

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



**1331 Clyde Ave.**  
Ottawa, ON

New 5 Floor Tower,  
completed in 2013

4<sup>th</sup> 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

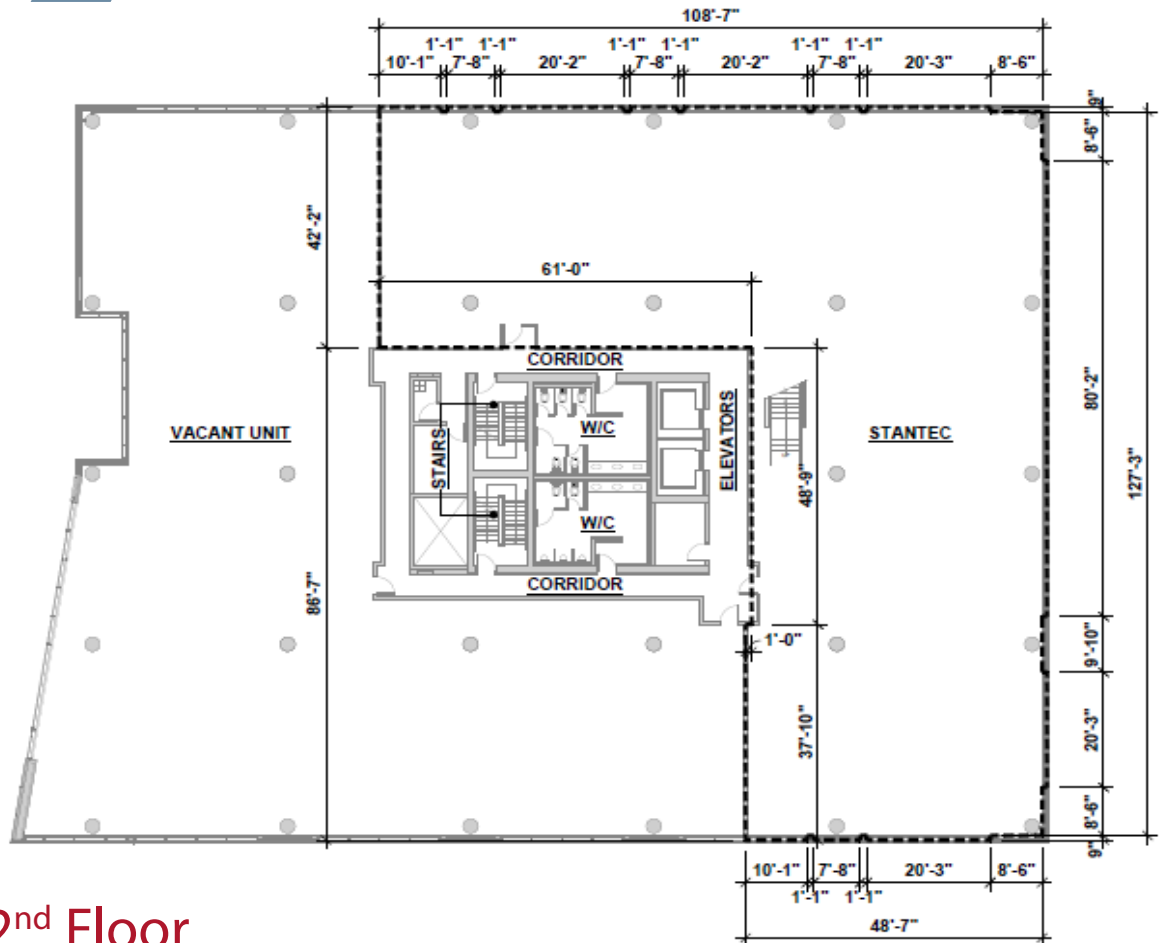




# Open Concept Ready for Fit-Up, 2<sup>nd</sup> Floor



# Floorplans



10,978.8 SF , 2<sup>nd</sup> Floor

