

FOR LEASE - OFFICE SPACE
282 DUPUIS STREET



Office Space in East End of Downtown Ottawa

282 Dupuis Street

2,698sf to 35,000sf available

Conveniently-located and highly-accessible office space for lease in the east end of downtown Ottawa. This professionally-managed 6-story office building is well located just off the Vanier Parkway at Montreal Road and features efficient floor plates and heated underground parking.

Tenants are sure to enjoy scenic alternatives that will save time commuting from Orleans (East) via Montreal Road or from downtown (West) via Rideau Street.

This property is located mid-point approximately 2km west of the Monfort Hospital and approximately 2km east of Rideau Centre and the Byward Market. Clients and staff are sure to enjoy ample amenities within walking distance and many parks within short driving/biking distance.

Each floor is nicely built out, with renovation options ranging from minor renovations to wholesale demolition for new fit-up.

The neighbouring site also contains vacant land ready for a large build-to-suit building for a company looking for a new modern facility. To view a video of this property, visit: <https://vimeo.com/247830903>

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

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

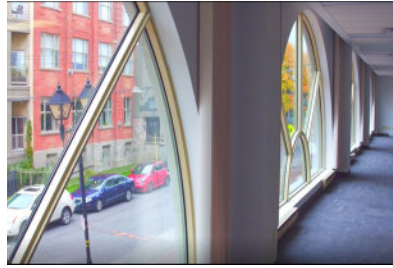
(613) 230-2100

info@regionalgroup.com



Property Highlights

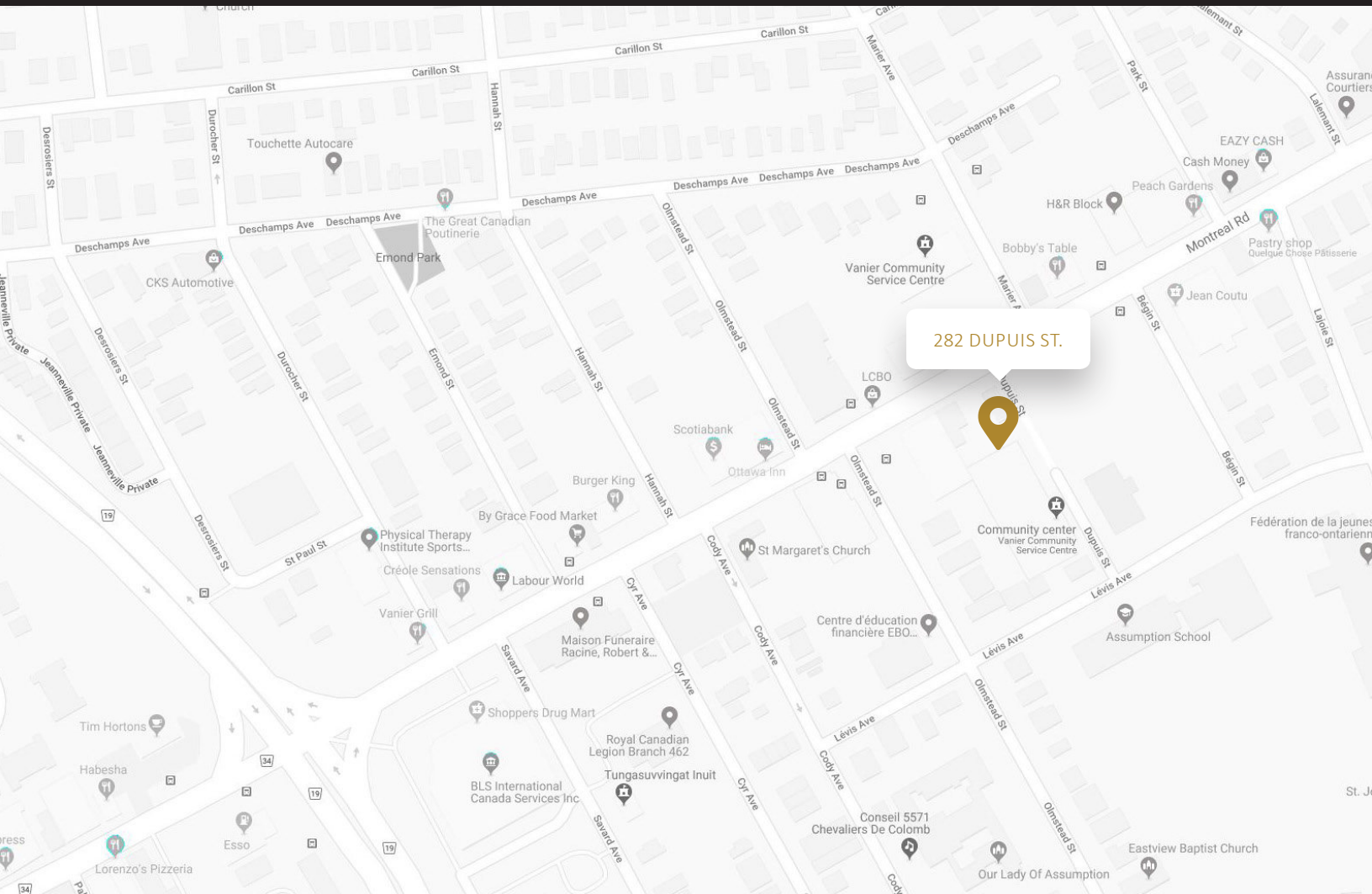
- Quiet professional building
- Abundant natural light with pleasant views of the surrounding areas
- Barrier-free, fully-accessible building
- Abundant heated underground parking
- Professionally managed building with 24/7 emergency on-call service
- Short drive to downtown via Montreal Rd.
- Building signage opportunity



