

INSTITUTIONALLY **MANAGED OFFICE**

Originally constructed in 1973, the Property has benefited from years of institutional ownership, achieving **LEED V4.1 Operations and** Maintenance: Existing Buildings Platinum Certification.

Ownership has consistently committed to maintaining the Property to exceptional standards, investing significant capital to upgrade major systems, including emergency systems, electrical service, elevators, HVAC, and repair building components including the parking garage and building envelope. In addition, cosmetic upgrades to the lobby, washrooms, and elevator cabs have been completed in recent years.



LEED V4.1 OPERATIONS AND MAINTENANCE: EXISTING BUILDINGS PLATINUM CERTIFICATION



42 UNDERGROUND PARKING STALLS FOR TENANTS & 17 UNDERGROUND STALLS FOR VALET SERVICE



\$1.48 MILLION IN CAPITAL **UPGRADES SINCE 2017**



THE OPPORTUNITY

The Offering represents an exceptional opportunity to lease an institutionally owned and managed office building, strategically located on Albert Street in **Ottawa's Central Business District** ("CBD"), within a premier section of the National Capital Region ("NCR") office node. Situated on a 0.34 acre rectangular shaped lot between Kent Street and Bank Street, the Property comprises a 135,689 square foot ("sf"), 14-storey office building.

AVAILABLE SPACES

100A	5,350 sf	
100B	1,968 sf	
200	8,978 sf	Virtual Tour ⊳
300	10,518 sf	
400A	1,026 sf	
400B	1,655 sf	
403	4,138 sf	
1210	4,153 sf	Virtual Tour ▷
1401	3,352 sf	Virtual Tour ⊳















