



160

ELGIN STREET
OTTAWA, ONTARIO

FOR LEASE AVAILABILITIES

Suite 1803 = 4,175 sq.ft.
Suite 2300 = 7,420 sq.ft.

- * Ground floor Retail & Restaurant space available
- * Additional 138,022 sq.ft. of contiguous space coming available in Q3 of 2024

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PROPERTY

A photograph of a modern office lobby. The space is characterized by several large, white, cylindrical columns that support a high ceiling. The floor is made of polished, light-colored stone tiles. To the right, there is a glass-enclosed entrance with a revolving door. A large, white, curved planter with a green snake plant is visible in the foreground on the right. The lighting is bright, creating long shadows on the floor.

**DOWNTOWN OTTAWA'S MOST
DISTINCTIVE BUSINESS CENTRE**

LEASING INQUIRY

John Esposito

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ONE60 ELGIN, OTTAWA

ONE60 Elgin stands out against Ottawa's skyline, towering at 27 stories with one million square feet of office space. The ground floor is exclusively reserved for the Cuisine Club and shops, making it a distinctive and convenient destination for both locals and visitors.

SIZES & MEASUREMENTS

11,595

LEASABLE SPACE AVAILABLE
(sq. ft.)

1,036,751

BUILDING LEASABLE AREA
(sq. ft.)

39,500

TYPICAL FLOOR SIZE
(sq. ft.)

FEATURES

1971 / 2017

YEAR BUILT/RENOVATED

27

NUMBER OF FLOORS

850

INDOOR PUBLIC PARKING
SPACES

HIGHLIGHTS

- Curved three storey glass entrance with modern lobby and security desk
- Parkade at the rear of the building (not included in rent)
- Steps away from the Ottawa Courthouse, City Hall, Elgin Street and Rideau Canal
- Our retail centre featuring unique boutiques and retailers
- Comfortable and modern offices
- Conference facility available for tenants

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Office	\$16.31	\$8.31	\$24.62
CRU - Restaurant Retail	\$32.60	\$8.31	\$40.91
Retail	\$23.18	\$8.31	\$31.49

SURROUNDING AREAS

FINANCIAL INSTITUTIONS

- 1 BMO
- 2 CIBC
- 3 National Bank
- 4 Money Mart
- 5 RBC Royal Bank
- 6 TD Bank

FITNESS CENTRE

- 7 GoodLife Fitness

HOTELS

- 8 Alt
- 9 Delta
- 10 Fairmont Château Laurier
- 11 Mariott
- 12 Novotel
- 13 Sheraton
- 14 The Westin

