

Up to **27,555 RSF**
Office/Retail Space For
Lease



1331 Clyde Ave.
Ottawa, ON

New 5 Floor Tower,
completed in 2013

4th Floor Area can be
subdivided



LAURENTIAN PLACE, CLASS “A” OFFICE BUILDING

Property Highlights

- LEED® Silver Certification
- 2 level parking structure
- 5 min. to Highway 417 interchange
- Short bus hop to the new (under construction) LRT stop at Algonquin College

Building Amenities

- Shower facilities
- Secure bicycle storage
- St. Louis Bar & Grill • Thai Express • GNC Live Well • Meridian • CAA
- Secured parking garage, with card access, exclusive to building tenants





AMENITIES St. Louis Bar & Grill,
Thai Express & GNC Live Well

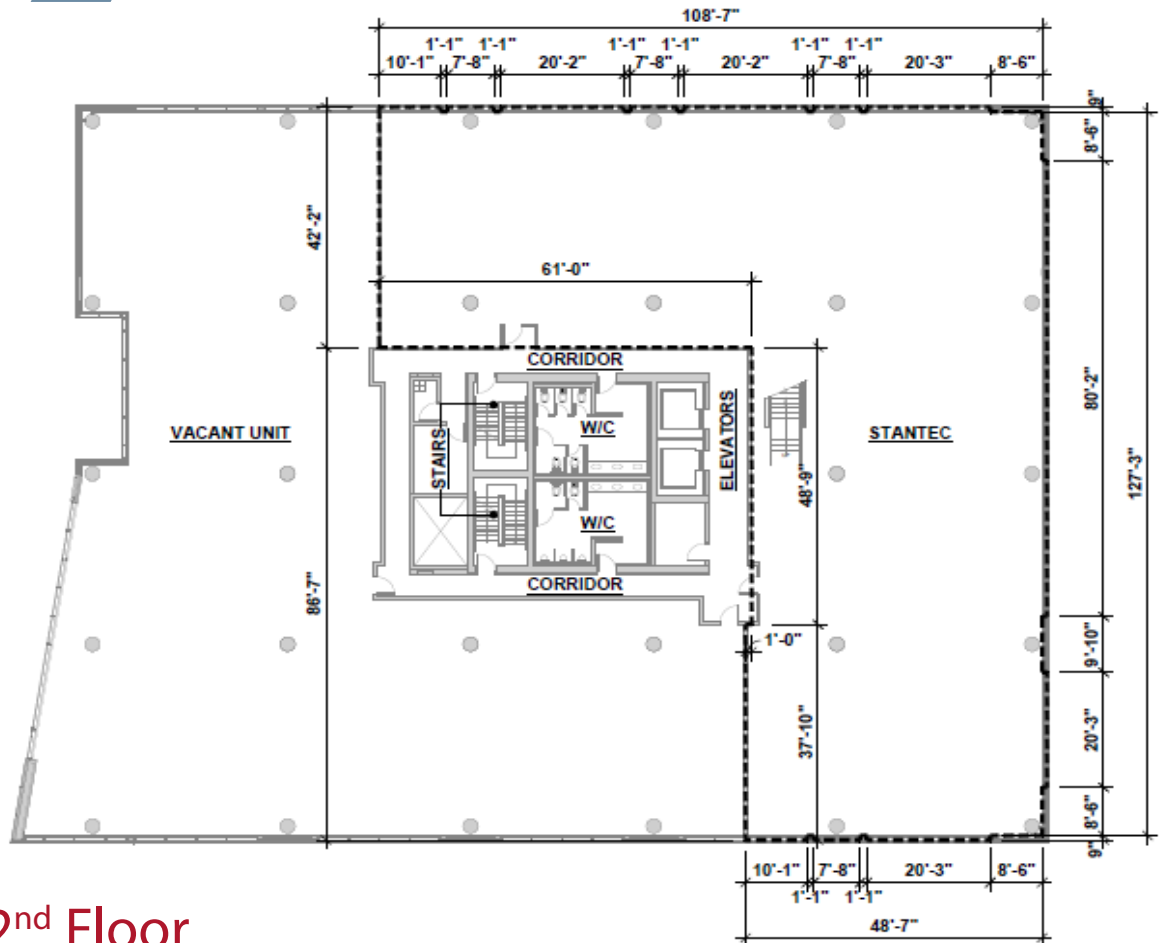




Open Concept Ready for Fit-Up, 2nd Floor



Floorplans



10,978.8 SF , 2nd Floor

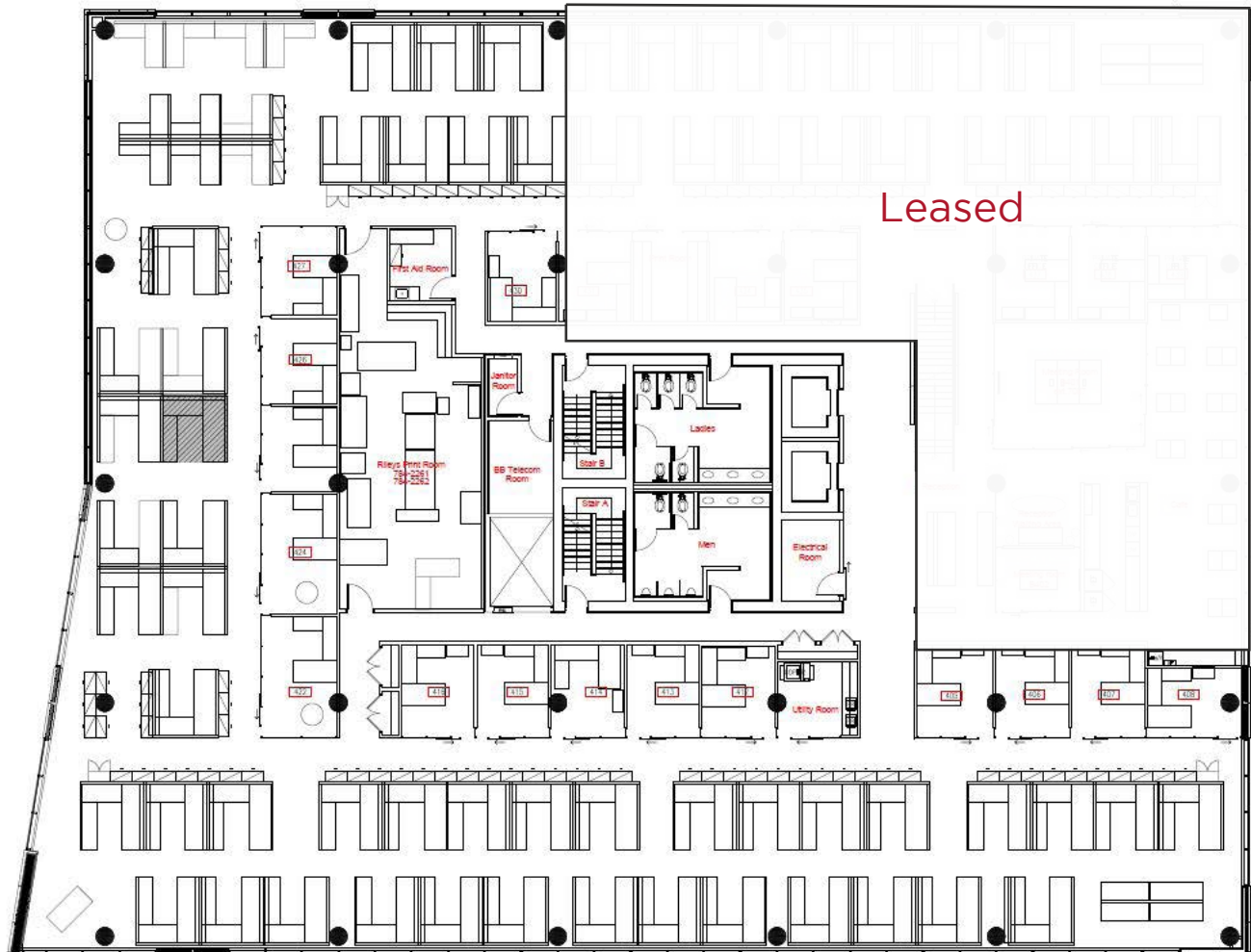


1331 Clyde Available Area

Floor		Area Available (RSF)
5 th	Leased	0
4 th	Leased	14,574 SF—Possession, Immediate
3 rd	Leased	0
2 nd	Leased	10,979 SF—Possession, Immediate
Ground		2,232 SF—Possession, 6-months

Total Office Area Available: 25,553 RSF + 2,232 RSF of Retail Space on the Ground Floor (6-months notice).

