



400

COOPER STREET
OTTAWA, ONTARIO

FOR LEASE

AVAILABILITIES

OFFICE

Suite 9002 = 4,206 sq.ft.
Suite 6000 = 18,006 sq.ft.
Suite 5000 = 18,007 sq.ft.
Suite 4000 = 18,003 sq.ft.
Suite 3001 = 6,007 sq.ft.
Suite 3000 = 11,928 sq.ft.
Suite 2200 = 2,571 sq.ft.

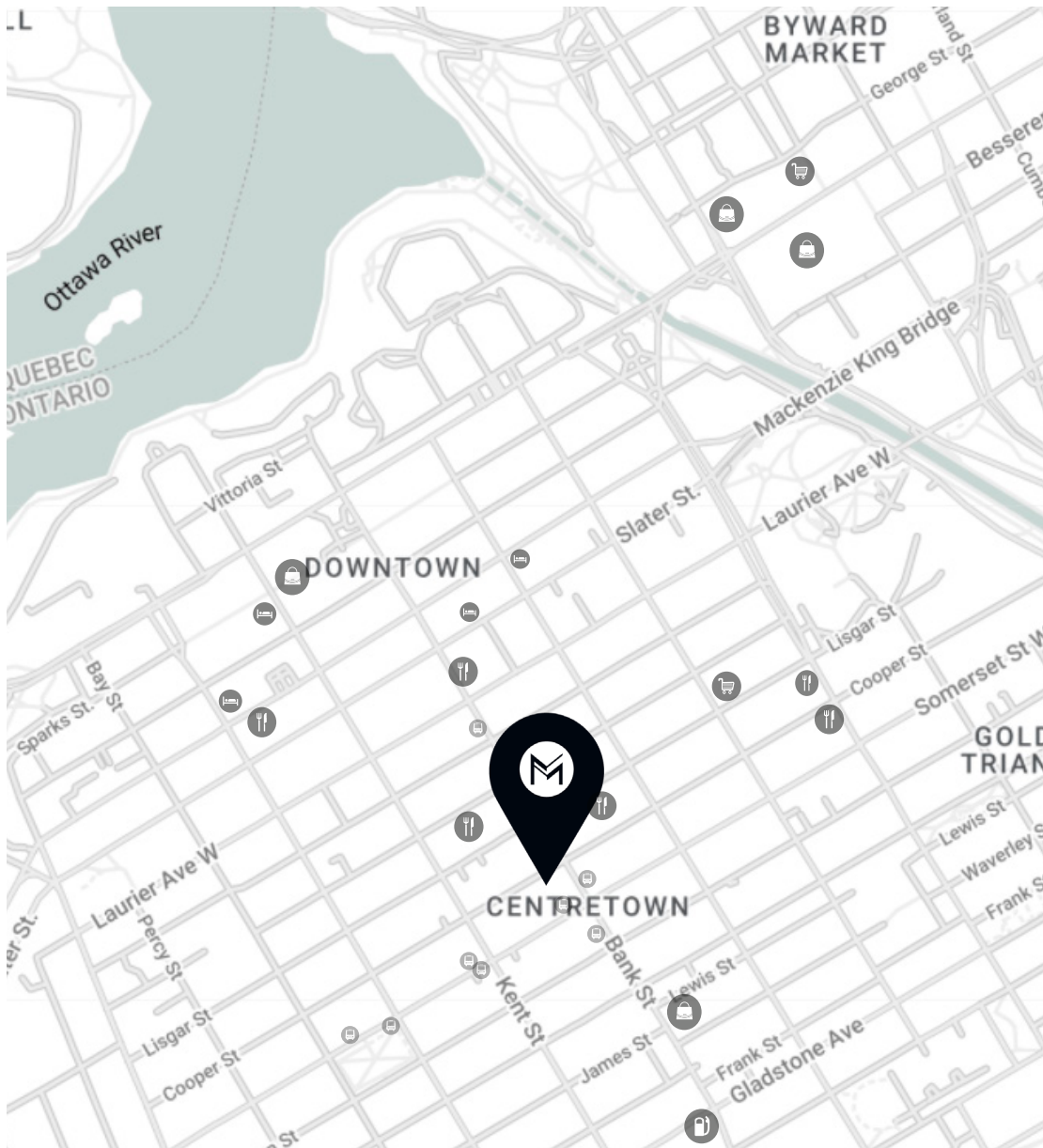
RETAIL

Suite 270 = 2,400 sq.ft.
(corner Bank & Cooper)
GF Suite 395S = 2,666 sq.ft.
(395 Somerset retail)

MACH

PROPERTY

SURROUNDING AREAS

**SUBWAY****Bell****SHOPPERS**
DRUG MART**Scotiabank**SECOND CUP
COFFEE CO.**fido** **LCBO***Tim Hortons*

400 COOPER STREET, OTTAWA

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$7.65	\$4.60	\$12.25

FEATURES			
Year built	1975 / 1999		
Building type	Office		
Number of floors	9-storey + basement		
Floor area	18,000 sq. ft. per floor		
Parking space	120 interior parking spaces at \$240 a month HST included, and 200 outdoor (parkade) parking spaces at \$232.68/month (HST included)		
Parking ratio	Indoor 1/1,500 sq. ft. - Outdoor 1/1,100 sq. ft.		
Amenities	There is a gym, showers and secured Bike racks on site		
Elevator	Three elevators		
Telecom provider	Telus, Bell, Rogers		
Public transit	Bus nearby –10-minute walk from future LRT station (Queen/O'Connor)		
Cetification	BOMA BEST Certified GREEN (Best Practices).		

