

Office Space

309 Cooper Street

OTTAWA, ONTARIO

QUBE PROPERTIES LTD.

REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5



309 Cooper Street

ABOUT THE BUILDING

- 309 Cooper Street is a 5-storey office building located on Cooper Street between Metcalfe and O'Connor.
- The building is within walking distance to the Rideau Canal, City Hall, Ottawa Courthouse and City of Ottawa Offices.
- The building is just **minutes from Highway 417** on/off ramps at O'Connor Street and Metcalfe Street and within walking distance to nearest OC Transit stop on Elgin Street.
- Located close to many **retail amenities** and restaurants like Farm Boy, Starbucks, Johnny Farina, Tim Hortons, McDonalds, Staples Browns Socialhouse and more.

Base Rent	Additional Rent
\$14.00 Asking Net Rent	\$15.56 (est. 2024)

ADDITIONAL INFORMATION



Utilities included in Additional Rent.



On-site Parking for Tenants



Space ranging from 1,091 Sf – 2,914 sf



Benefits from high density residential dwellers in the area.

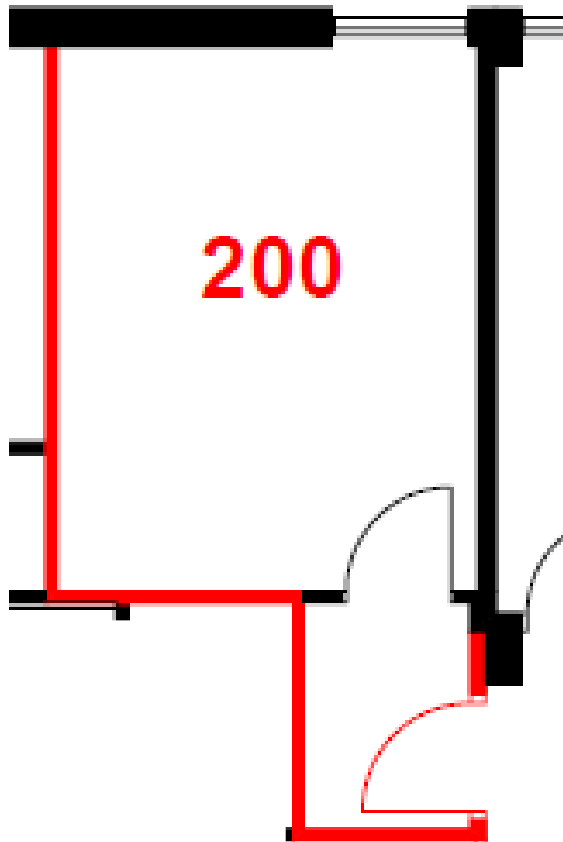


309 COOPER STREET



309 Cooper Street

FLOOR PLAN

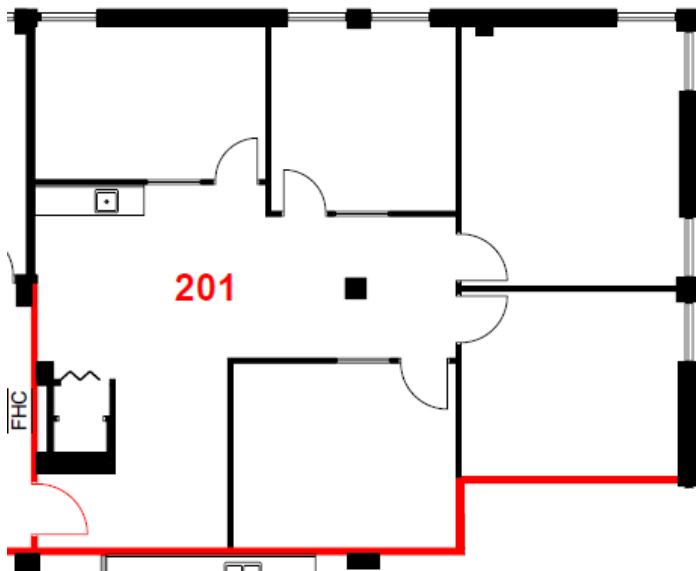


AVAILABILITY DETAILS

Suite	200
Size	280 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Open concept space, ideal for storage uses.

309 Cooper Street

FLOOR PLAN



AVAILABILITY DETAILS

Suite	201
Size	1,586 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office with 5 enclosed offices, kitchenette and storage closet.

