



**OFFICE SPACE FOR LEASE**

**1223**

**MICHAEL STREET**

SUITES 100, 300 & 401 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)

613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET

UP TO  
**24,665** SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT .....	\$15.00 PSF
ADDITIONAL RENT .....	\$23.87 PSF (2023 ESTIMATE)
INCLUDED .....	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY .....	SEE FLOORPLANS
PARKING .....	4/1000



ON-SITE  
CAFETERIA



CLOSE TO  
ST. LAURENT  
SHOPPING CENTRE



BUILDING  
SIGNAGE RIGHTS  
AVAILABLE



VEHICULAR  
TRAFFIC  
107,000/DAY



RECENTLY RENOVATED  
LOBBY, FRONT ENTRANCE  
& PARKING LOT



400m  
WALK TO  
LRT STATION



ADDITIONAL  
PARKING  
NEARBY

## CLASS "A" OFFICE BUILDING

With frontage on Highway 417 and just steps away from the new Cyrville light-rail station, 1223 Michael Street is located within the Queensway Corporate Campus in east Ottawa. Nearby, you'll also find the restaurants, shops and services of the St. Laurent Shopping Centre.

## LOCATION



## POINTS OF INTEREST

- |                               |   |
|-------------------------------|---|
| 1 St. Laurent Shopping Centre | 5 Ottawa Station Via Rail (6 min drive) |
| 2 Holiday Inn Ottawa East     | 6 OC Transpo & LRT Station              |
| 3 Lone Star Texas Grill       | 7 Downtown Ottawa (14 min drive)        |
| 4 Comfort Inn Ottawa East     | 8 Cyrville LRT Station                  |



FOR INQUIRIES, PLEASE CONTACT:  
LEASING@IEPROPERTIES.COM  
613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET

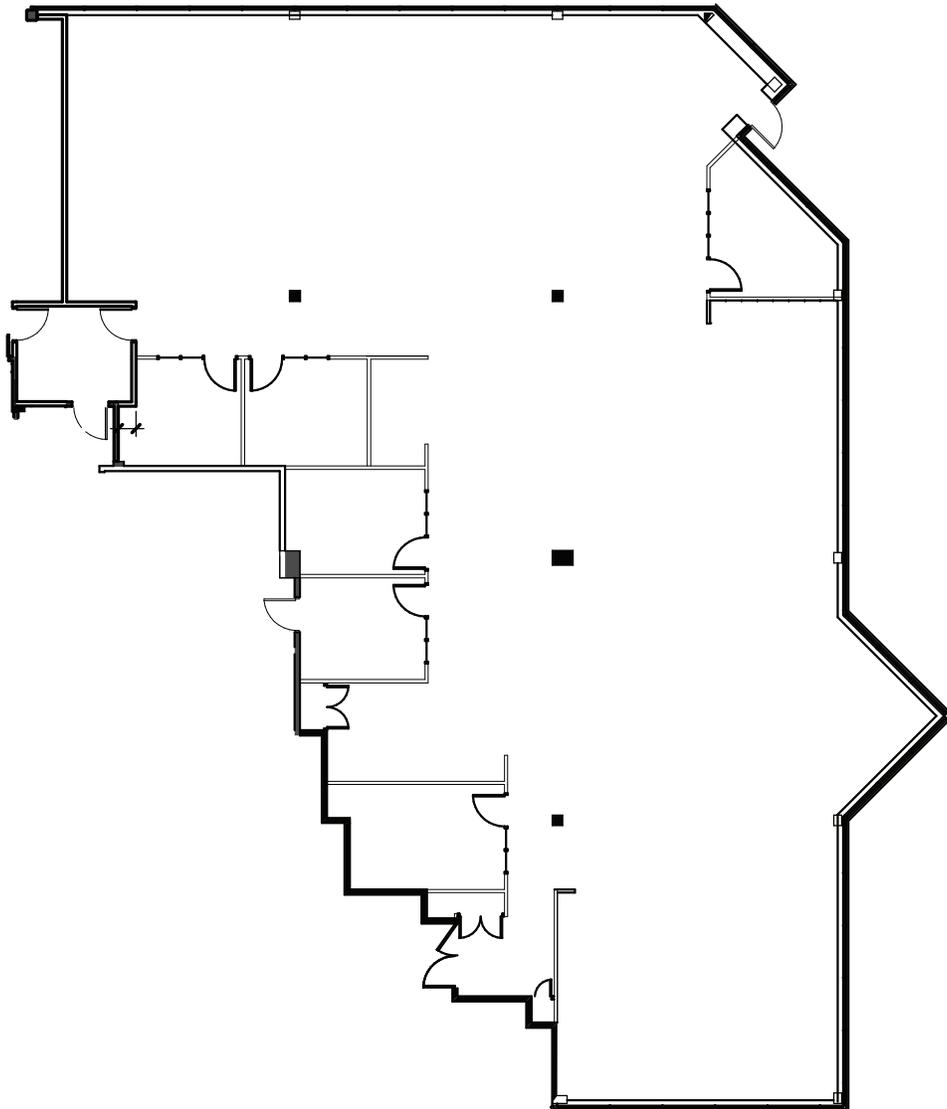


# FLOORPLAN

## SUITE 100

6,468 SQ. FT.