LEASING INQUIRY

John Esposito

Senior Director of Leasing

jesposito@groupemach.com

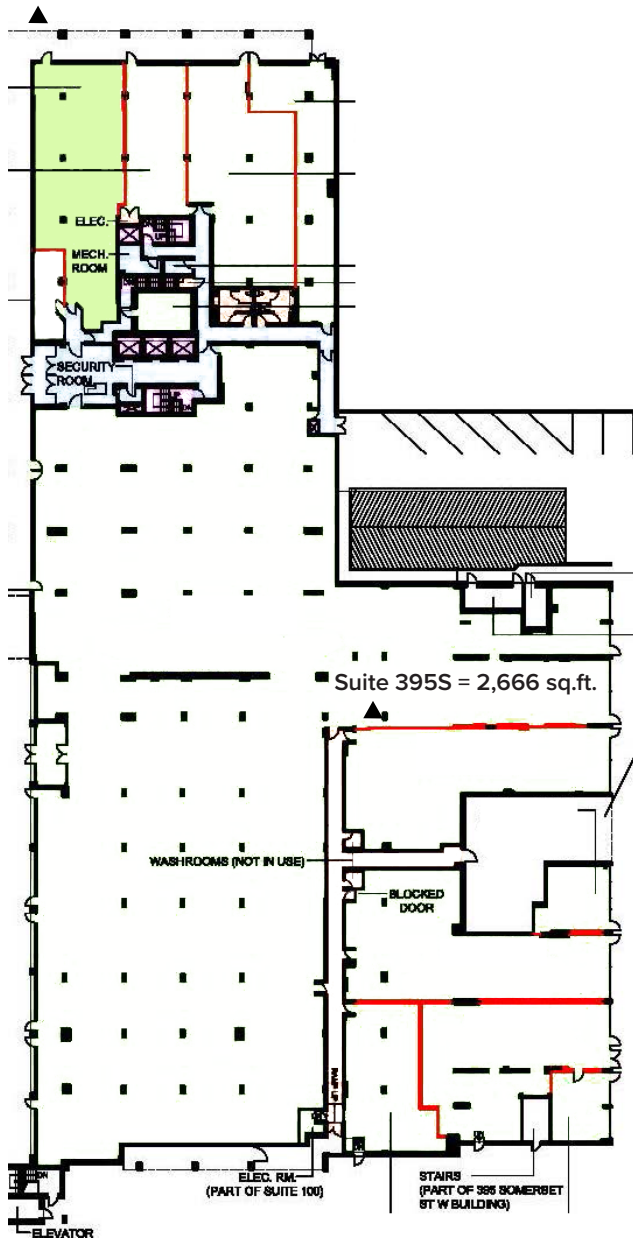
Max Francischiello, MBA

Senior Vice-President, Leasing