SAMIZ SUNESARA
SALES REPRESENTATIVE
(613) 413 2178
samiz@qubeproperties.com

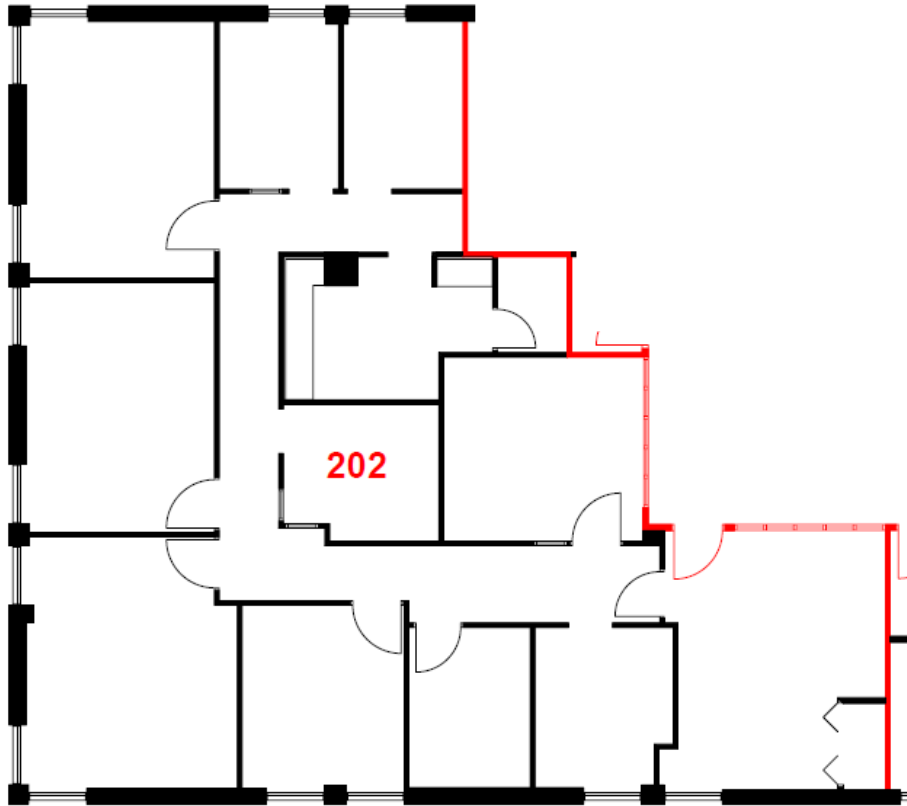
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	202
Size	2,030 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office space with 6 enclosed offices, reception area, boardroom, kitchenette and storage closet/copy area.

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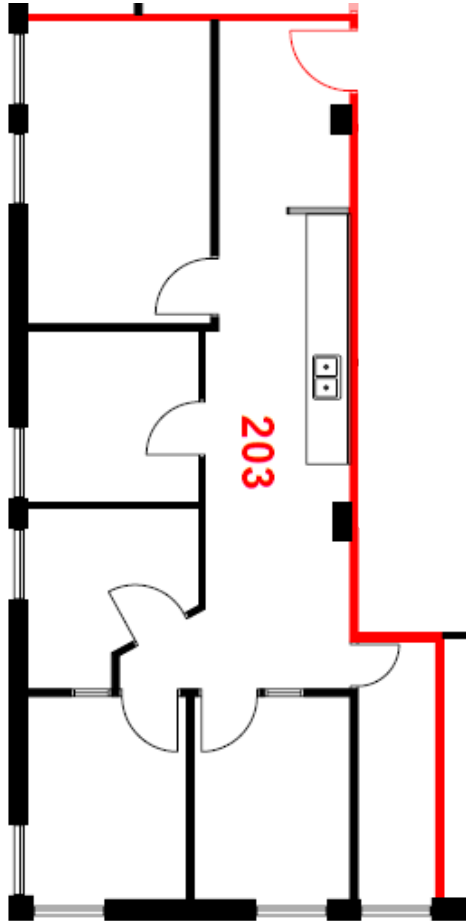
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	203
Size	1,091 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office with 5 enclosed offices, kitchenette and storage closet.