AVAILABLE IMMEDIATELY



FOR INQUIRIES, PLEASE CONTACT:  
LEASING@IEPROPERTIES.COM  
613.226.9902



INSIDE EDGE  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET

GALLERY FOR SUITE 100



FOR INQUIRIES, PLEASE CONTACT:  
LEASING@IEPROPERTIES.COM  
613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET

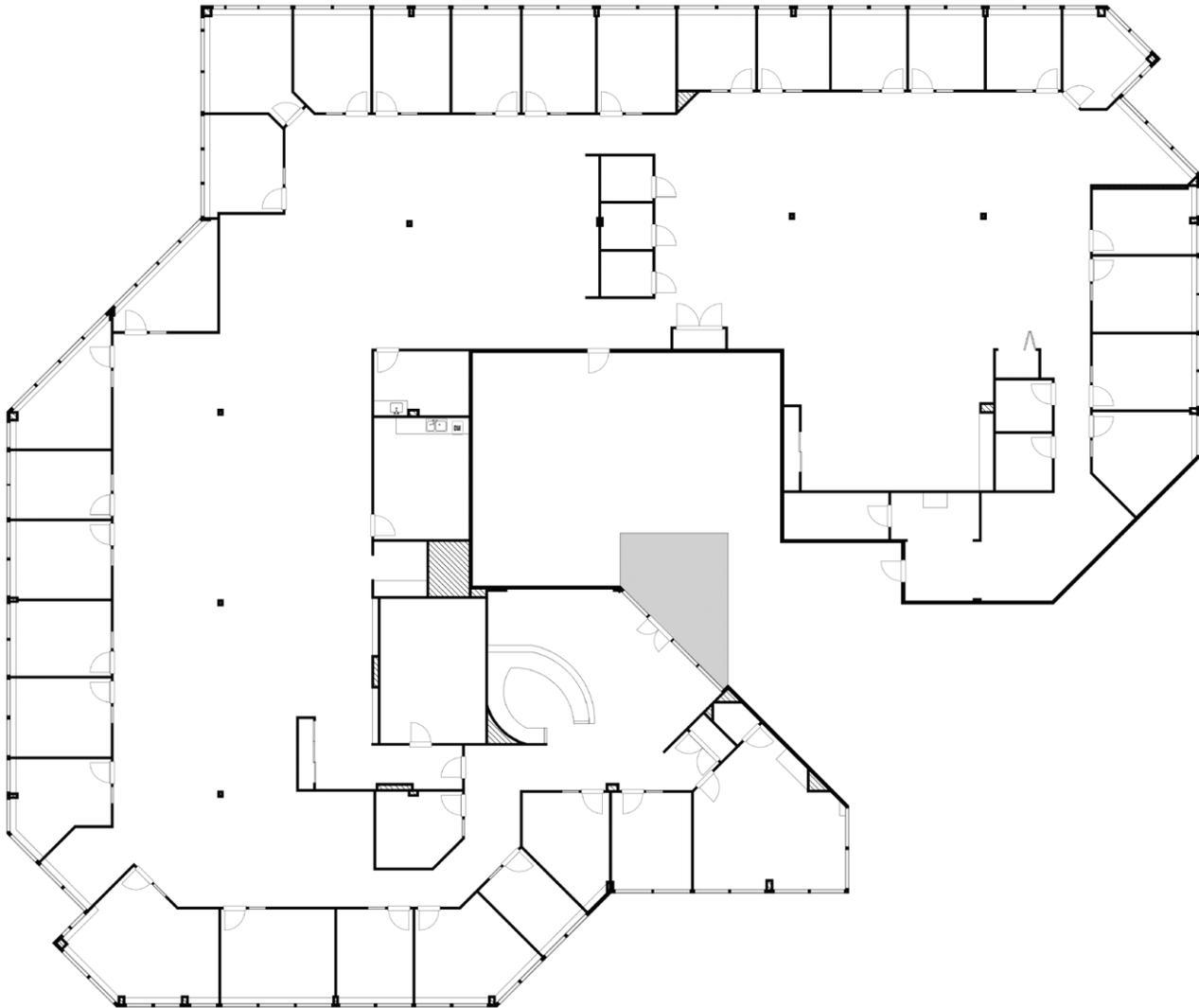


[CLICK TO VIEW VR TOUR](#)