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
100 (Retail)	2,698	\$20.00	\$17.66	Immediate
200	6,443	\$14.00	\$17.66	Immediate
300	6,388	\$14.00	\$17.66	Immediate
400	6,392	\$14.00	\$17.66	Immediate
500	6,324	\$14.00	\$17.66	Immediate
600	6,345	\$14.00	\$17.66	Immediate
Entire building	34,591	\$14.00	\$17.66	Immediate

TI Allowance – Negotiable



Property Specifications

Year Constructed	1990
Construction	Concrete
Exterior Walls	Brick
Roof Type	Ballasted inverted protected bitumen roof membrane
Ceiling Height	8'
Power	600/347v, 600a, 3-phase, 4-wire
Loading Facilities	No
Air Conditioning	VAV boxes
Heat	Electric
Sprinklered	Below-grade only
Parking Spots	51 underground; 10 surface
Elevator	Yes
Separately Metered	No, tenants do not pay anything above operating costs

Todd Beech
Director, Leasing

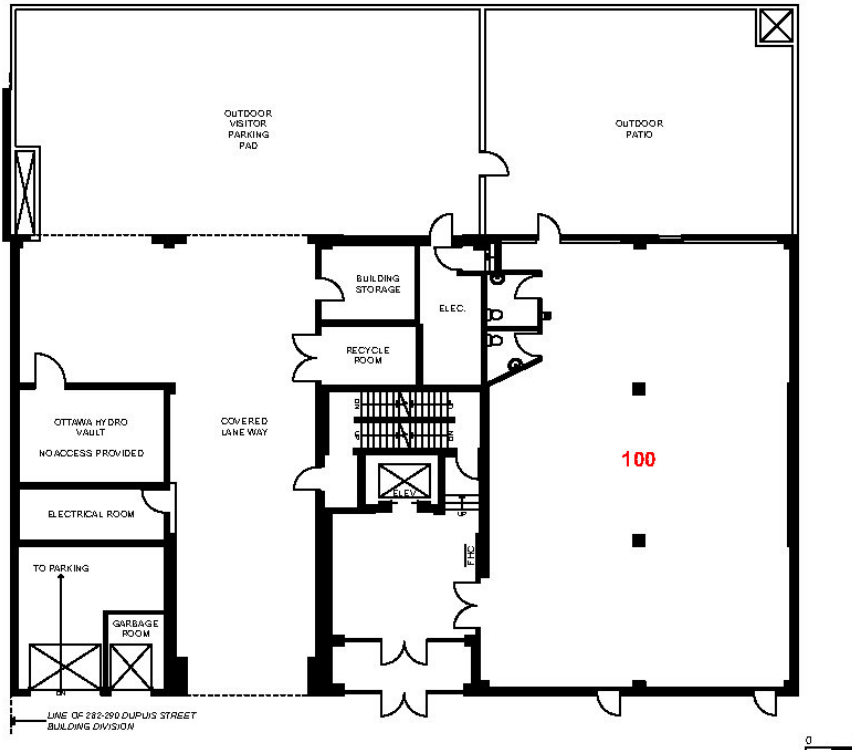
(613) 230-2100 x7208
tbeech@regionalgroup.com