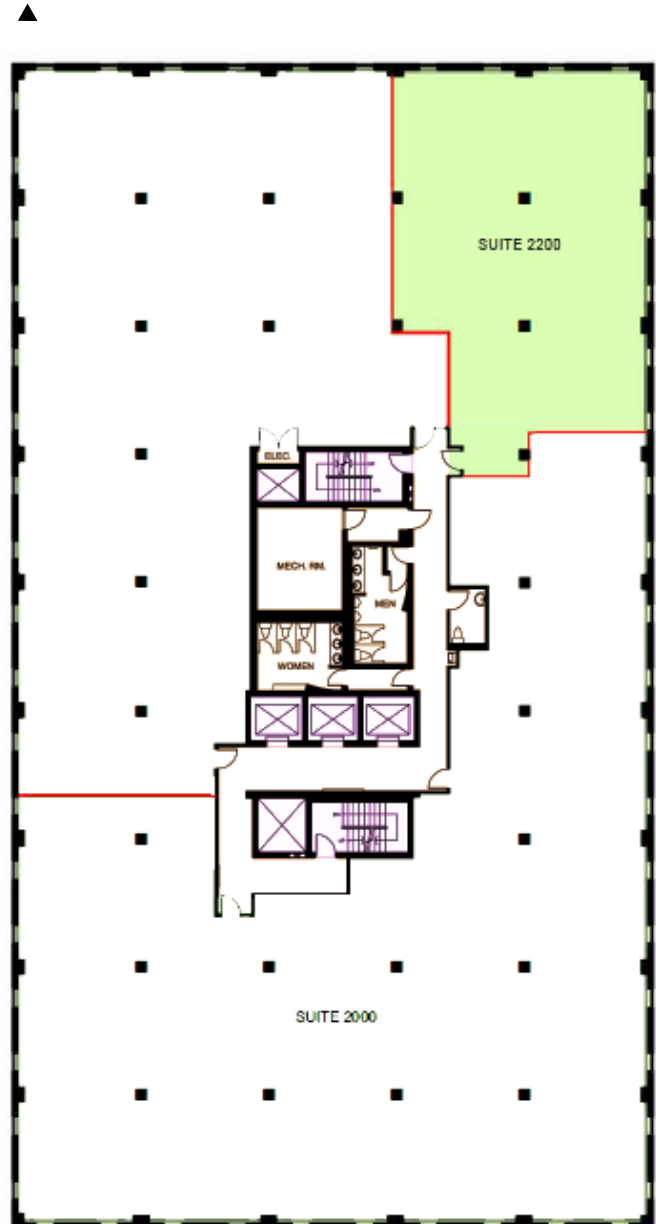
mfrancischiello@groupemach.com

FLOOR PLANS

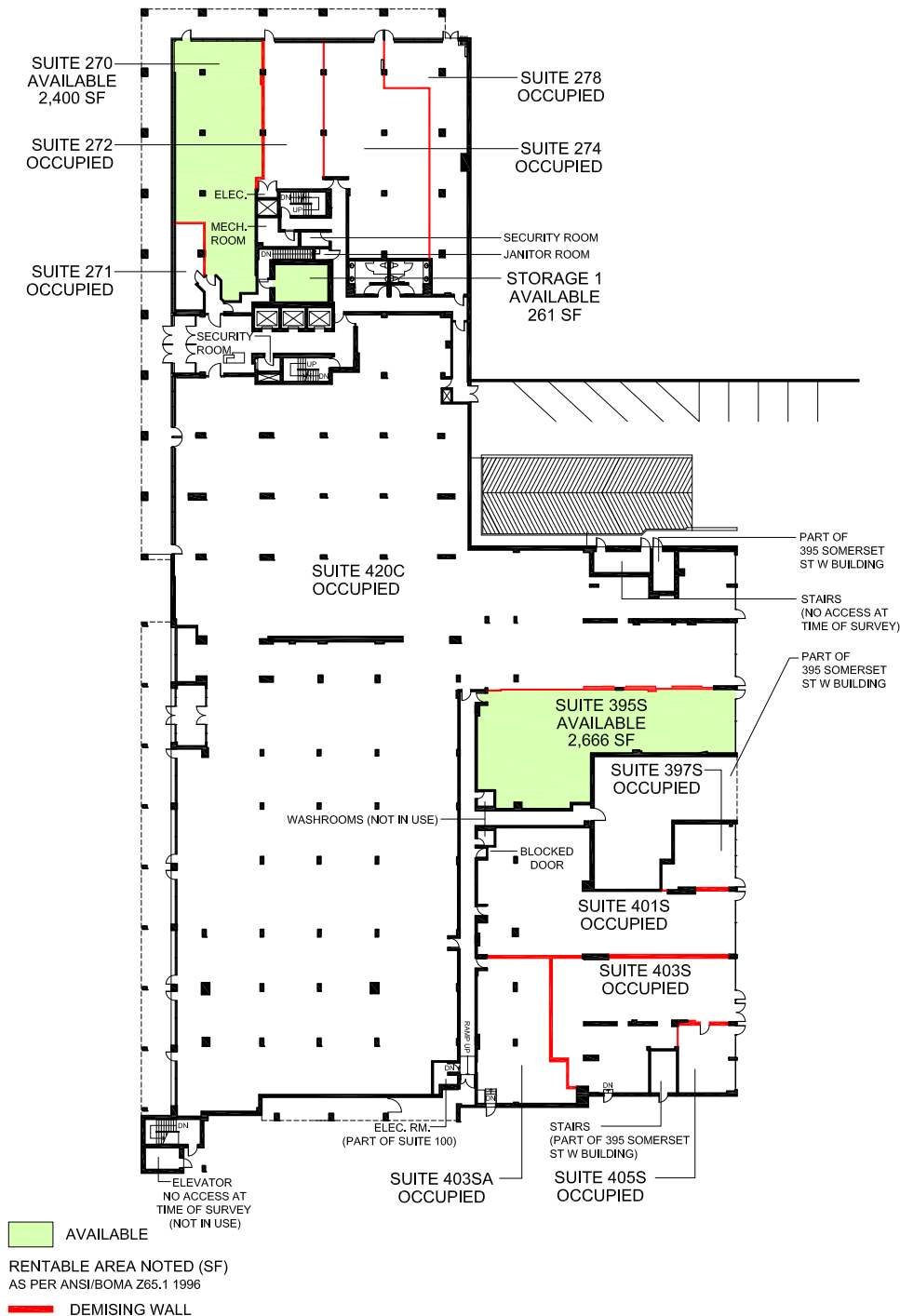
Suite 270 = 2,400 sq.ft.



