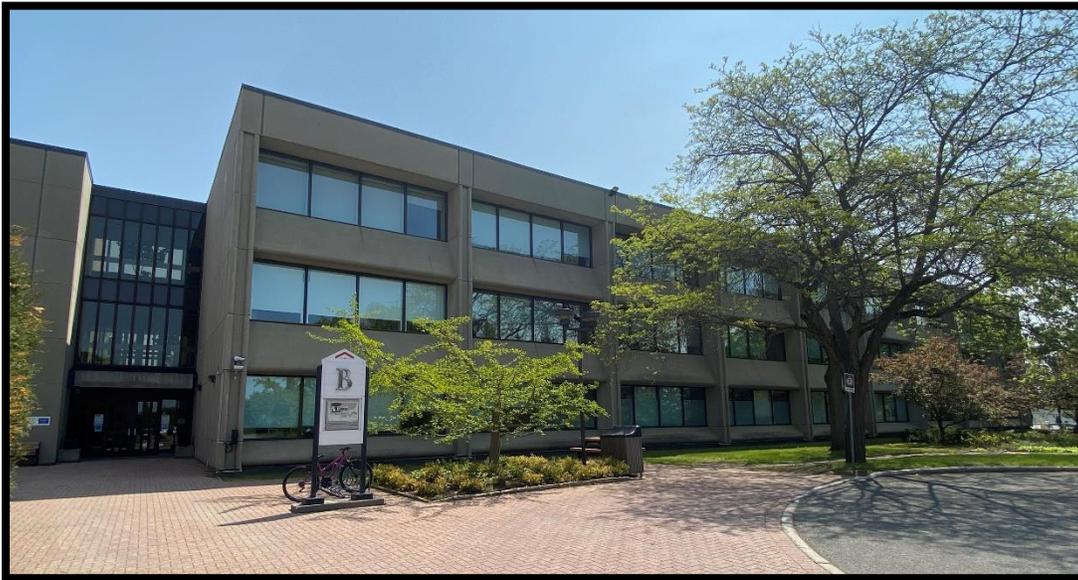


FOR LEASE

B 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 is a mix of renovated (2019) open-concept space, with large windows allowing 'the outside in', on the top floor, and private offices with open areas on the first and second floors. 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
- Third level (B2) renovated in 2019
- Large windows with views of the gardens
- Multiple meeting rooms and collaboration areas
- A mix of open workspaces closed offices
- One elevator
- 24/7 security, daily cleaning, and onsite property/facility management teams
- Loading dock
- 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: 52,593 RSF

Parking: 614 surface spaces, 329 indoor spaces

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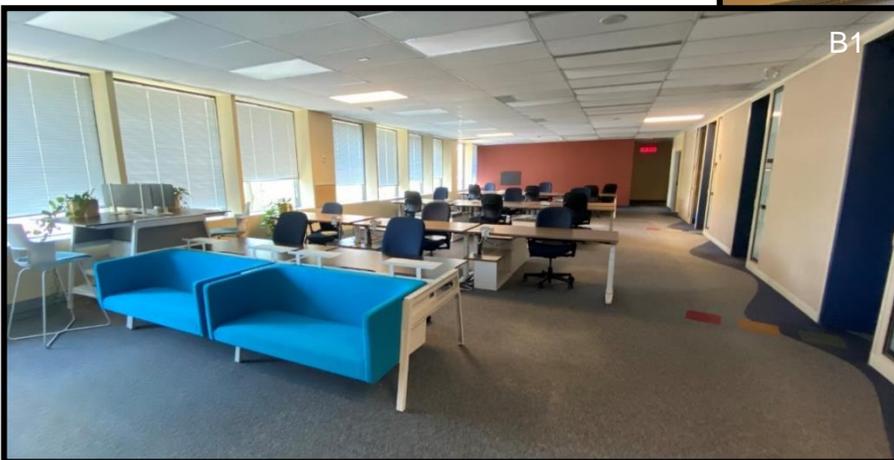
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B Building - 700 Montreal Rd.,
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AVAILABLE OFFICE SPACE:

Floor	Rentable Area	Use	Features
B2 (3 rd floor)	17,424 SF	Office	Entire floor plate available. Renovated in 2019 with an open floor plan. Can come fully furnished or unfurnished with some newer Steelcase furniture. Kitchenette and service nook area. Large windows with views of garden on West side.
B1 (2 nd floor)	17,616 SF	Office	Entire floor plate available. Half open floor plan with a mix of meeting rooms and offices. Can come fully furnished or unfurnished with some newer Steelcase furniture. Kitchenette and service nook areas. Large windows with views of garden on West side.
B0 (1 st floor)	17,553 SF	Office	Entire floorplate available. Two exterior entrances leading directly to parking. Half open floorplan, half meeting rooms, collaboration areas and offices. Kitchenette and service nook area. Large windows with views of gardens on West side. Features a loading dock.

