



Price: \$15.00/sf
OPC: \$15.75/sf

Up to 15,240 sf available:

- Ground Floor - 7,522 sf
- Second Floor - up to 7,718 sf
 - Suite 200 - 4,012 sf
 - Suite 203 - 1,819 sf
 - Suite 204 - 1,886 sf

Contact:

613-759-8383
leasing@districtrealty.com

Darren Clare
Director, Leasing & Investment Sales
Sales Representative

Office Space for Lease | Ottawa East

An exceptional opportunity to lease a standalone, two-storey office building in Ottawa's east end. Offering up to 15,240 square feet of versatile office space, the second floor can be demised into various configurations to suit a range of tenant requirements.

The bright and spacious suites are designed with functional layouts that include reception areas, breakrooms, and meeting rooms, complemented by common washrooms on each floor.

Tenants will benefit from ample on-site parking and a strategic location that ensures ease of access. The property is situated near a range of everyday amenities and within close proximity to the future Trim LRT Park & Ride, slated to open in 2025.

Potential for building signage facing the Queensway with excellent visibility to over 24,600 vehicles daily, offering a powerful branding opportunity for tenants seeking presence and accessibility.

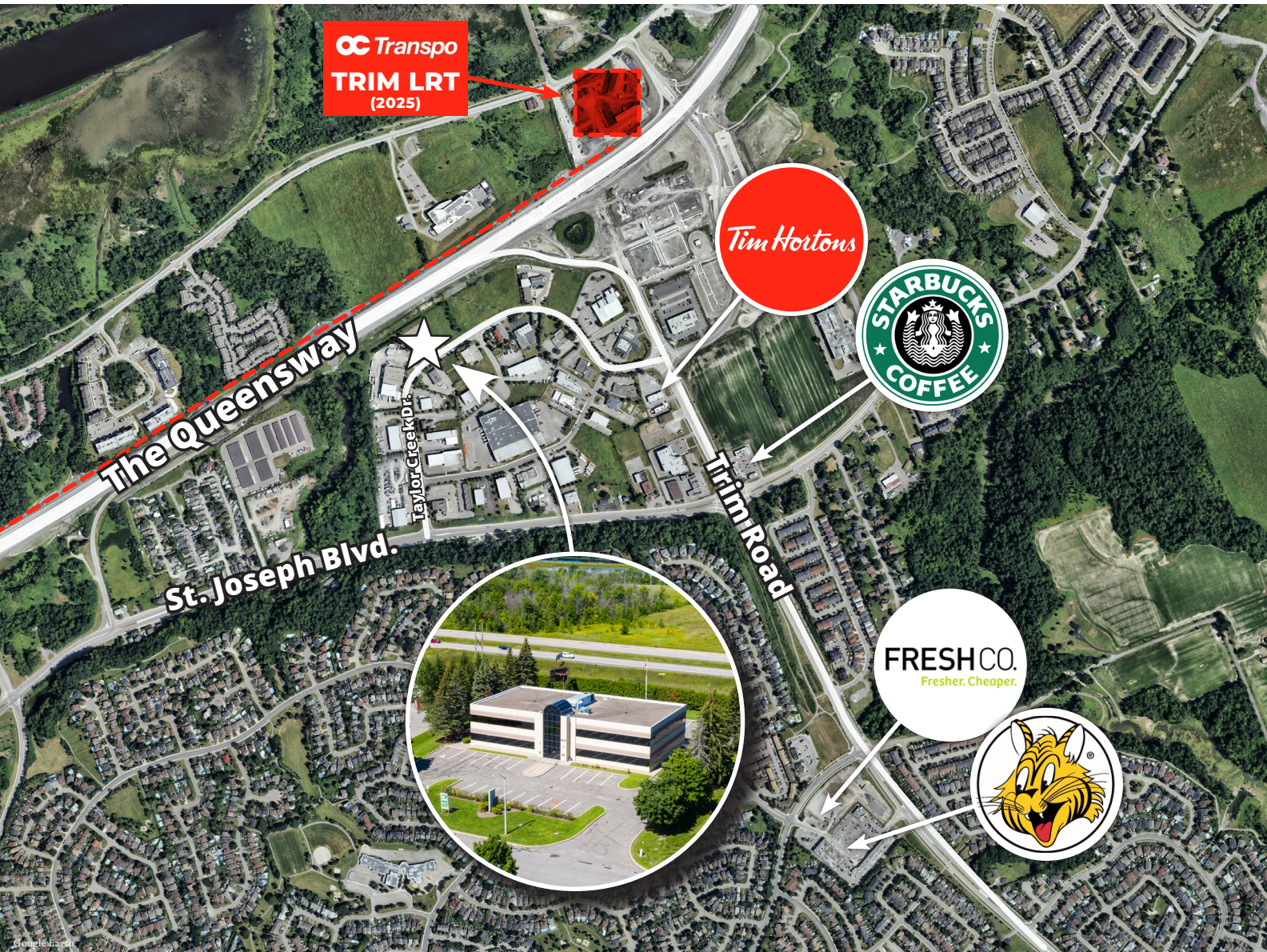
* open.ottawa.com Transportation Intersection Volume 2023

1 815 Taylor Creek Drive, Ottawa

District Realty Corporation Brokerage
[districtrealty.com](https://www.districtrealty.com)



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Highlights

- Opportunity to lease an entire office building, ideal for large businesses
- Close to LRT Park & Ride, opening 2025
- About 50 dedicated parking spaces
- Close to amenities such a coffee shops and grocery stores
- Potential for corporate branding facing the Queensway with over 24,618 vehicles passing daily

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