14,574 SF, 4th Floor

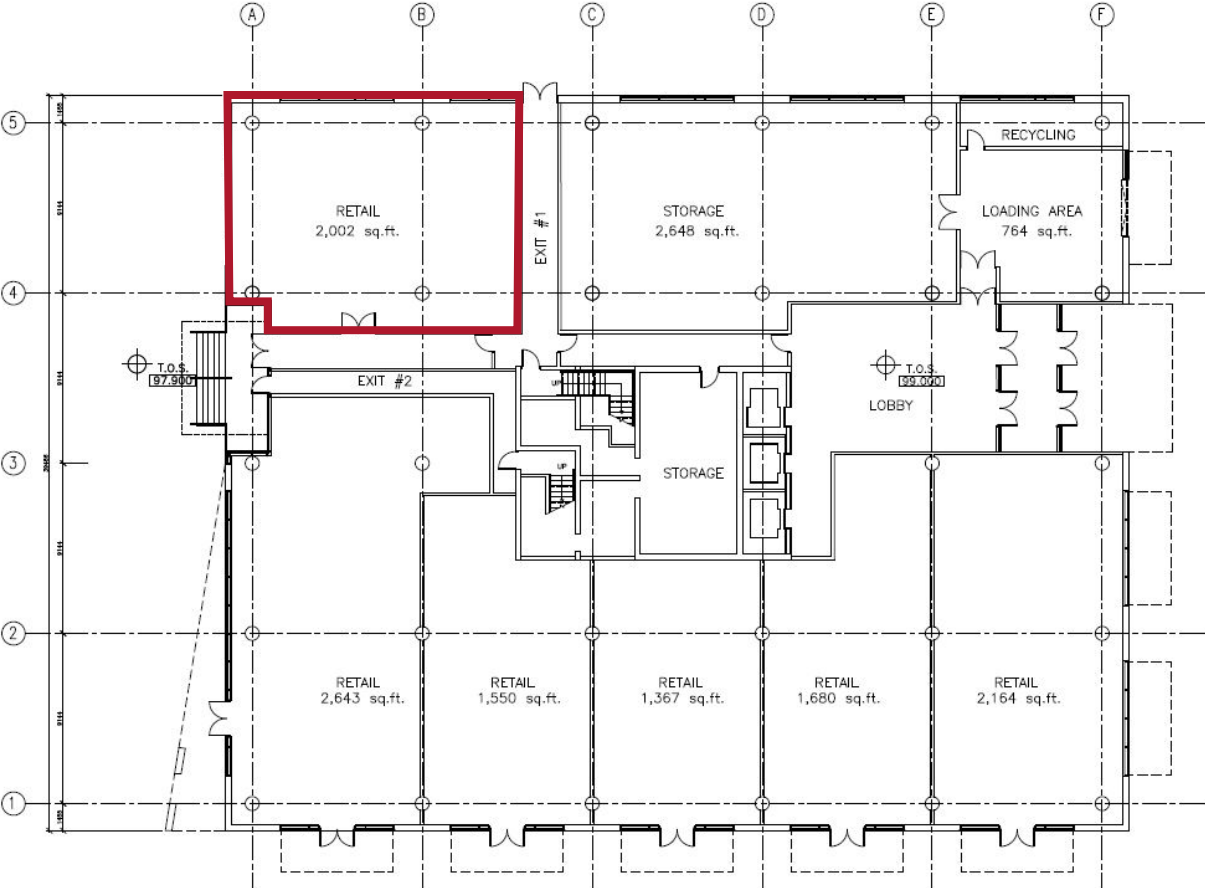


The furnishings depicted have been removed.

The plan illustrates the employment capacity of the space.