RESTAURANTS

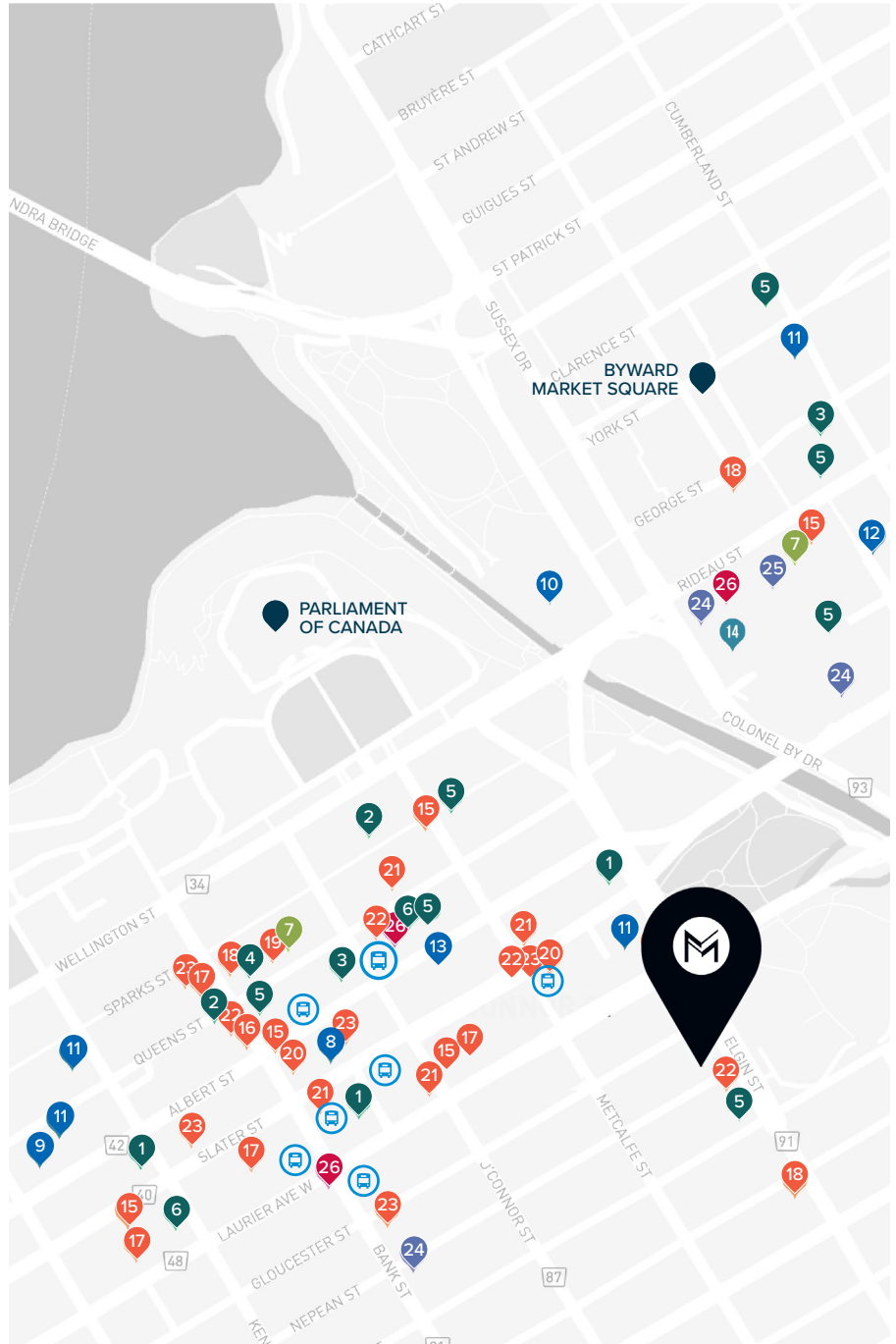
- 15 Bridgehead Coffee
- 15 Extreme Pita
- 16 Marcello's
- 17 McDonald's
- 18 Presse Café
- 19 Second Cup
- 20 Starbucks
- 21 Subway
- 22 Tim Hortons