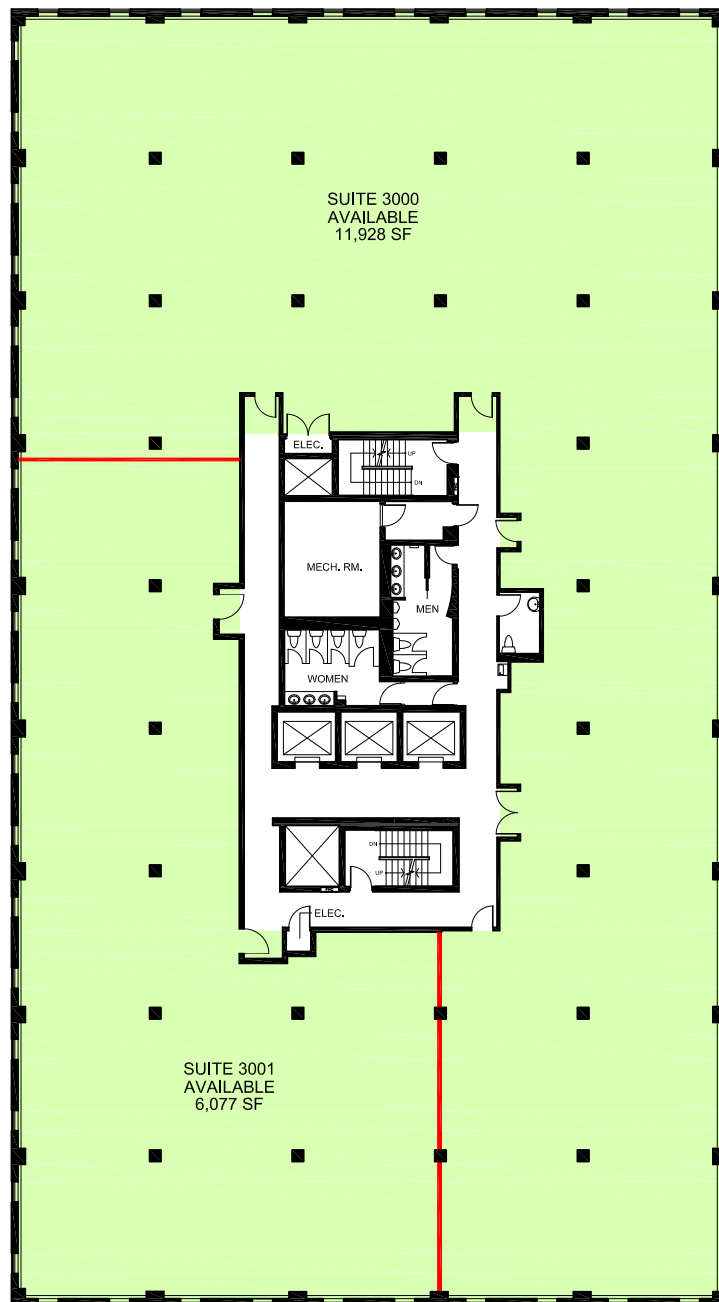
Suite 2200 = 2,571 sq.ft.



FLOOR PLANS



FLOOR PLANS



AVAILABLE