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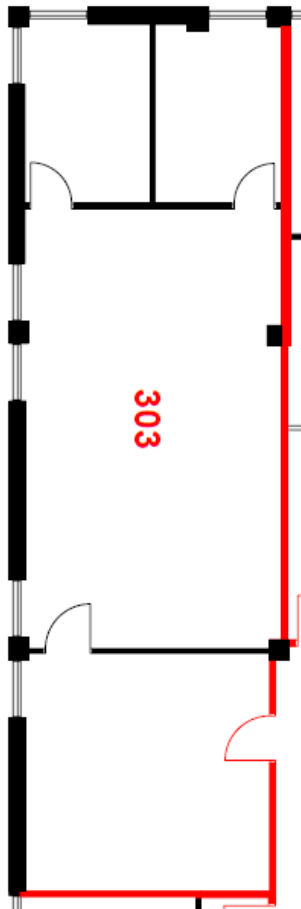
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FLOOR PLAN

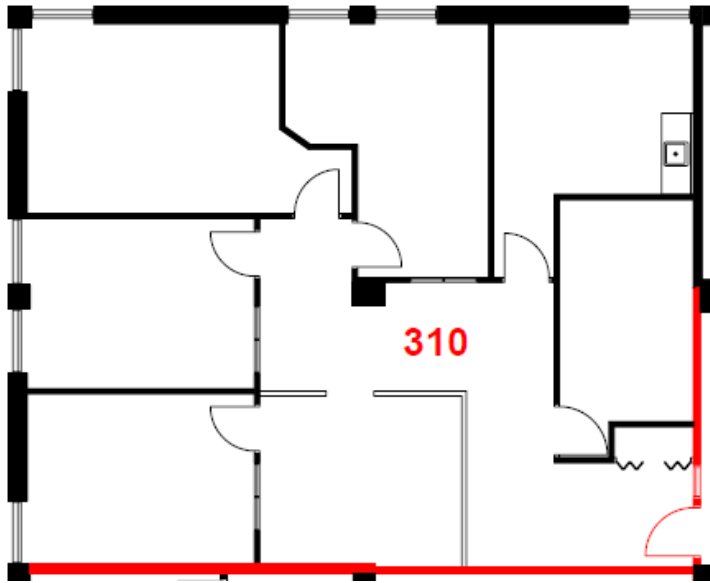


AVAILABILITY DETAILS

Suite	303
Size	1,159 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office with reception area, 2 enclosed offices and open working space.

309 Cooper Street

FLOOR PLAN



AVAILABILITY DETAILS

Suite	310
Size	1,630 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Built out office with reception area, 5 enclosed offices, storage/coat closet and boardroom.

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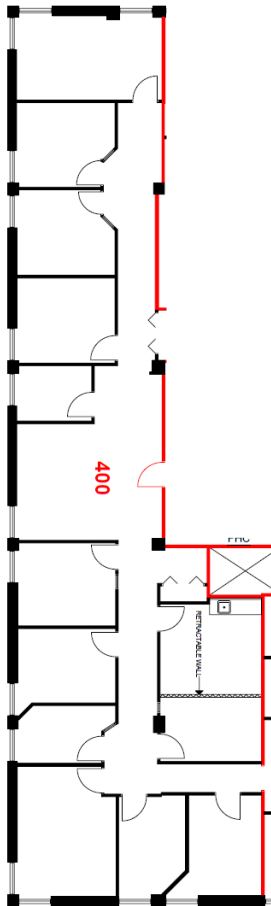
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	400
Size	3,160 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Office unit covering roughly half floor plate with multiple enclosed offices, boardroom, storage closets and reception area.

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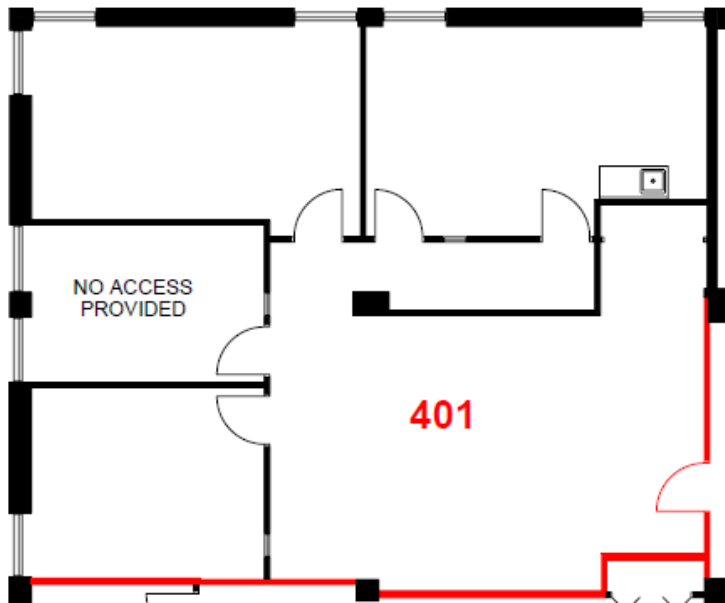
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	401
Size	1,571 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office with 3 enclosed offices, open work area or reception area.