RETAIL STORES

- 23 Freedom mobile
- 24 Rogers

SERVICES

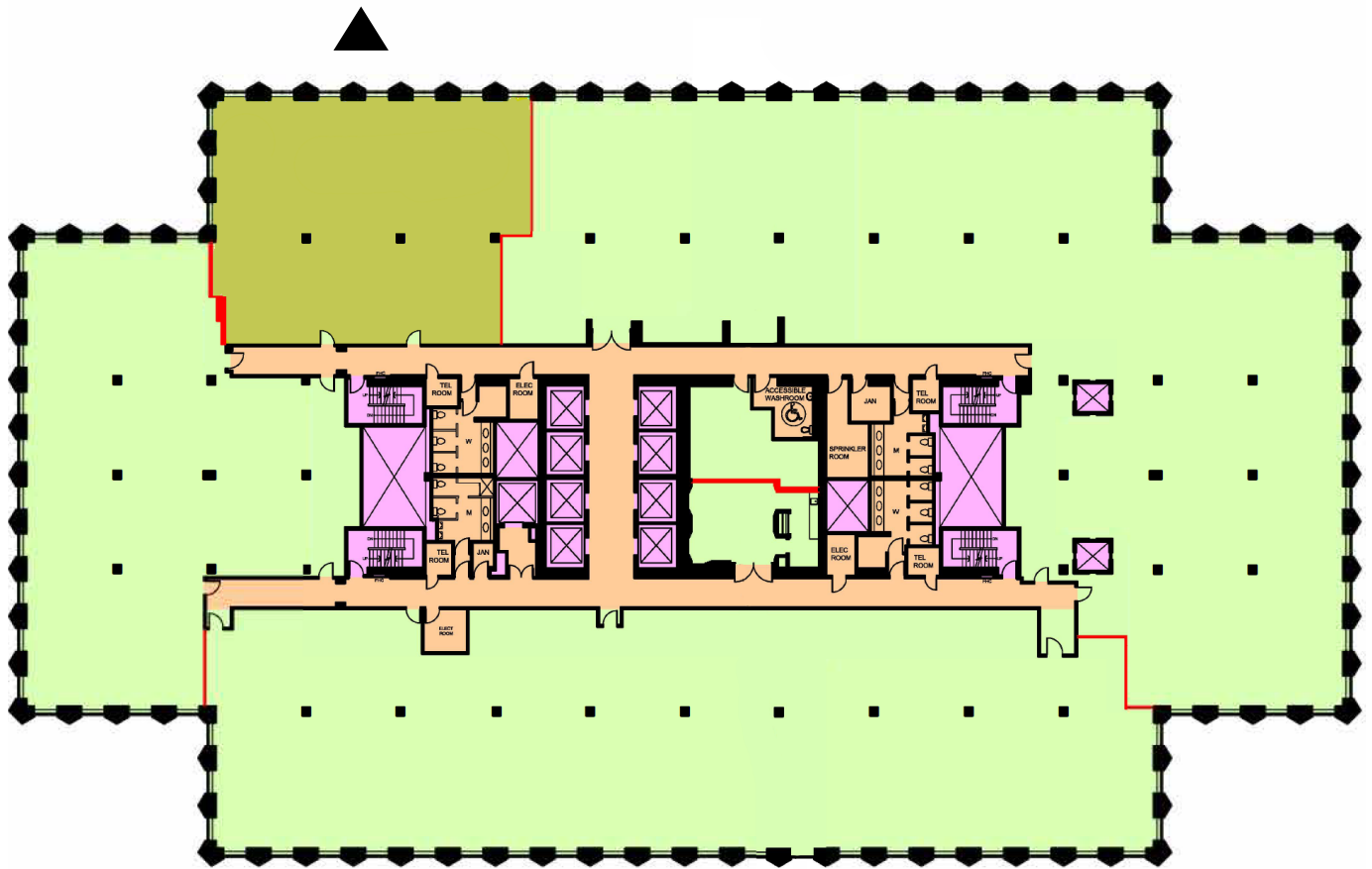
- 26 Shoppers Drug Mart



FLOOR PLAN

OFFICE SPACE

Suite 1803 = 4,175 sq.ft.



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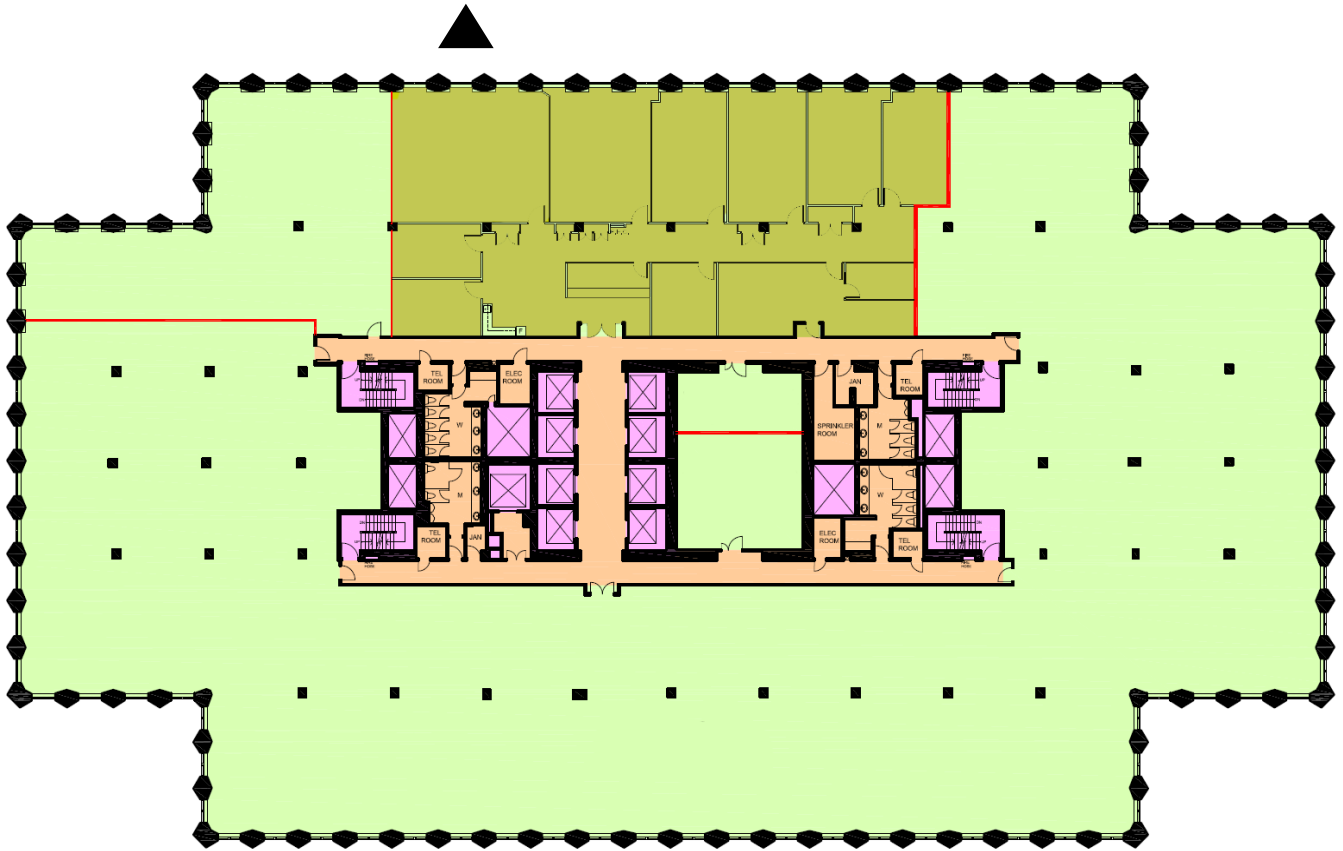
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CONTACT US
FOR LEASING OPPORTUNITIES
(613) 565-4848