RENTABLE AREA NOTED (SF)
AS PER BOMA/ANSI Z65.1 1996

DEMISING WALL

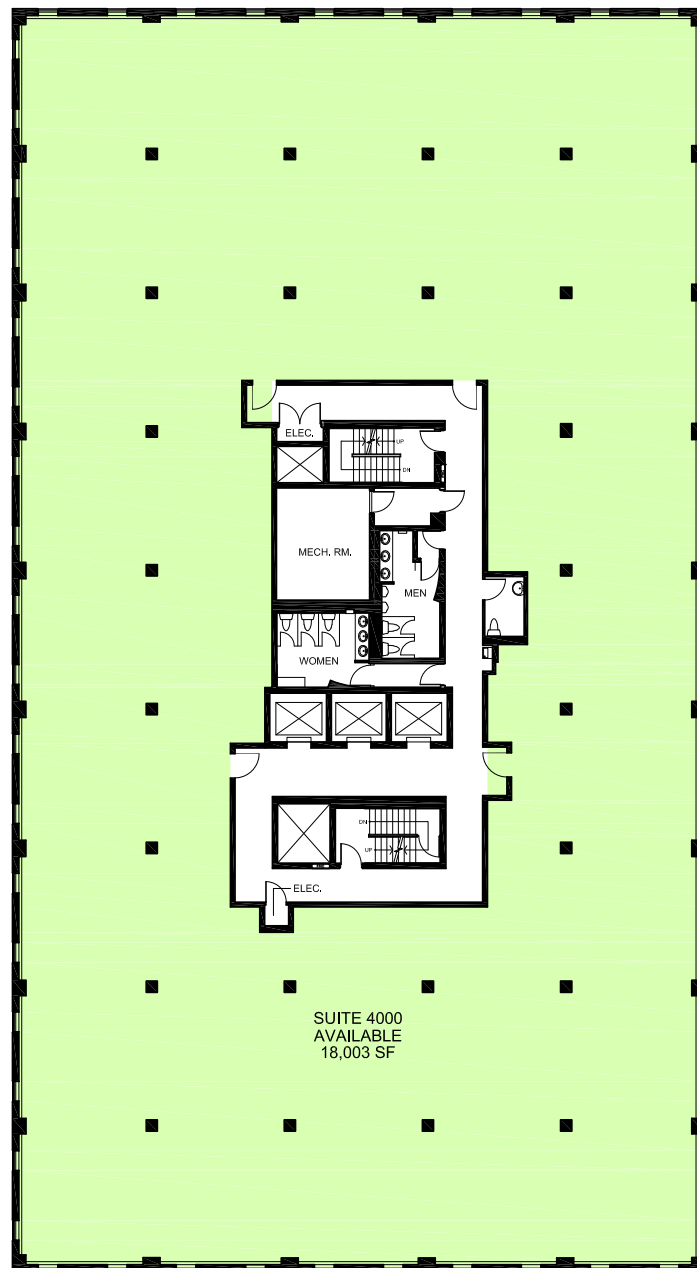
0 10 50 FT.