1737 Woodward Drive, 2nd Floor, Ottawa, ON K2C 0P9
(613) 230-2100 • regionalgroup.com



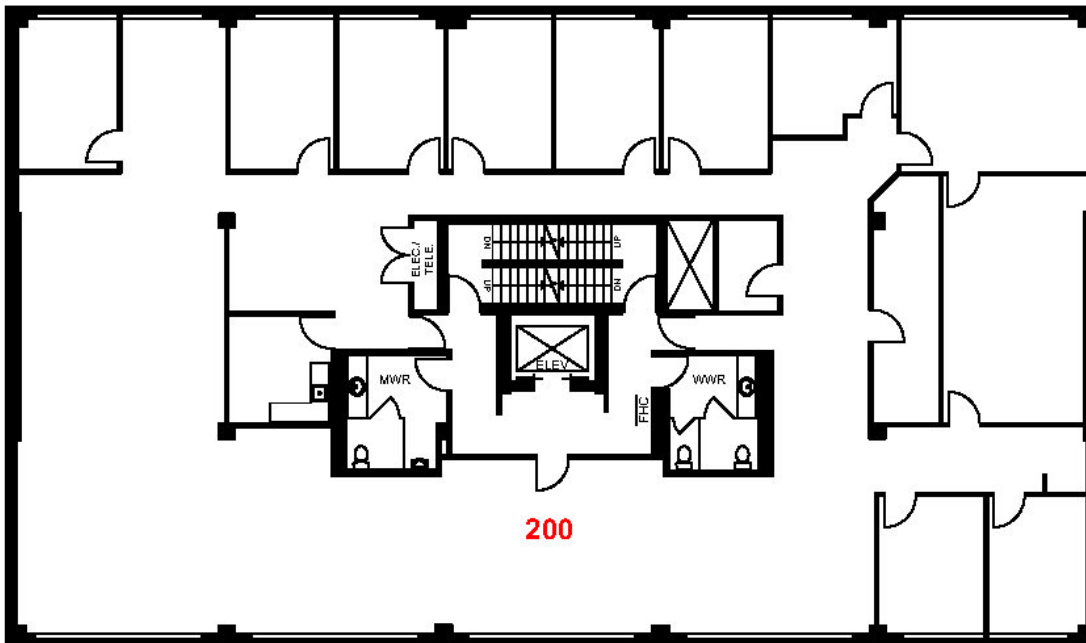