- ✓ Open perimeter work area, with private offices
- ✓ Natural light
- ✓ Windows overlooking West garden
- ✓ Steelcase furniture available
- ✓ Kitchenette and service nook areas



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- ✓ Renovated open concept (2019)
- ✓ Newer carpet tiles
- ✓ Large windows on both sides
- ✓ Windows overlooking West garden
- ✓ Steelcase furniture available

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B Building - 700 Montreal Rd.,
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- ✓ Kitchenette/service nook
- ✓ Meeting rooms
- ✓ Collaboration areas
- ✓ Natural light
- ✓ Windows overlooking West garden
- ✓ Top floor (3rd)

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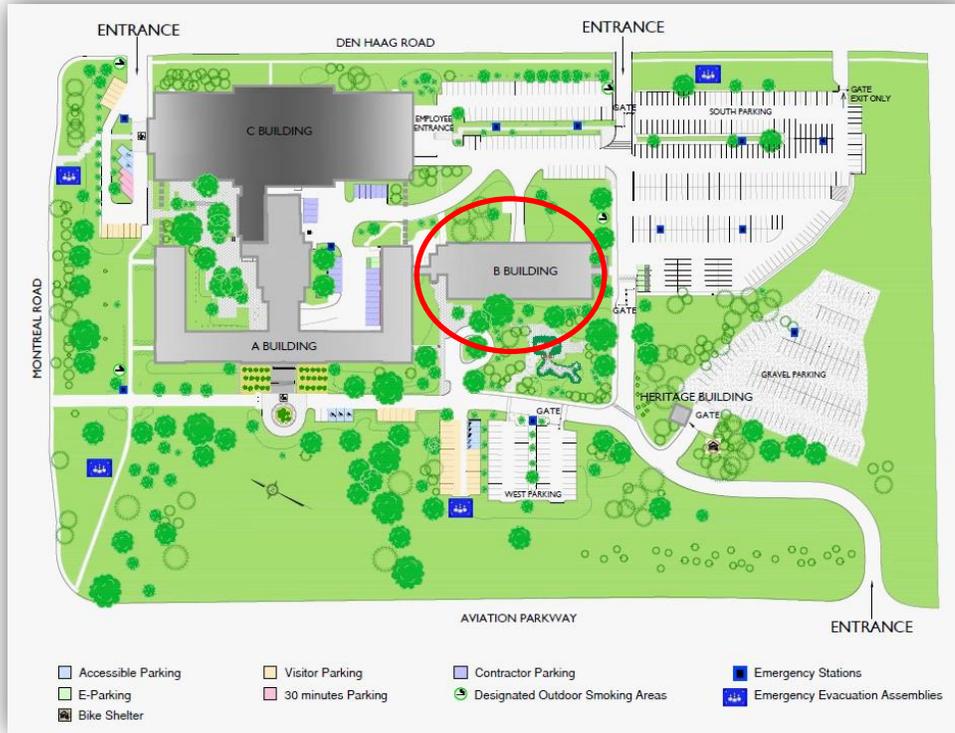


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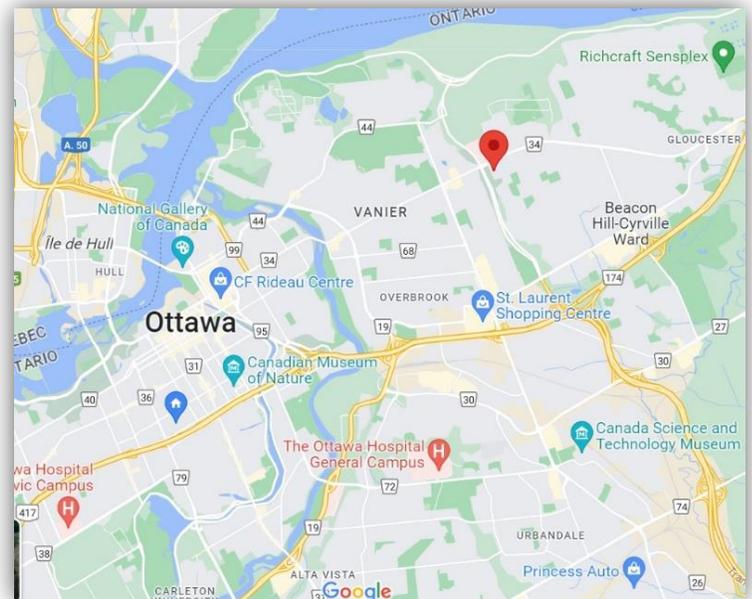
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SITE MAP



LOCATION MAP



**FOR MORE INFORMATION
PLEASE CONTACT:**



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