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CONTACT US
FOR LEASING OPPORTUNITIES
(613) 565-4848

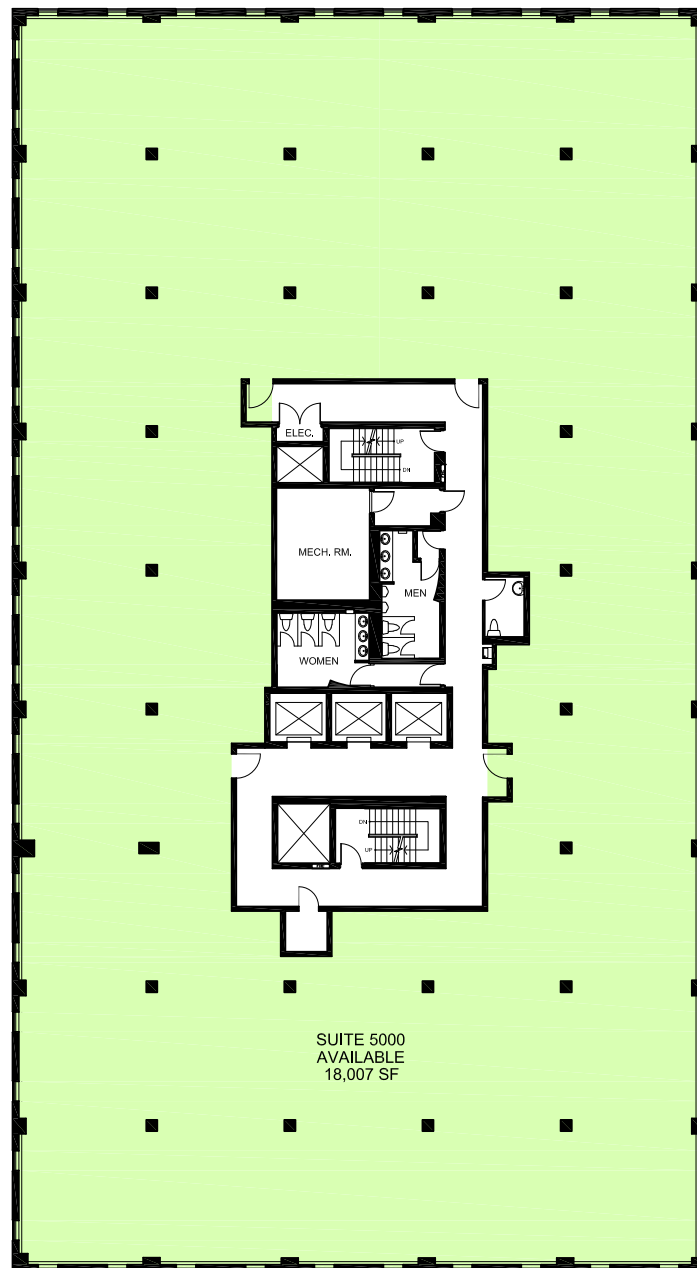
FLOOR PLANS



AVAILABLE
RENTABLE AREA NOTED (SF)
AS PER BOMA/ANSI Z65.1 1996

0 10 50 FT.

FLOOR PLANS



SUITE 5000
AVAILABLE
18,007 SF

AVAILABLE

RENTABLE AREA NOTED (SF)
AS PER ANSI/BOMA Z65.1 1996

