

**AVISON
YOUNG**

For Lease

1111 Prince of Wales Drive, Ottawa, ON



**Get more
information**

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Platinum member



Available Space:

Suite 100 +/- 2,950 sf
 Suite 200 +/- 16,000 sf
 Suite 301 +/- 8,000 sf

Additional Rent (2023):

\$17.46 psf

Availability:

Immediately

Location:

The geographic centre of Ottawa - Baseline Road and Prince of Wales Drive

Net Rent:

Starting at \$5.00 psf

Property Highlights

- Great access to the downtown core - 4 traffic lights to Elgin and Laurier Street downtown via Prince of Wales and Queen Elizabeth Driveway
- 10 minutes to the Ottawa Airport via the Airport Parkway and Riverside Drive
- Excellent access to many jogging and bicycle trails
- Regular bus routes to the door
- Abundant parking - 2 spaces per 1,000 sf ratio, more if needed
- Workout room in the building
- Ongoing capital improvement program in place
- Ground floor food service provider coming

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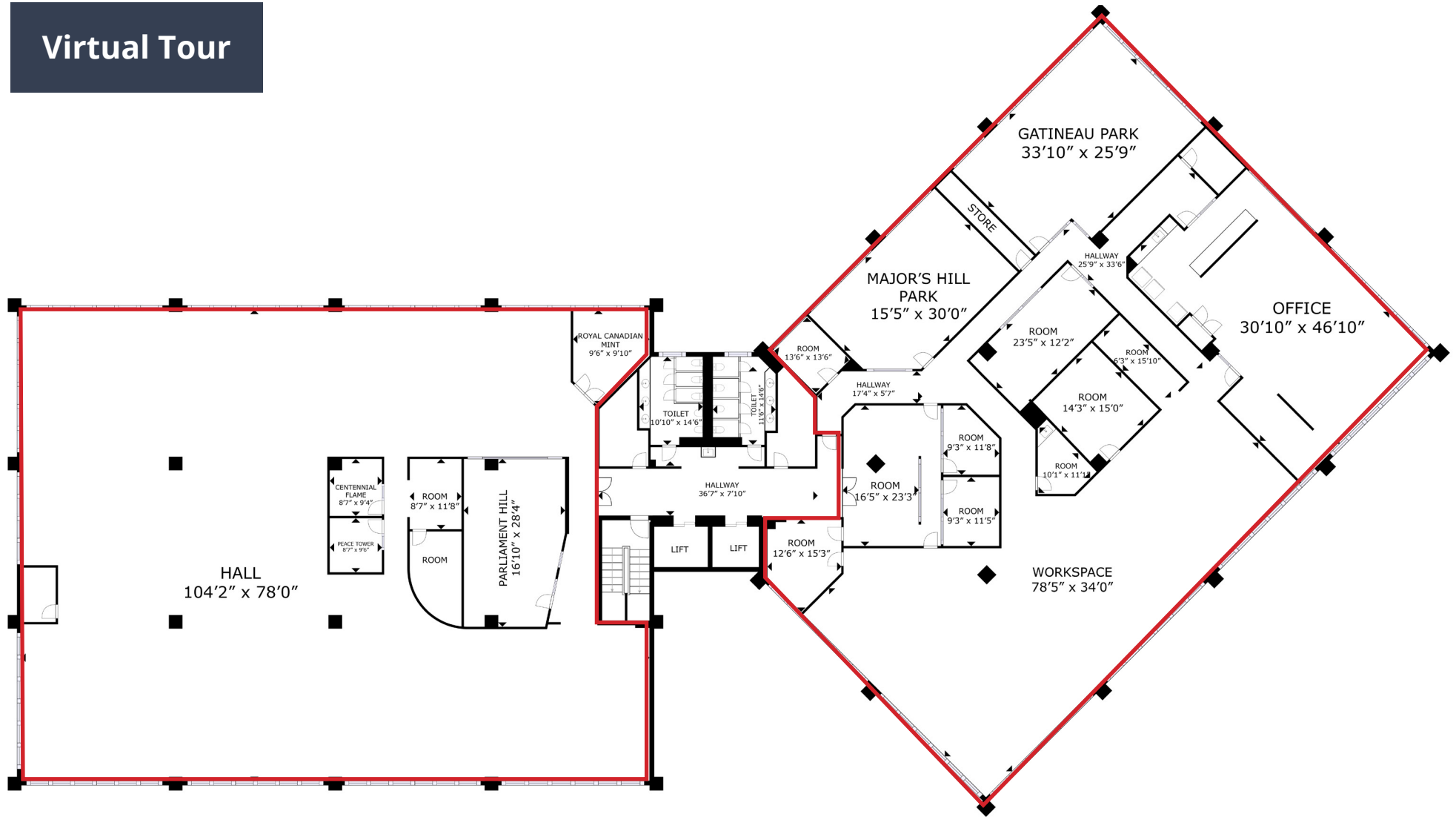
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Second Floor Plan