# FLOORPLAN

## SUITE 300

14,528 SQ. FT. (MINIMUM DIVISIBLE — 5,000 SQ. FT.)  
AVAILABLE IMMEDIATELY



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)  
613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET

GALLERY FOR SUITE 300



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)  
613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET



# FLOORPLAN

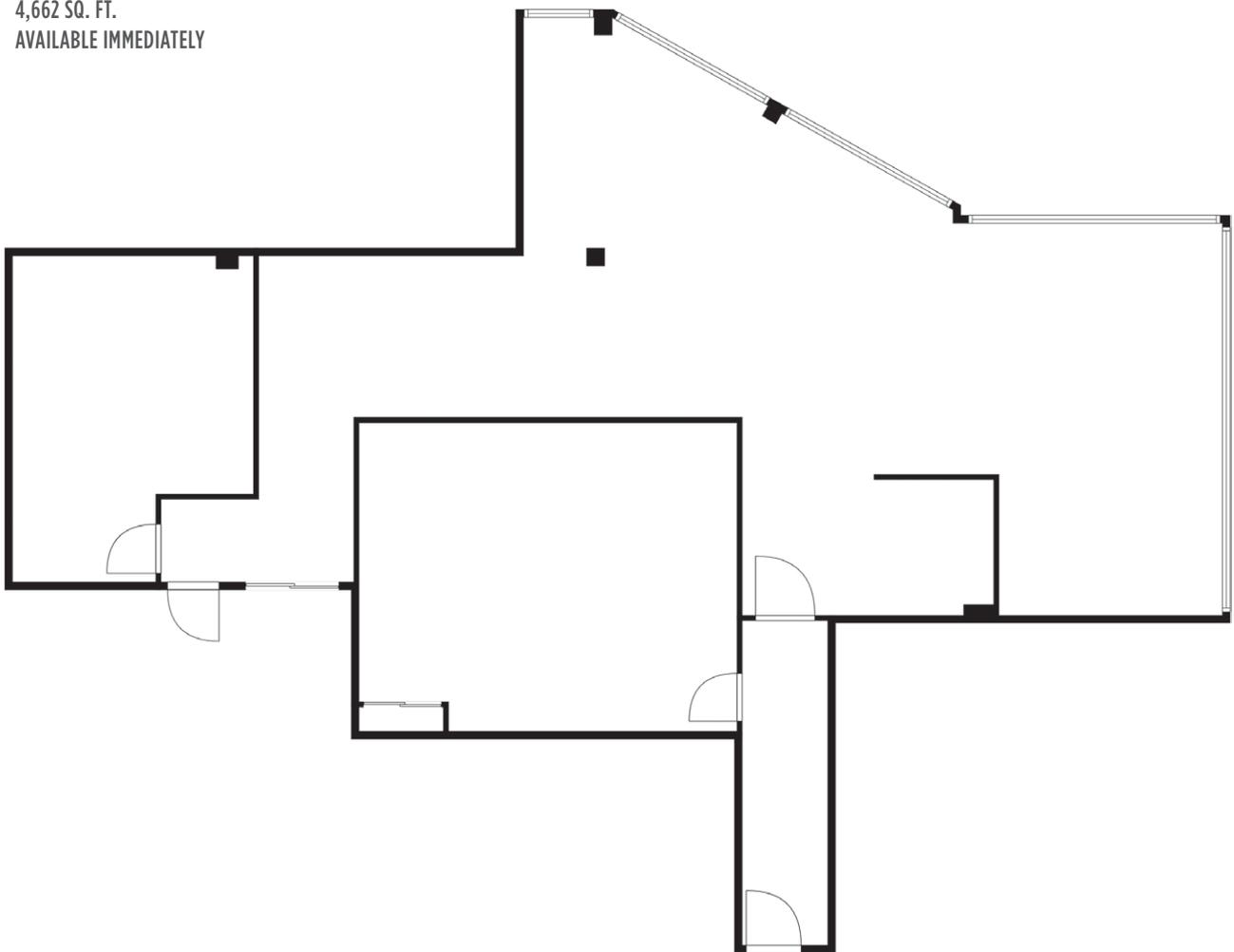


[CLICK TO VIEW VR TOUR](#)

## SUITE 401

4,662 SQ. FT.

AVAILABLE IMMEDIATELY



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)  
613.226.9902



INSIDE EDGE  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET

GALLERY FOR SUITE 401



FOR INQUIRIES, PLEASE CONTACT:  
LEASING@IEPROPERTIES.COM  
613.226.9902