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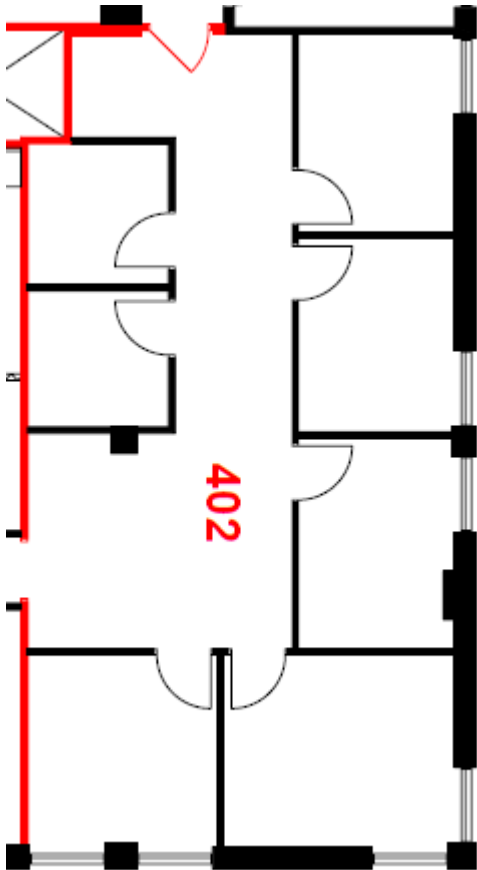
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FLOOR PLAN

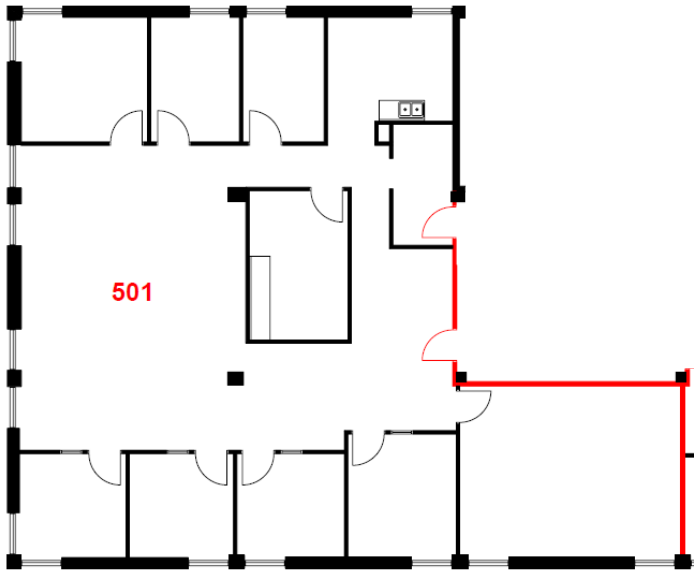


AVAILABILITY DETAILS

Suite	402
Size	1,032 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office with 4 enclosed offices, boardroom and storage closet.

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FLOOR PLAN



AVAILABILITY DETAILS

Suite	501
Size	2,914 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office with 6 enclosed offices, boardroom, reception area and storage closet.

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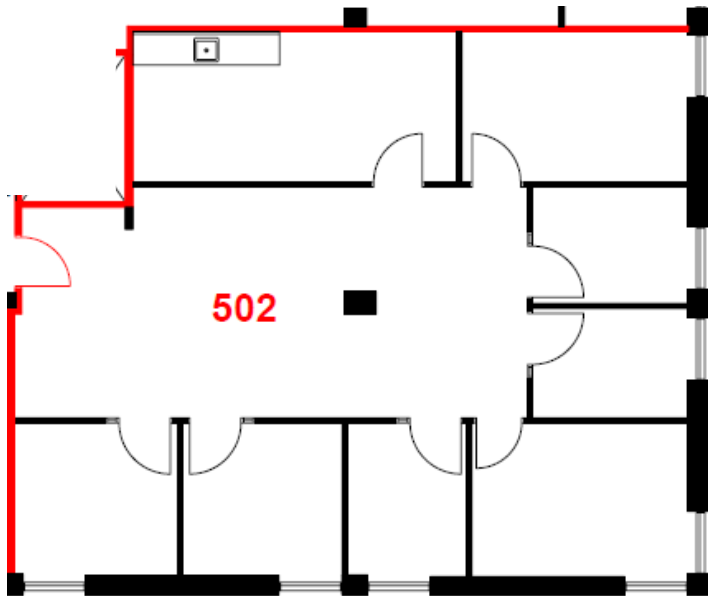
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	502
Size	1,577 Square Feet
Base Rent	\$14.00
Add Rent	\$15.56 (est. 2024)
Comments	Fully built-out office with 6 enclosed offices, boardroom and storage closet.