Suite 100

2,698sf



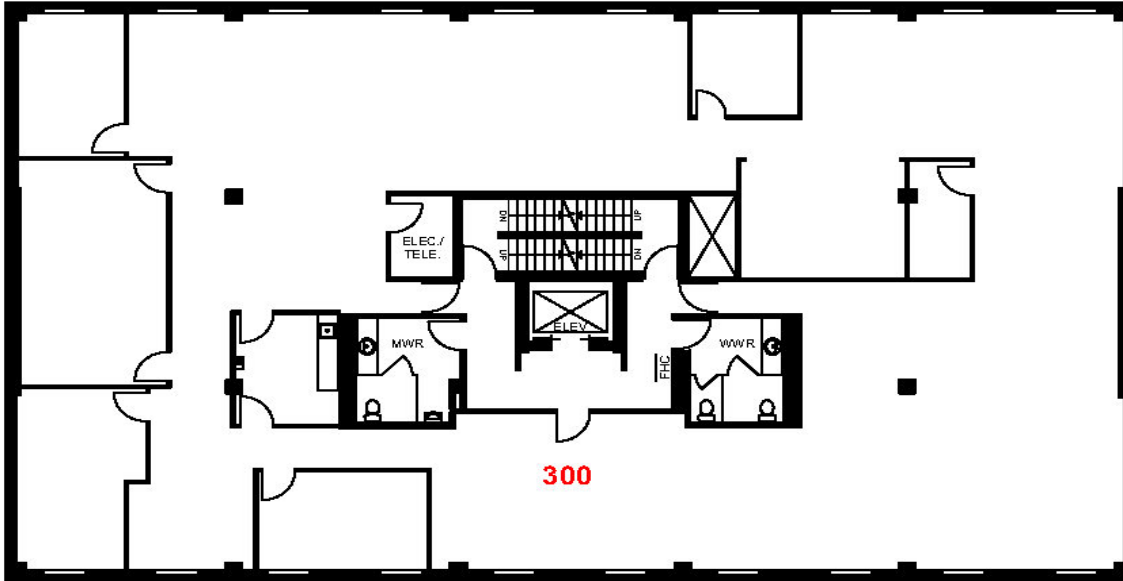
Suite 200

6,443sf



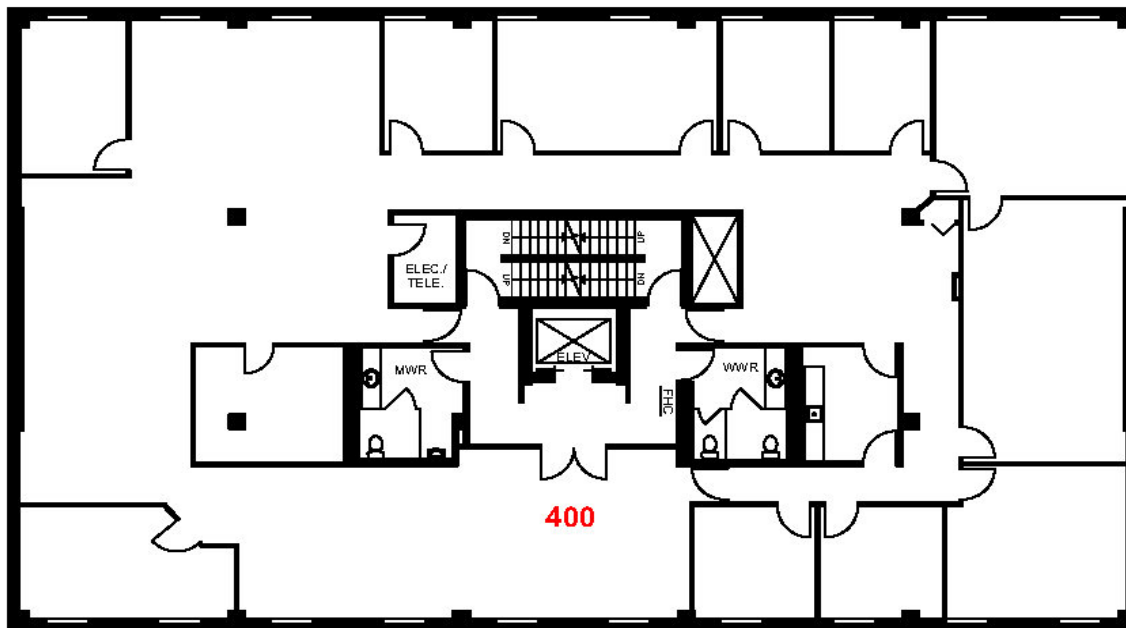
Suite 300