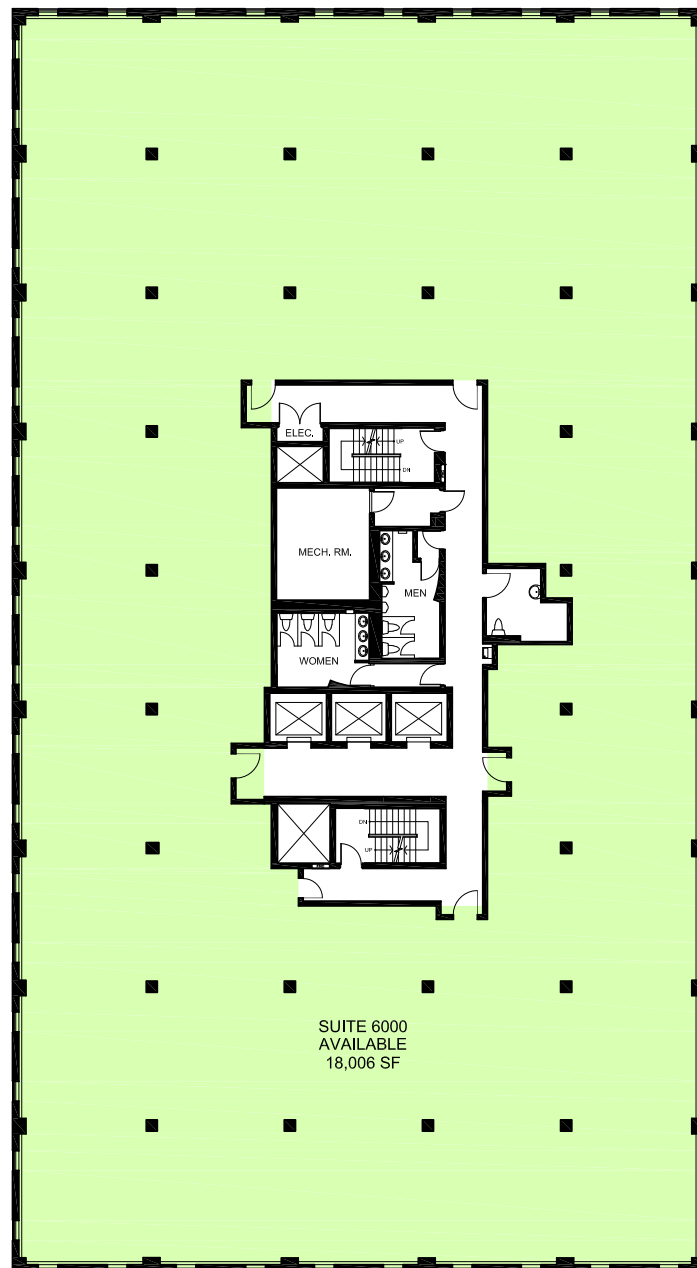
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
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FLOOR PLANS



0 10 50 FT.

 AVAILABLE
RENTABLE AREA NOTED (SF)
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FLOOR PLANS

FEATURES

Suite 9002 is a partial floor opportunity on the top floor