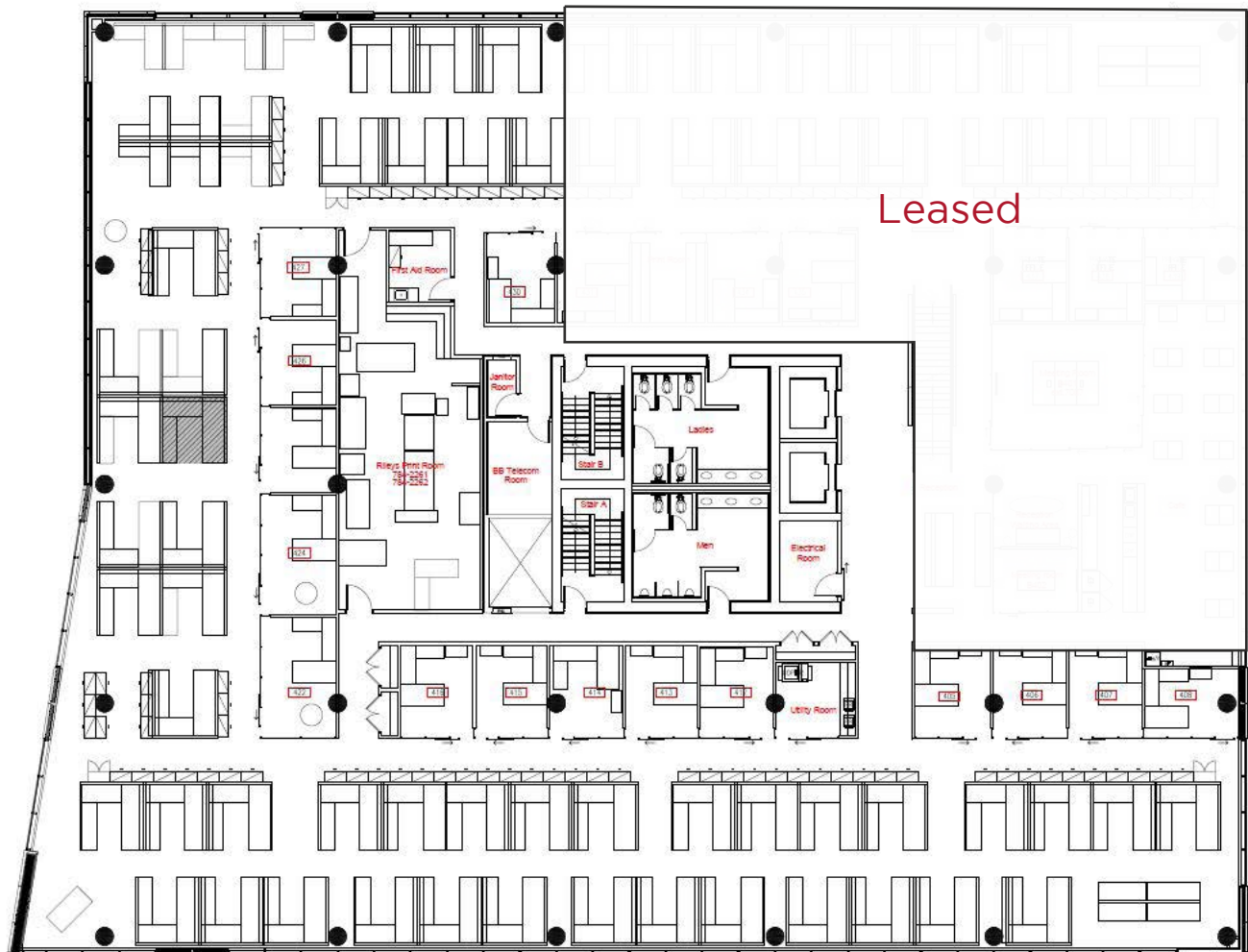


# 1331 Clyde Available Area

Floor	Leased	Area Available (RSF)
5 <sup>th</sup>	Leased	0
4 <sup>th</sup>	Leased	14,574 SF—Possession, Immediate
3 <sup>rd</sup>	Leased	0
2 <sup>nd</sup>	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, 4<sup>th</sup> Floor