FOR LEASE

SUITE 100A



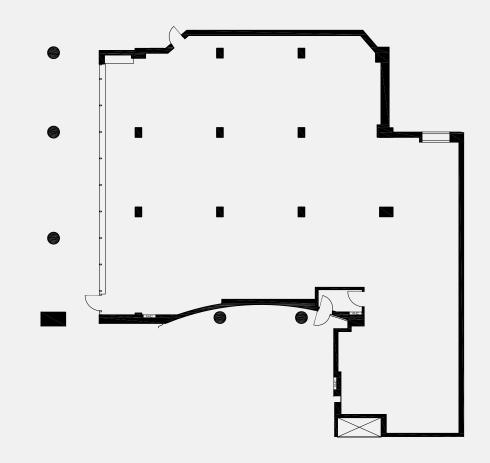


5,350 SF

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		1		

LEASABLE AREA	5,350 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

STEVEN POWELL







FOR LEASE

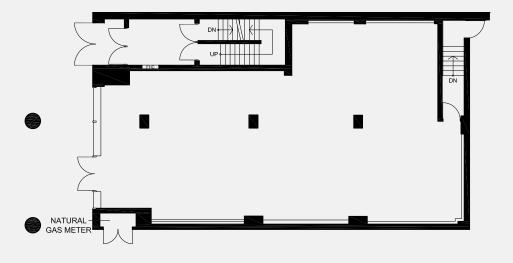
SUITE 100B





LEASABLE AREA	1,968 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

STEVEN POWELL



FOR LEASE

SUITE 200







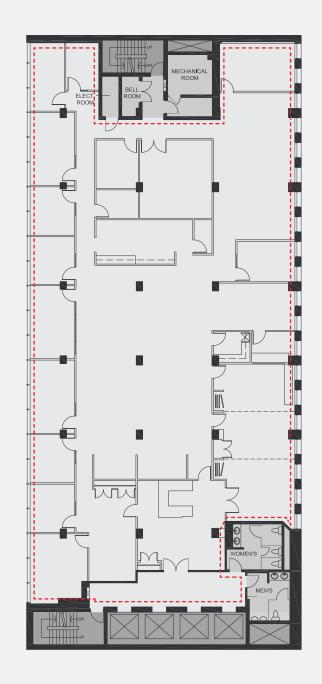
8,978

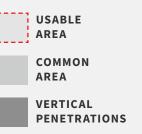
FLOOR

VIRTUAL TOUR

LEASABLE AREA	8,978 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

STEVEN POWELL





FOR LEASE

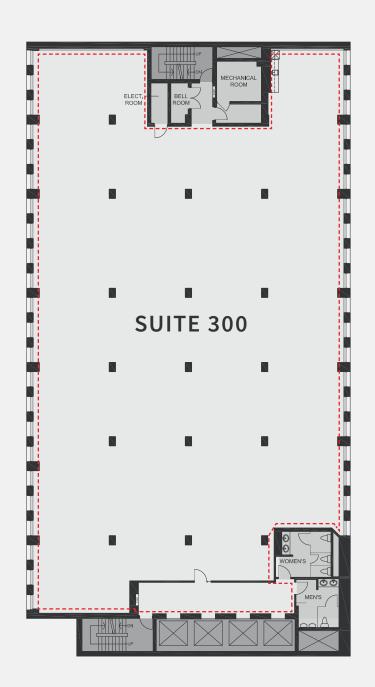
SUITE 300

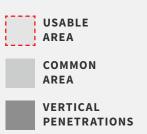




LEASABLE AREA	10,518 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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FOR LEASE

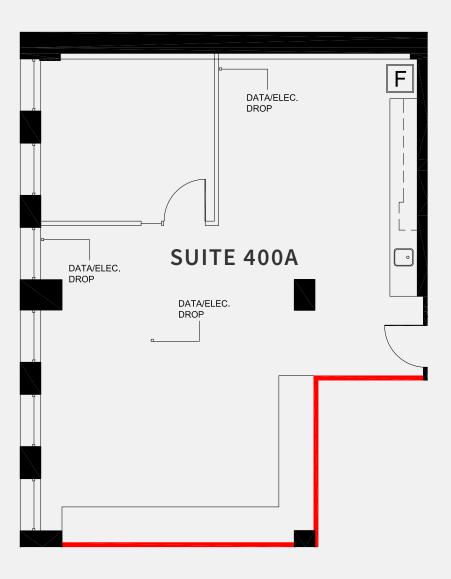
SUITE 400A





LEASABLE AREA	1,026 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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FOR LEASE

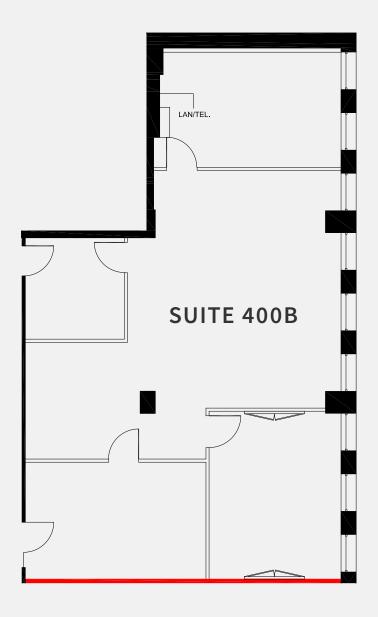
SUITE 400B





LEASABLE AREA	1,655 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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FOR LEASE

SUITE 403





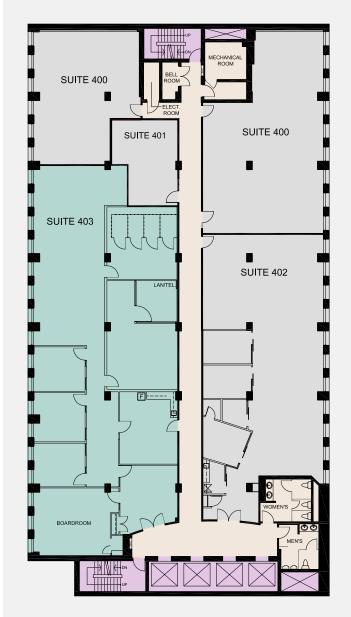
4,138 SF

FLOOR 4

LEASABLE AREA	4,138 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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USABLE AREA

