

FOR LEASE - OFFICE/FLEX/RETAIL/SHOWROOM SPACE
1101 BAXTER RD.



Centrally Located Office/Flex/Retail/Showroom Space Available

1101 Baxter Rd.

up to 9,200sf office/flex/retail/
showroom space available

1101 Baxter Road is an 186,806 sf building, centrally located in Ottawa, and close to the Queensway and several bus routes. This building is immediately adjacent to Pinecrest Shopping Centre, which includes Indigo, Starbucks, Bridgehead, Subway, Scotiabank, and Ikea. Nearby restaurants include Montana's, Milestones, Milano Pizzeria, and Big Rig.

Up to 9,200 SF of office, flex, or retail space is becoming available with an abundance of parking for staff and clients. Space will be in base building condition, ready for a custom fit-up, and can be sub-divided into smaller units.

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

(613) 230-2100

info@regionalgroup.com

Todd Beech
Director, Leasing
(613) 230-2100 x7208
tbeech@regionalgroup.com



Property Highlights

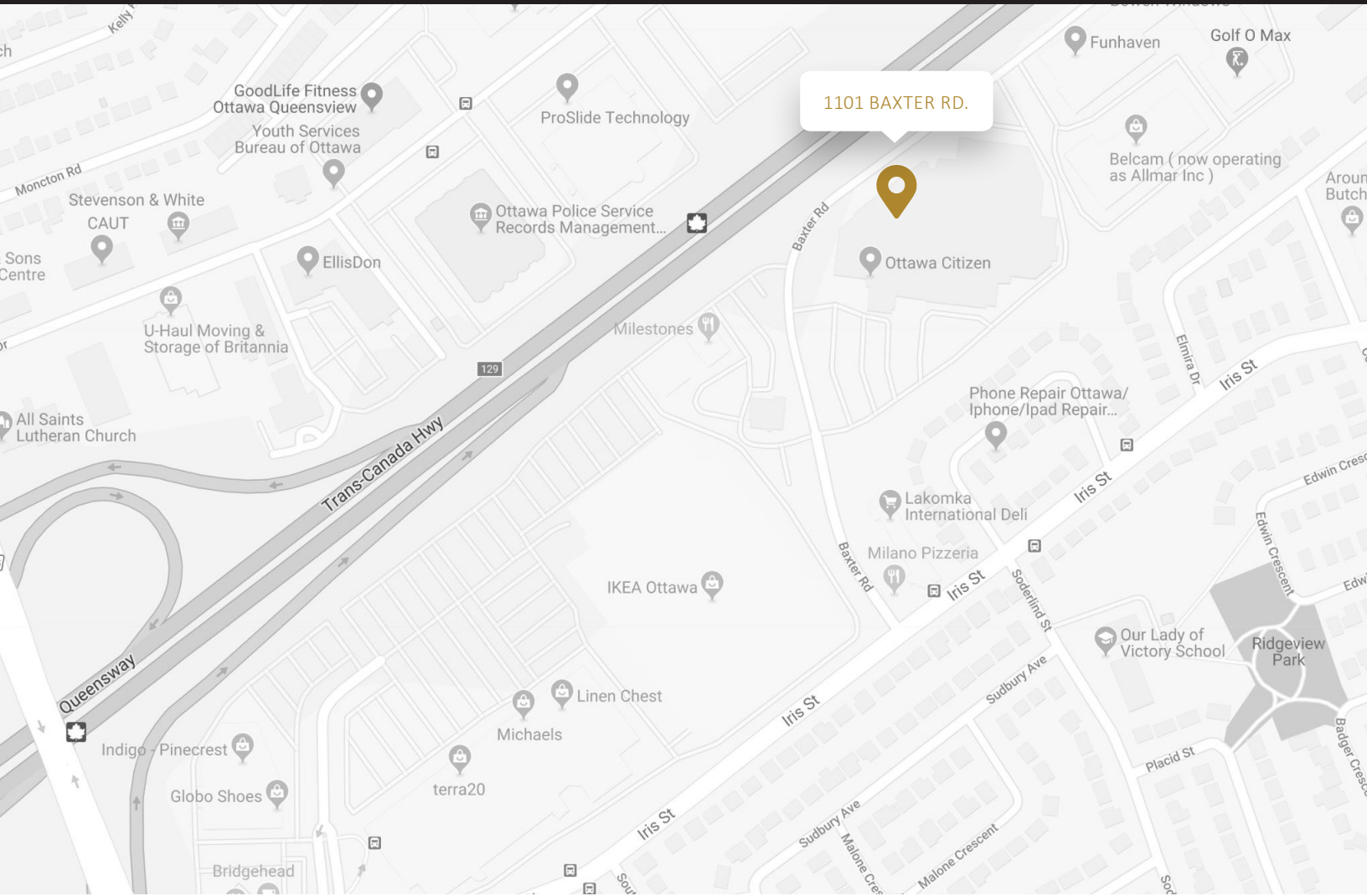
- Centrally-located with immediate access to the 417 Queensway
- Great highway visibility
- Adjacent to shopping centre with shopping/dining alternatives
- Abundant free parking
- Professionally managed building with 24/7 emergency on-call service
- Proximate to several bus routes