6,388sf



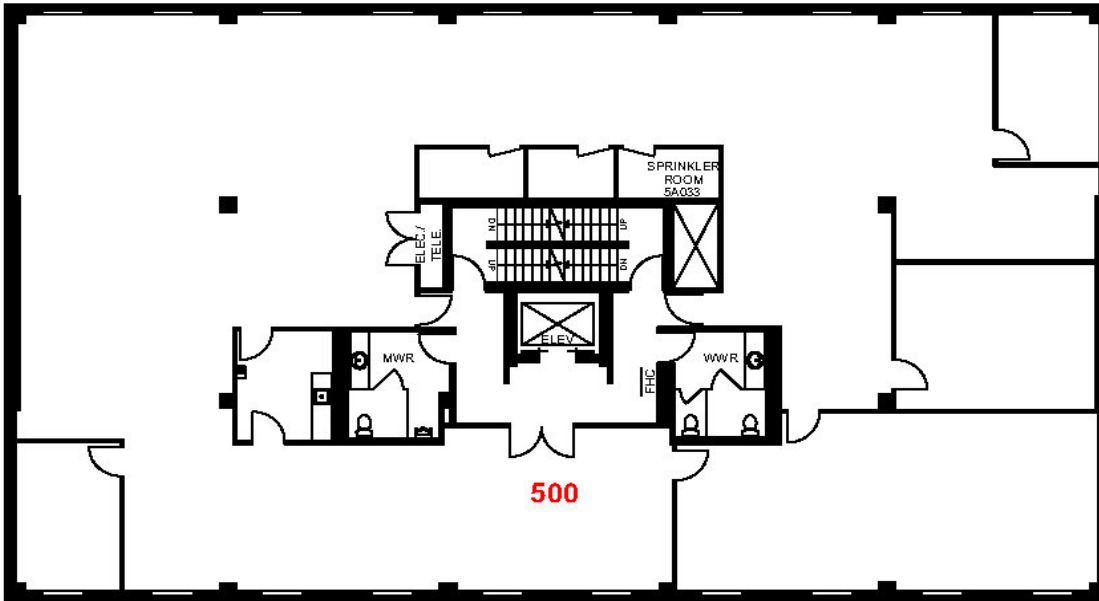
Suite 400

6,392sf



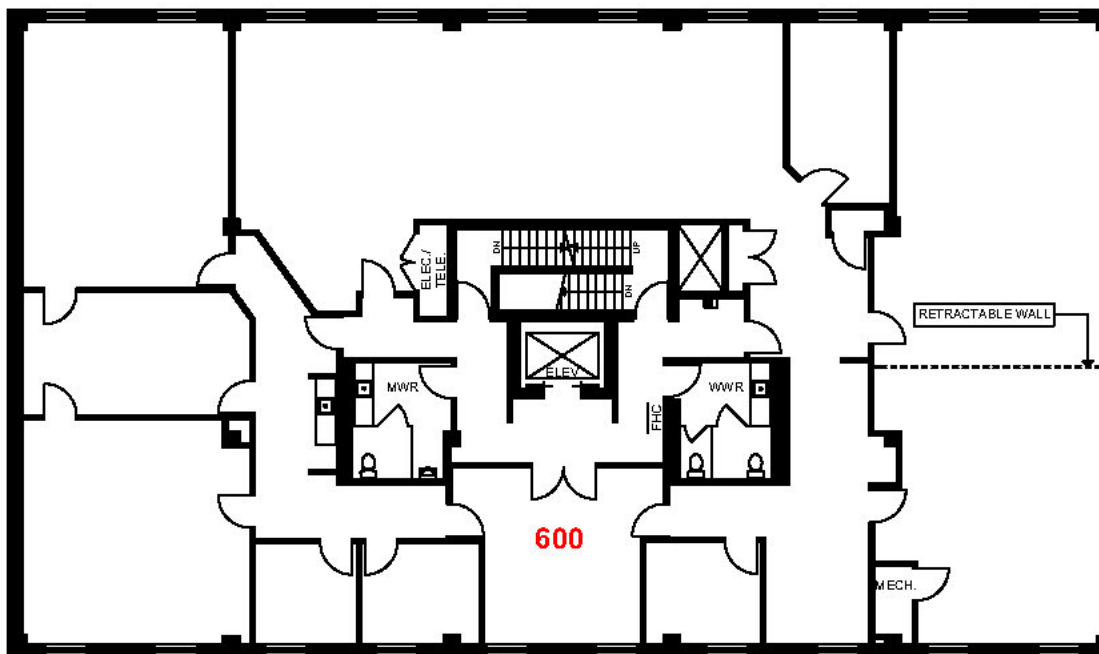
Suite 500