2,322 SF, Ground Floor



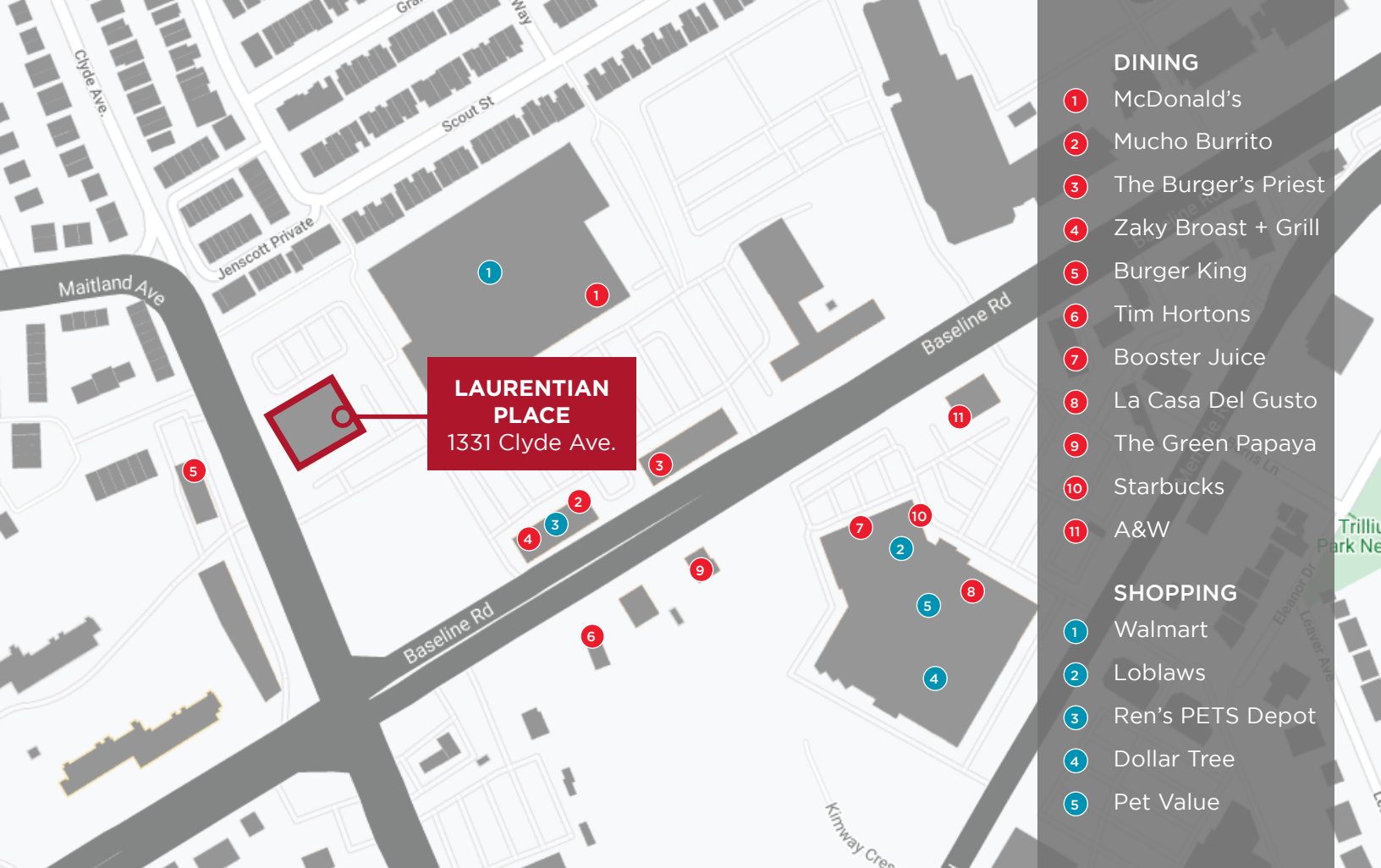
The depicted ground floor retail area of 2,322 RSF is available on 6 months prior notice.



Future
LRT Stop

Algonquin
College Ottawa
Campus





- DINING**
- 1 McDonald's
- 2 Mucho Burrito
- 3 The Burger's Priest
- 4 Zaky Broast + Grill
- 5 Burger King
- 6 Tim Hortons
- 7 Booster Juice
- 8 La Casa Del Gusto
- 9 The Green Papaya
- 10 Starbucks
- 11 A&W
- SHOPPING**
- 1 Walmart
- 2 Loblaws
- 3 Ren's PETS Depot
- 4 Dollar Tree
- 5 Pet Value

Located in the suburbs with the walk-ability of a downtown environment.

For more information, please contact:

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