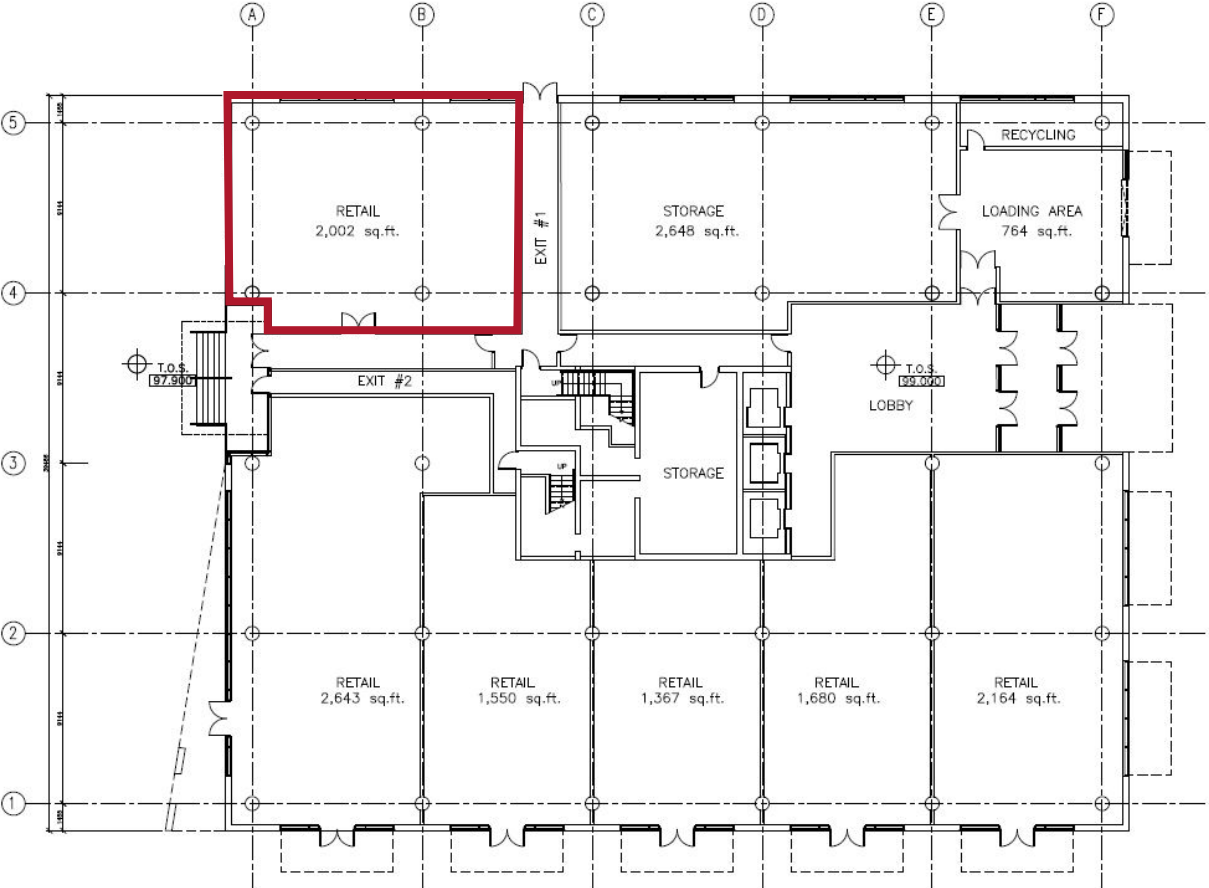


The furnishings depicted have been removed.

The plan illustrates the employment capacity of the space.