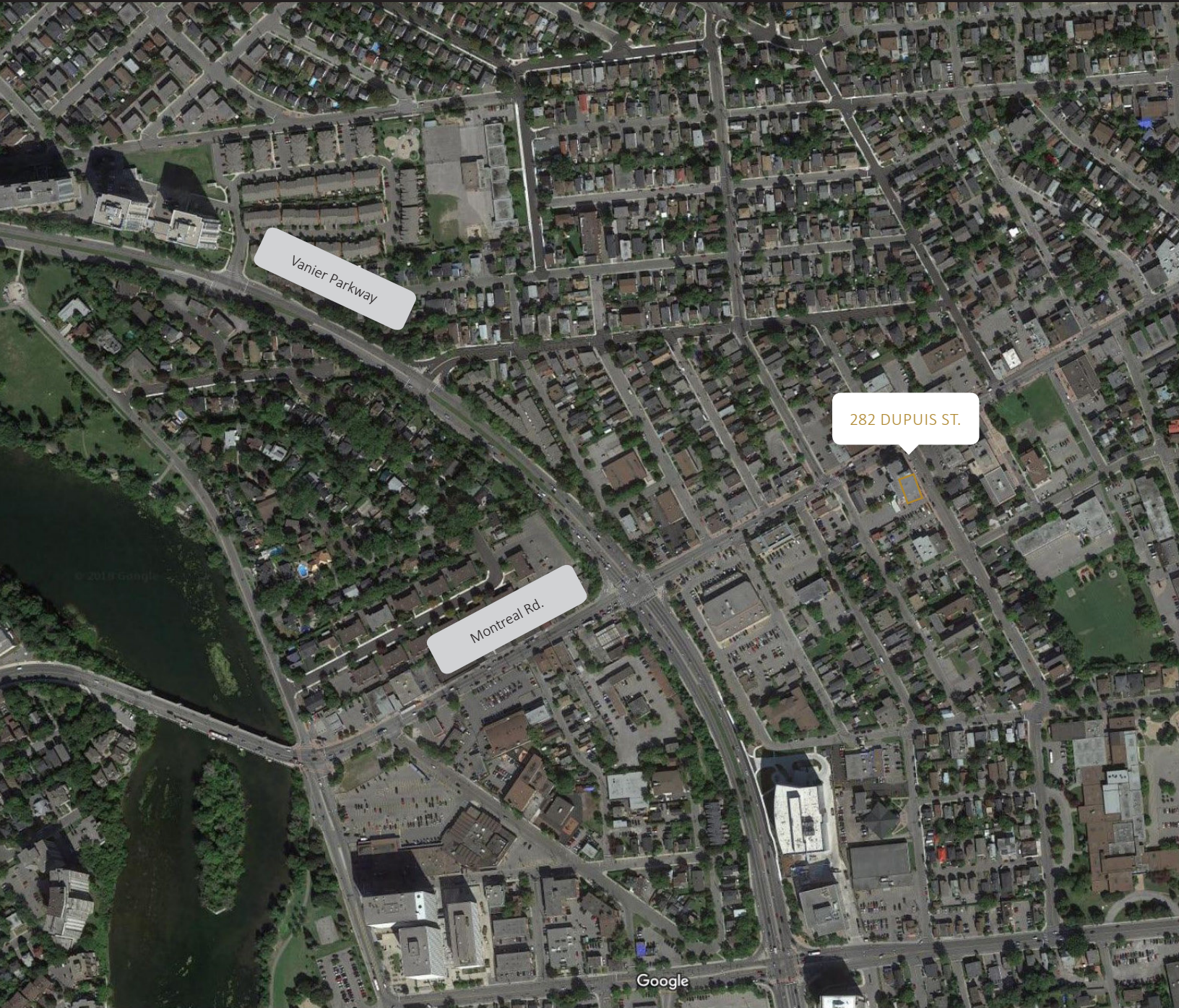
6,324sf



Suite 600

6,345sf





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.