FLOOR PLAN

OFFICE SPACE

Suite 2300 = 7,420 sq.ft.



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FLOOR PLAN

RETAIL SPACE



SUITE No.	LEASING AREA
Suite CRU1A	1,651 sq.ft.
Suite CRU10B	309 sq.ft.
Suite CRU10C	107 sq.ft.
Suite CRU11B	257 sq.ft.
Suite CRU12	1,050 sq.ft.
Suite CRU13	1,342 sq.ft.
Suite CRU17	3,556 sq.ft.
Suite CRU19	1,962 sq.ft.
Suite CRU21	3,819 sq.ft.

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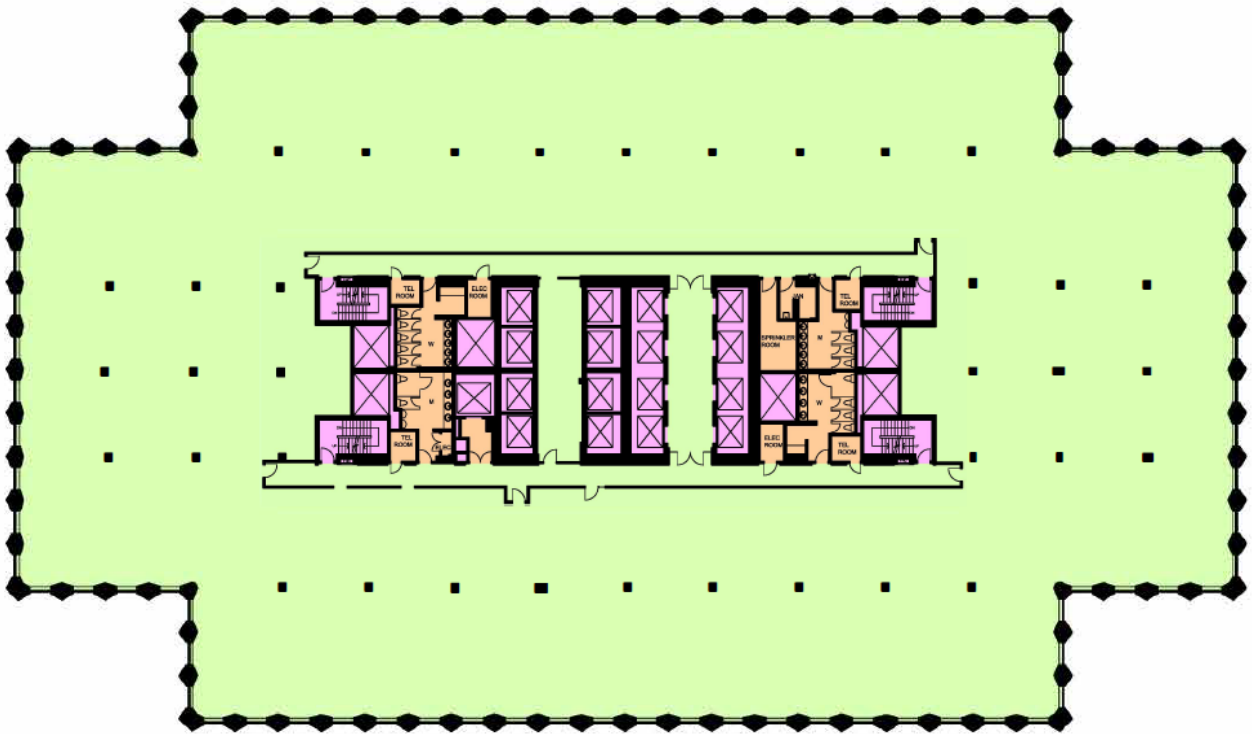
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TYPICAL FLOOR PLAN

OFFICE SPACE

Floor Plate = 39,500 sq.ft.



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