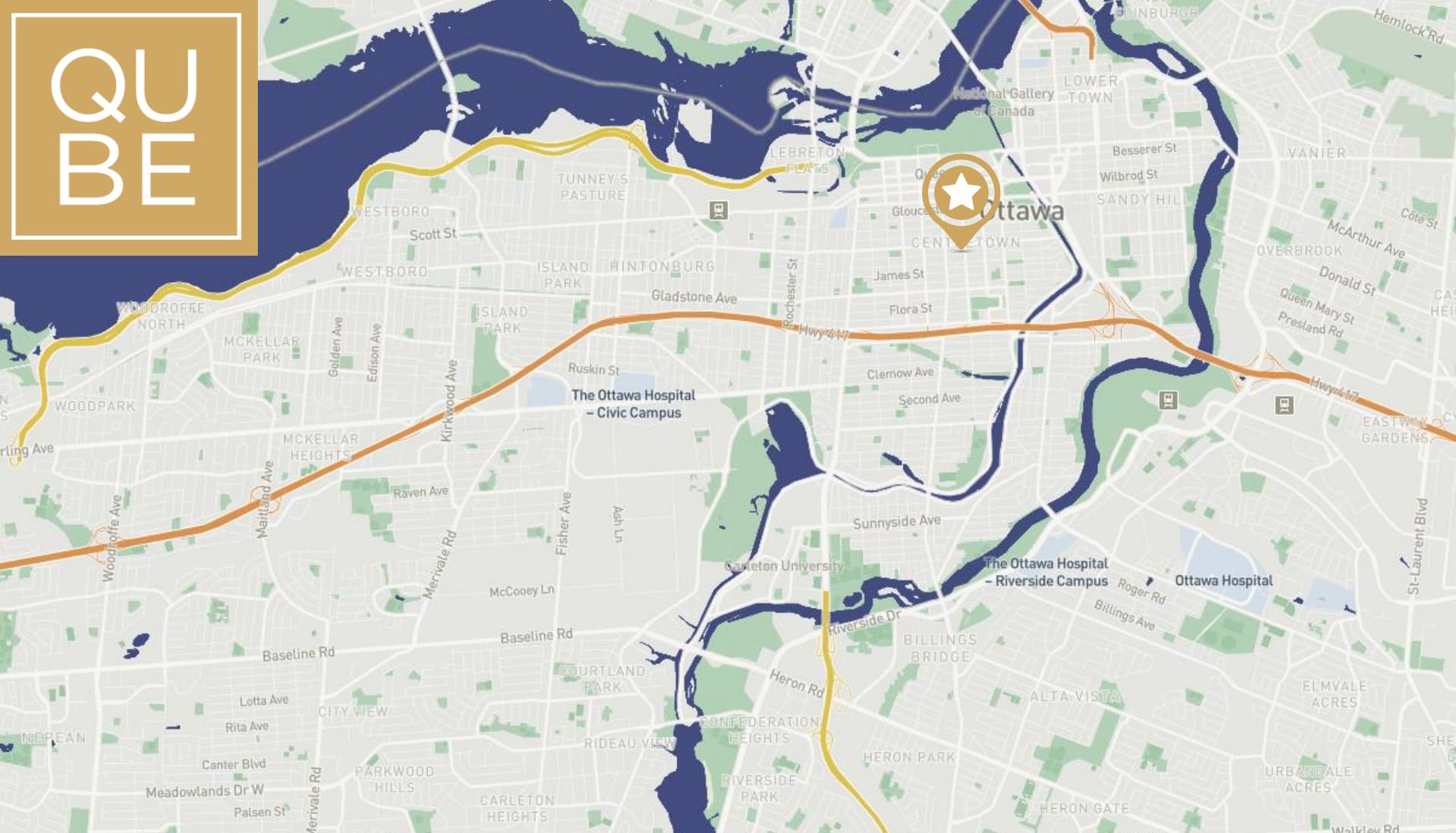
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