



1601

Telesat Court

Ottawa, ON

223,291 sf campus-style office
user/investment property

Investment Summary

Capital Markets Group

AVISON
YOUNG

Opportunity

Avison Young Capital Markets Group has been retained on an exclusive basis to arrange the offering and sale of 1601 Telesat Court, Ottawa, ON (the "Property"). This is a prime opportunity to acquire a four-storey campus-style office building. The building is 223,291 sf (199,152 leasable sf) situated on a 10.14-acre site, currently 11.3% leased to one tenant. Unit sizes range from 11,000 sf to over 30,000 sf. The offering provides an investor with the opportunity to lease-up the current space or redevelop the site, or for a user to occupy a large campus-style building with excellent accommodation, branding opportunity and exposure.

1601 Telesat Court is well located, with Highways 174 and 417 minutes away and Blair LRT, just a short walk north. The Property has prominent exposure along Blair Road which provides an exceptional branding opportunity for prospective users. This offering presents the opportunity for an investor or user to acquire an impeccably maintained, highly functional asset in a prominent location with transit access.

Investment Highlights



Highly Functional and Flexible Space

The Property was built to a high specification and is maintained to an equally high standard.

The property was built in 1988 offering its occupants high end accommodation and facilities which few other buildings can provide.

Office accommodation is located in three towers (A, B & C) ranging from 2 to 4 storeys connected by a large and attractive central atrium. The atrium contains casual seating areas, glazed elevator shafts, restaurant seating and cafeteria.

Currently vacant space is located in a number of separate areas and in both base build and move-in ready condition. There is a significant basement running the length of the building which provides underground parking, storage, loading docks, gyms, and former lab space which also houses a dual grid power system, drawing electricity from separate power feeds.





Suitable for a Wide Variety of Users

The Property can accommodate multiple tenants or a single user.

With ample power, cooling, parking and transit the Property will appeal to a variety of users including tech, life science, institutional, healthcare, and traditional office users.



Development Opportunity

The Gloucester area of Ottawa is a high growth mixed use area with development underway around the traditional office node and Gloucester Shopping Centre. Recent developments and future plans have been accelerated and complemented by the recent opening of the Blair LRT.

1601 Telesat Court is located within one of Ottawa's mixed use centre zones allowing for partial or complete redevelopment of the site to a wide variety of uses including office, research and residential apartments.



High Profile Location

The Property has excellent exposure on Blair Road and is located just south of the Queensway and Blair LRT station on Ottawa's Confederation Line. Located 1km east of Highway 417, the Property is conveniently located and only 10 minutes from Ottawa's downtown core.

The area is home to many notable users including government agencies like CSIS and CMHC, and corporations like TD and MBNA Canada.

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Property Details

Building Area
223,291 sf
199,152 leasable sf*

Storeys
4

Site Area
10.14 acres

Occupancy
11.3%

Number of Units
10

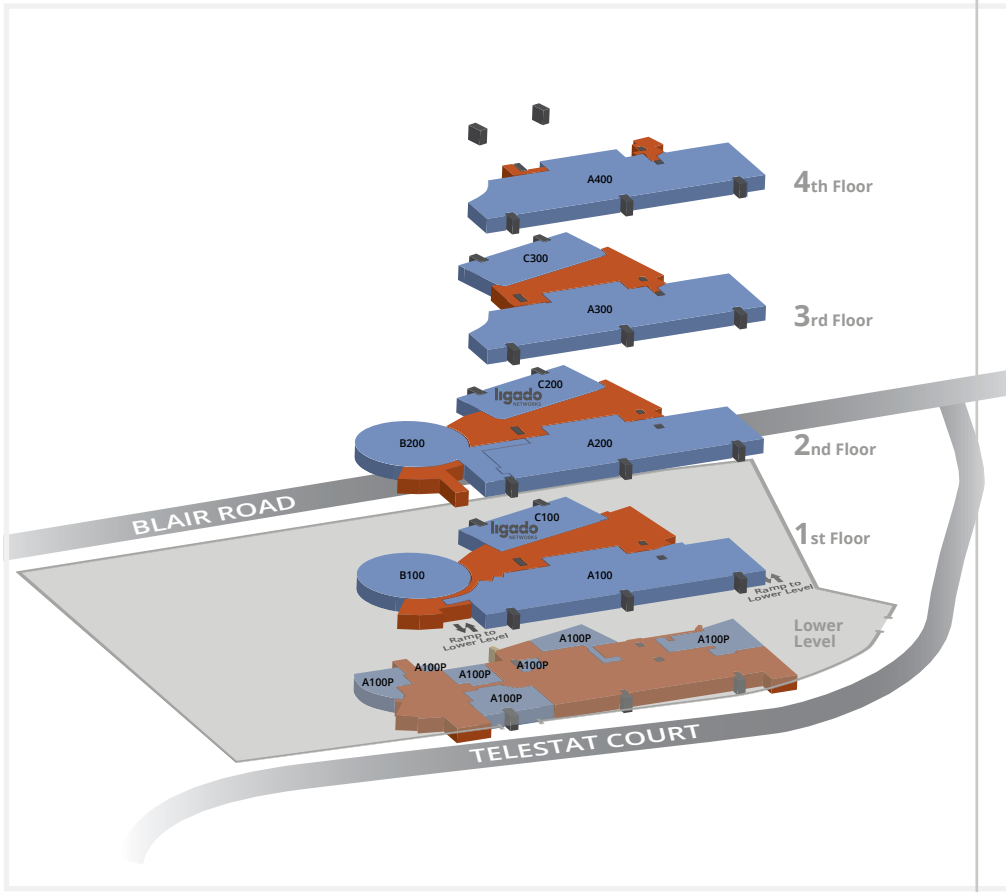
Parking Stalls
472 Surface, 28 Underground (expandable)
(2.5 stalls/1,000 sf)

Year Built
1988

Zoning
MC F(2.0) H(48) - Mixed-Use
TD1, TD2 - Transit Development Zone

* Leasable sf is capped at approximately 15% gross-up





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