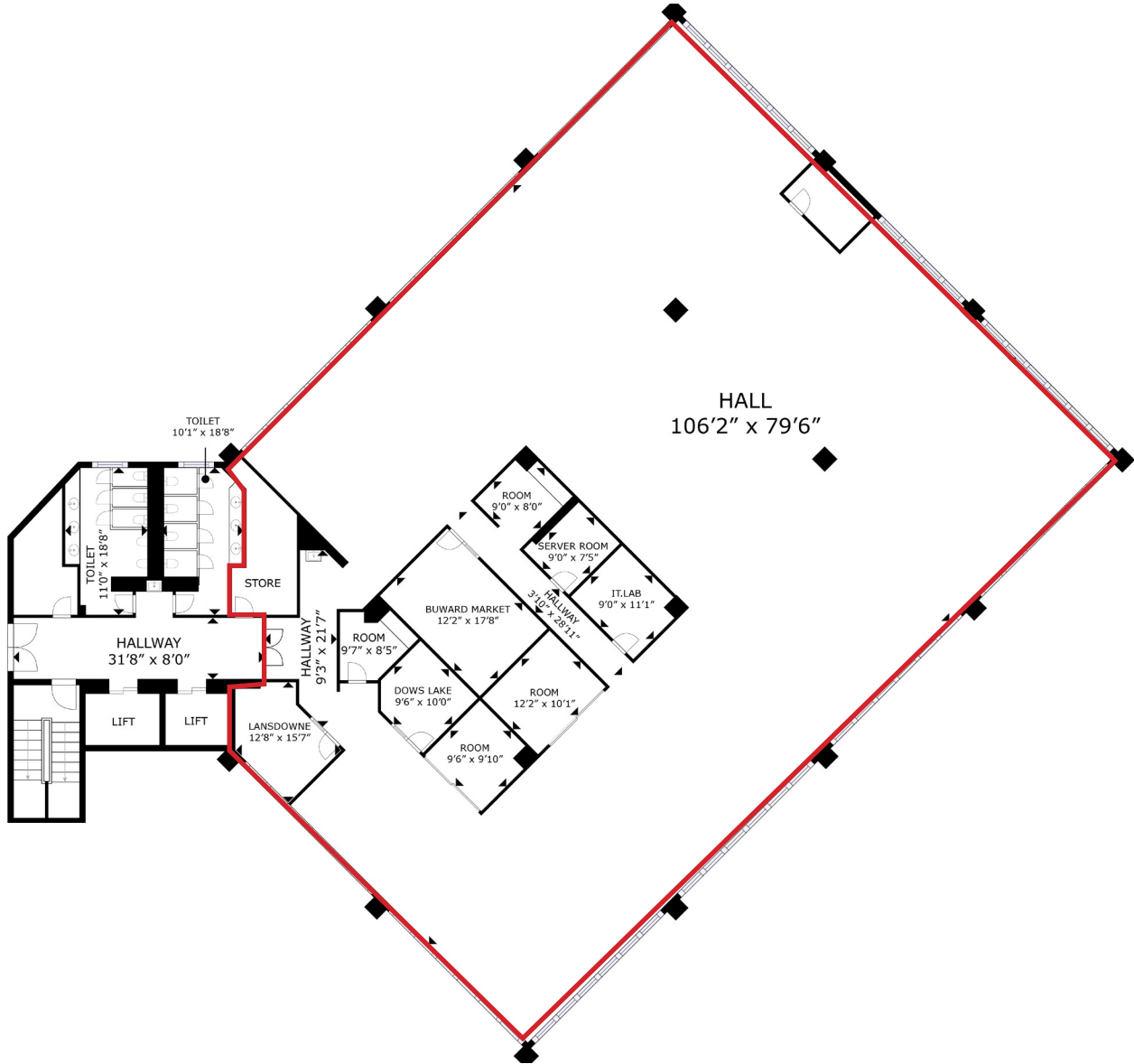
Virtual Tour



(Approximately, not to scale)
Suite 200

Third Floor Plan

Virtual Tour



(Approximately, not to scale)
Suite 300

Location Map



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