> COMMON AREA

VERTICAL PENETRATIONS

FOR LEASE

SUITE 1210







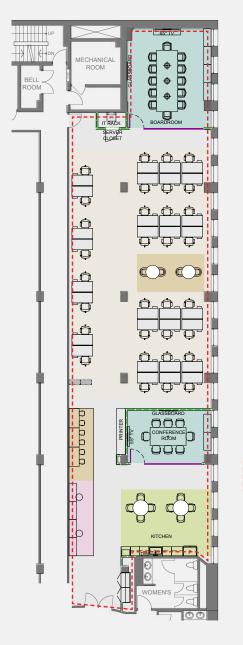
FLOOR

VIRTUAL TOUR

LEASABLE AREA	4,153 sf
AVAILABILITY	Immediate
NET RENT	Turnkey — Inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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RECEPTION

MEETING
OPEN COLAB

WORKSTATIONS

OFFICE

MULTI-PURPOSE

FOR LEASE

SUITE 1401







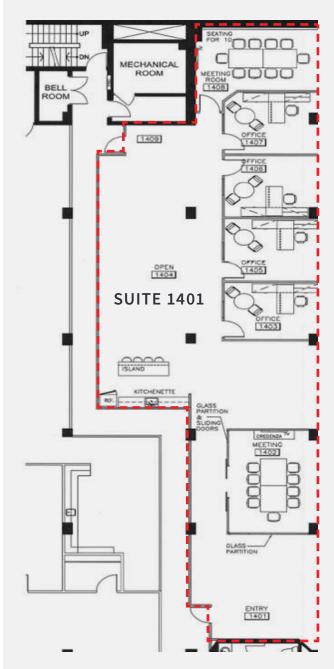
3,352

FLOOR

VIRTUAL TOUR

LEASABLE AREA	3,352 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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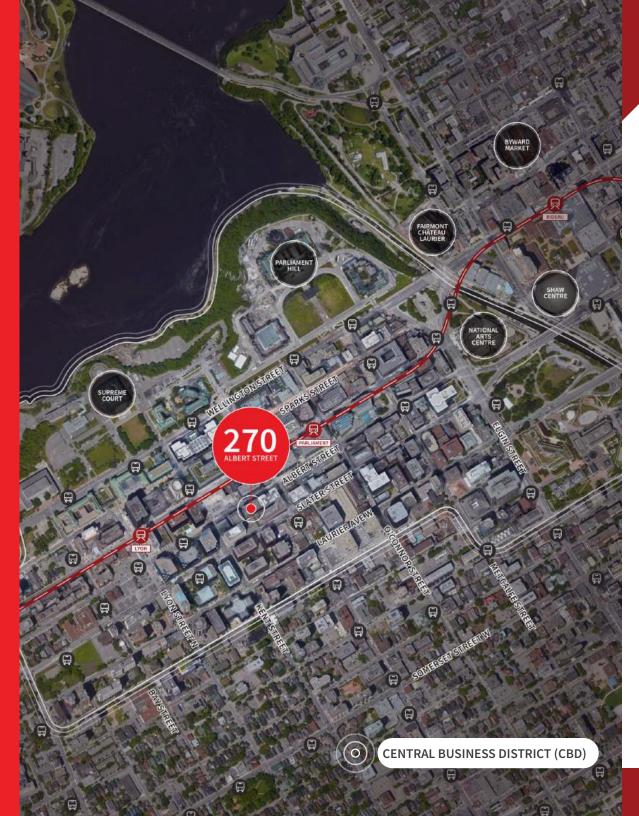


UNPARALLELED DOWNTOWN LOCATION

Located in Ottawa's largest and most prominent office node, the Property benefits from its strategic location on Albert Street between major downtown routes, Bank Street to the east, and Kent Street to the West. Situated just one block south of Queen Street, the Property is steps from the Lyon and Parliament LRT stations, providing unparalleled transit access. With Ottawa being home to the Federal Government, the Property is situated near a number of national landmarks, including Parliament Hill, the Supreme Court of Canada, and War Memorial, along with area amenities, including Sparks Street, Rideau Centre and the Byward Market.

With a population of **over 1.4 million** in the NCR, the region ranks as the sixth largest CMA in Canada, with 1.1 million on the Ontario side, making Ottawa the Province's second largest city. As the Nation's Capital, Ottawa is home to the Federal Government, which occupies approximately 50% of all space within the CBD, along with over 130 foreign embassies, consulates and high commissions.

Source: City of Ottawa, ESRI







FOR LEASE

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