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Lower Level Tower	4,850	\$13.00	\$9.34	Immediate
2nd Floor Tower	4,350	\$13.00	\$9.34	Immediate

TI Allowance – Negotiable



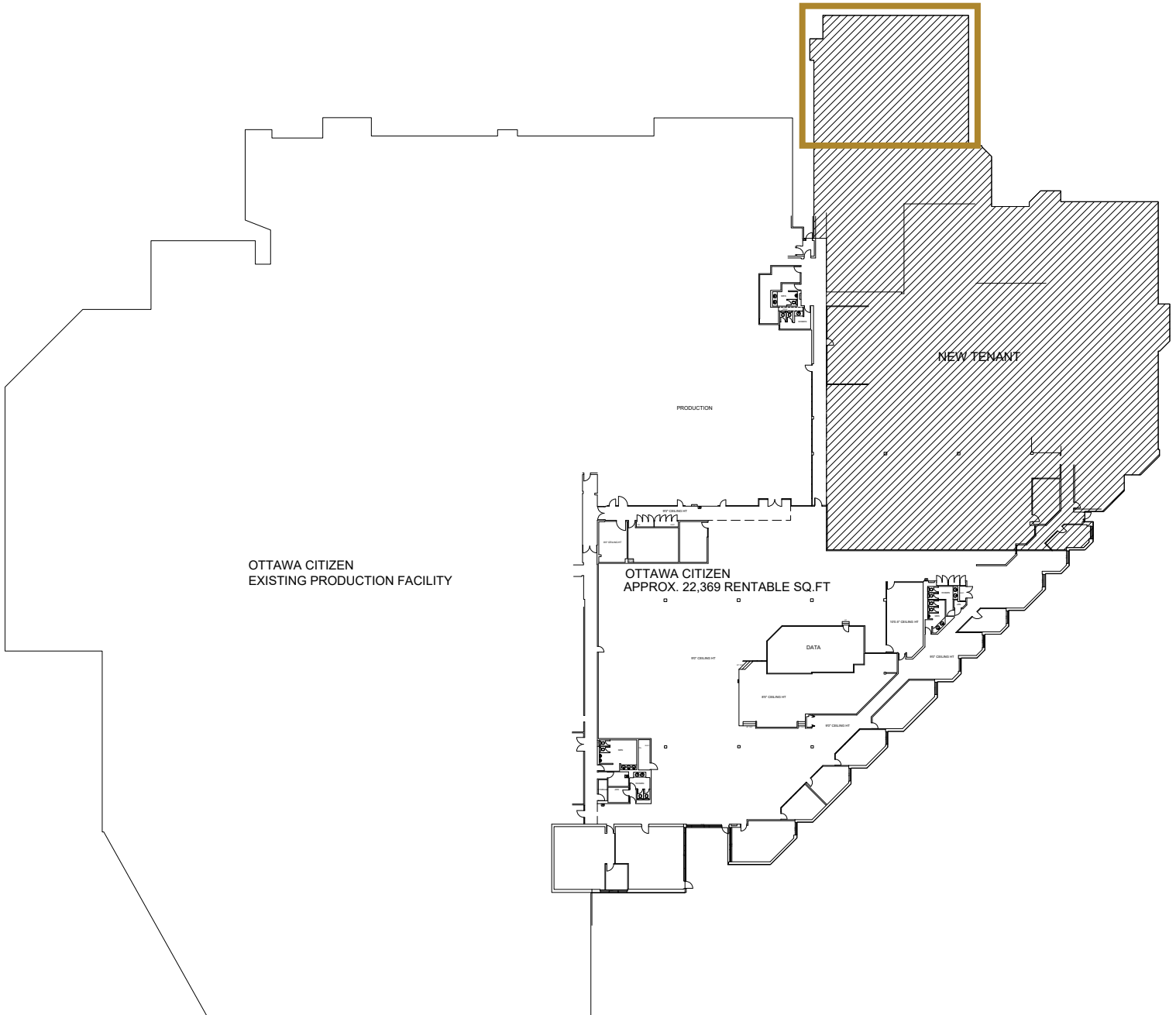
Property Specifications

Year Constructed	1972 originally, additions in 1978 (3-storey tower), and 1995 (mail room renovations)
Construction	Slab on grade except for RSS area
Exterior Walls	Brick veneer masonry, ISP, precast concrete panels, metal siding, and curtain wall glazing
Roof Type	IRMA, BUR, sloped metal room systems, EDPM systems
Ceiling Height	Tower- Unit 1, 8-11'; Unit 2, 6-8'; Unit 3, 8-11"; Ground Floor 10-11'
Power	3 separate services- 416/240 volt 3-phase 4-wire; 240 volt; 600 volt 3-phase
Loading Facilities	3 loading docks with overhead doors (Postmedia access only)
Air Conditioning	(2) chillers (300T each); packaged roof-top units
Heat	Natural gas fired boilers supply perimeter hydronic baseboard units
Sprinklered	Wet and dry sprinkler systems- full building coverage
Parking Spots	279
Elevator	No elevator. Dumb waiter service Tower Unit 3 from dock-level loading
Separately Metered	Yes
Emergency Generator	Yes, lighting and urgent services only