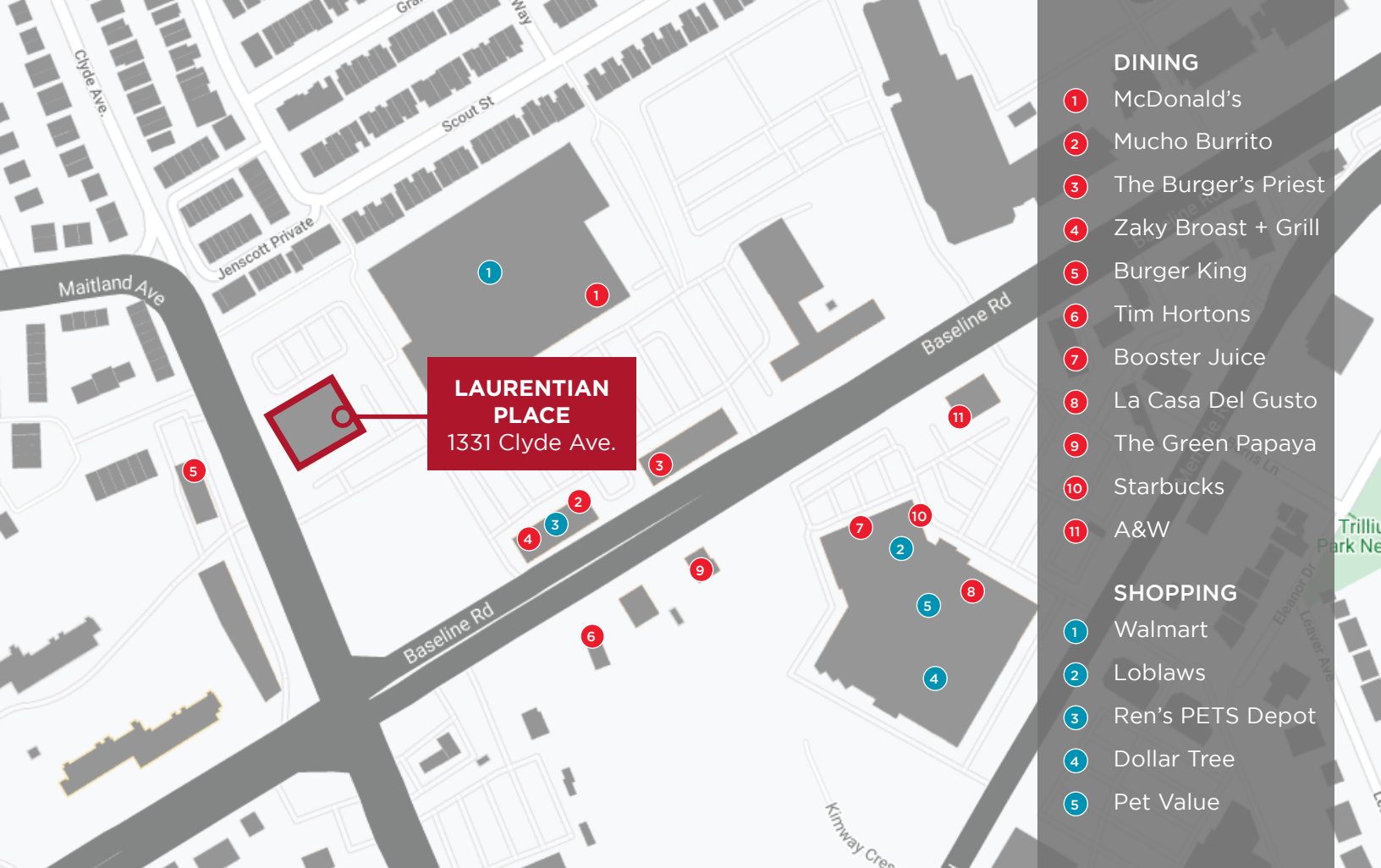
## 2,322 SF, Ground Floor



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







#### 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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