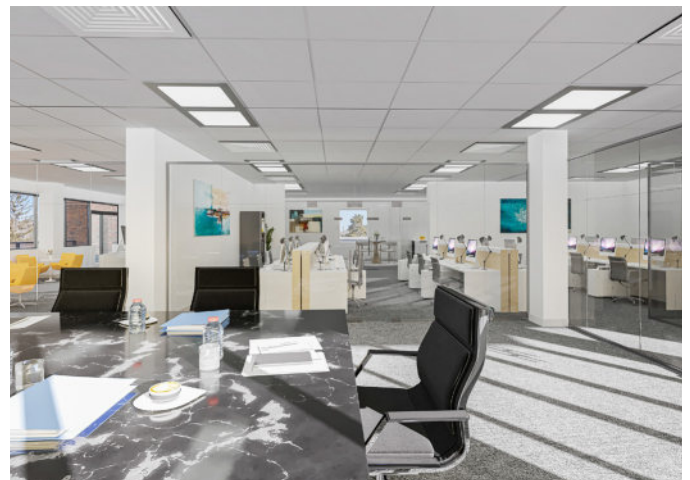
Tower

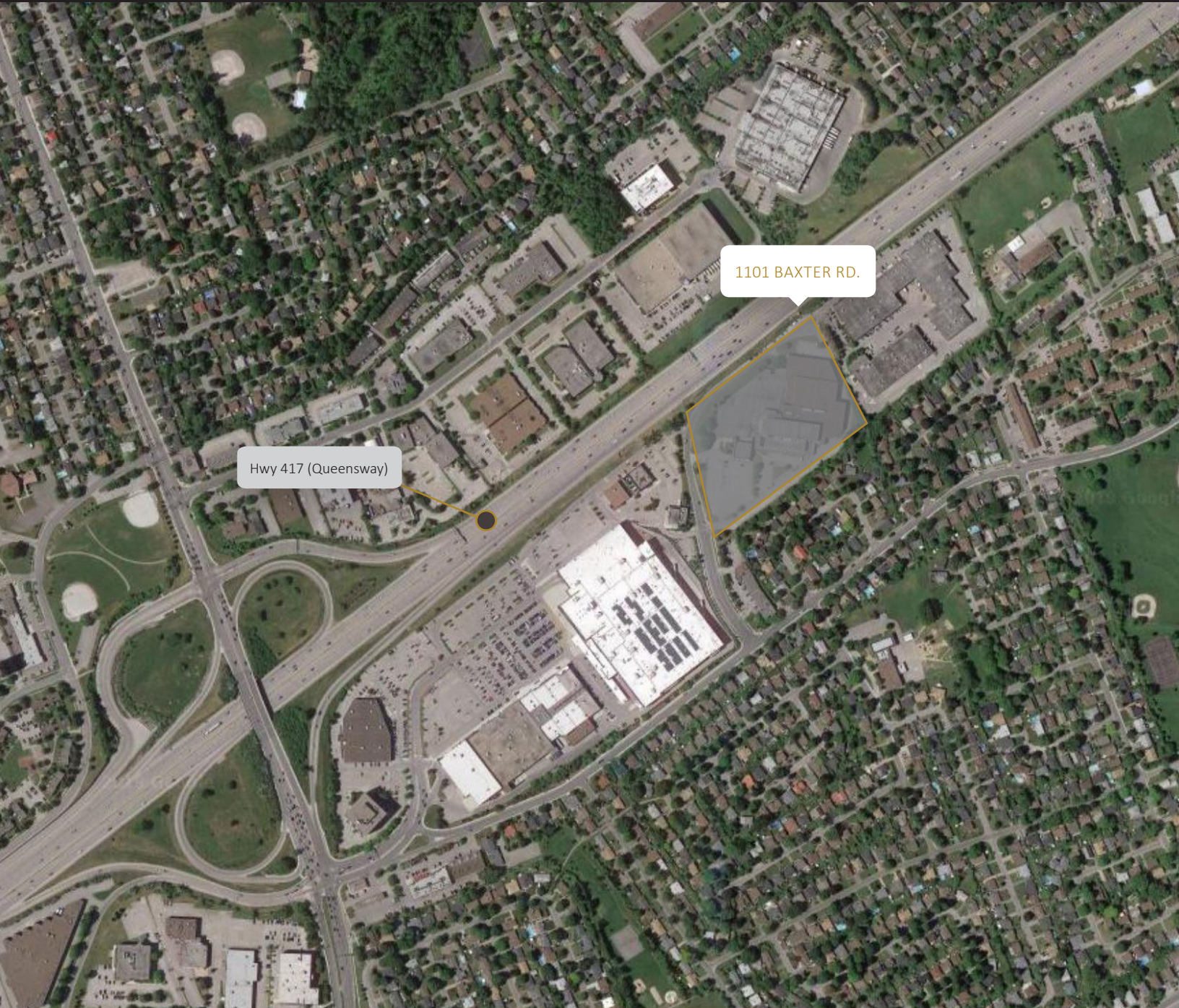
Lower Level 4,850sf

2nd Floor 4,350sf



2nd Floor Tower- Office Rendering & Floor Plan





Contact us

Todd Beech
Director, Leasing
(613) 230-2100 x7208
tbeech@regionalgroup.com

Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa, ON
K2C 0P9

(613) 230-2100
info@regionalgroup.com
regionalgroup.com

The information herein contained has not been verified by The Regional Group of Companies Inc. (the 'Agent'). The Agent does not warrant in any manner, implied or otherwise, that the information herein contained is accurate. The Agent does not, and will not, accept or assume any liability for any consequence or result, negative or otherwise, arising from the reliance of the party receiving the information (the 'Recipient') on the information herein contained. It is the sole and exclusive responsibility of the Recipient to independently verify all information herein contained and perform all due diligence as reasonably required. The information herein contained is subject to change and / or alteration without prior notice, and the Agent hereby reserves the exclusive right to remove from the market said information and / or the Property / Space for Lease to which it pertains. The Regional Group of Companies Inc. is acting solely as an agent for its client, and is not acting in its personal or corporate capacity.

