



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.

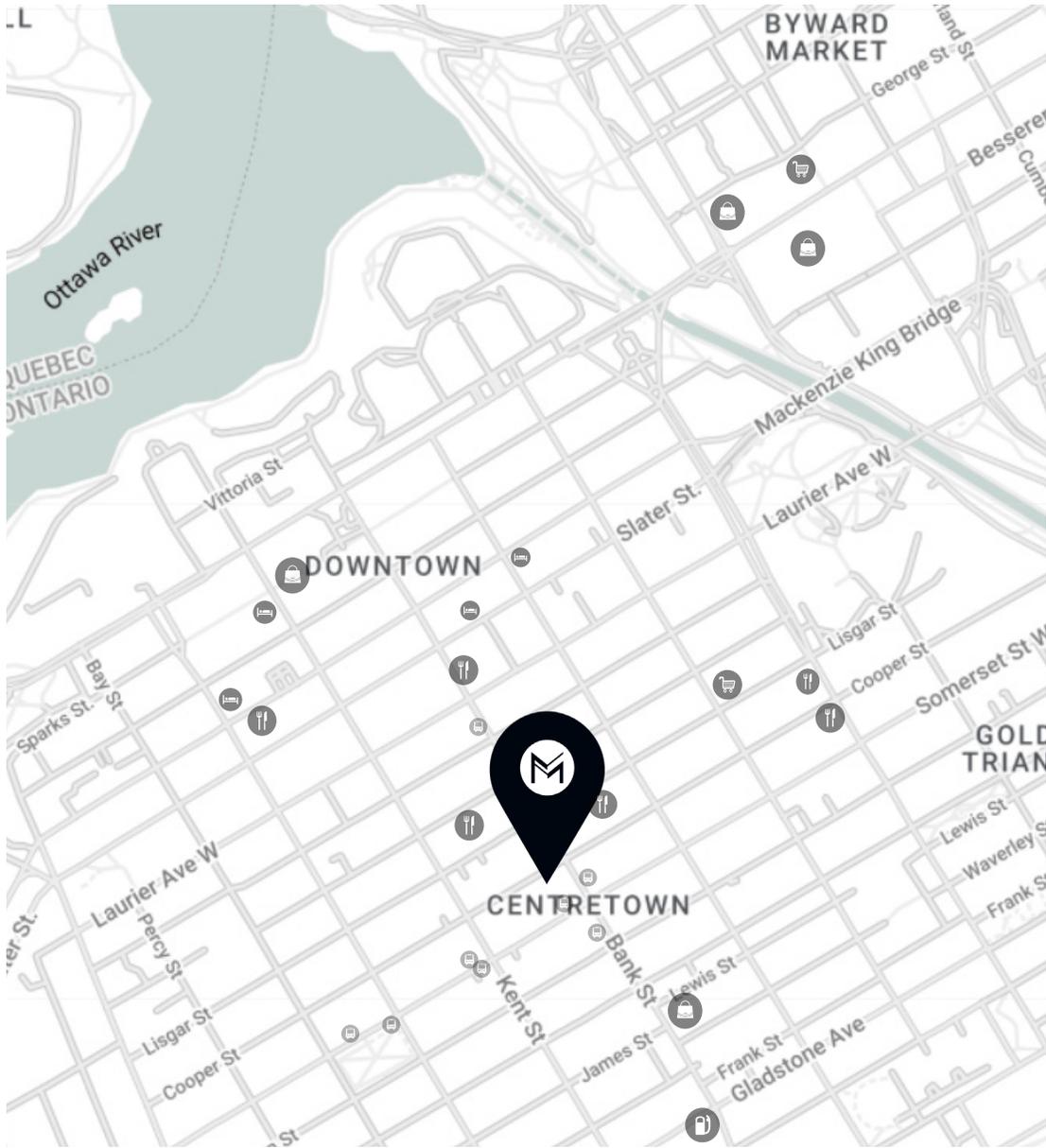
RETAIL

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

MACH

PROPERTY

SURROUNDING AREAS



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

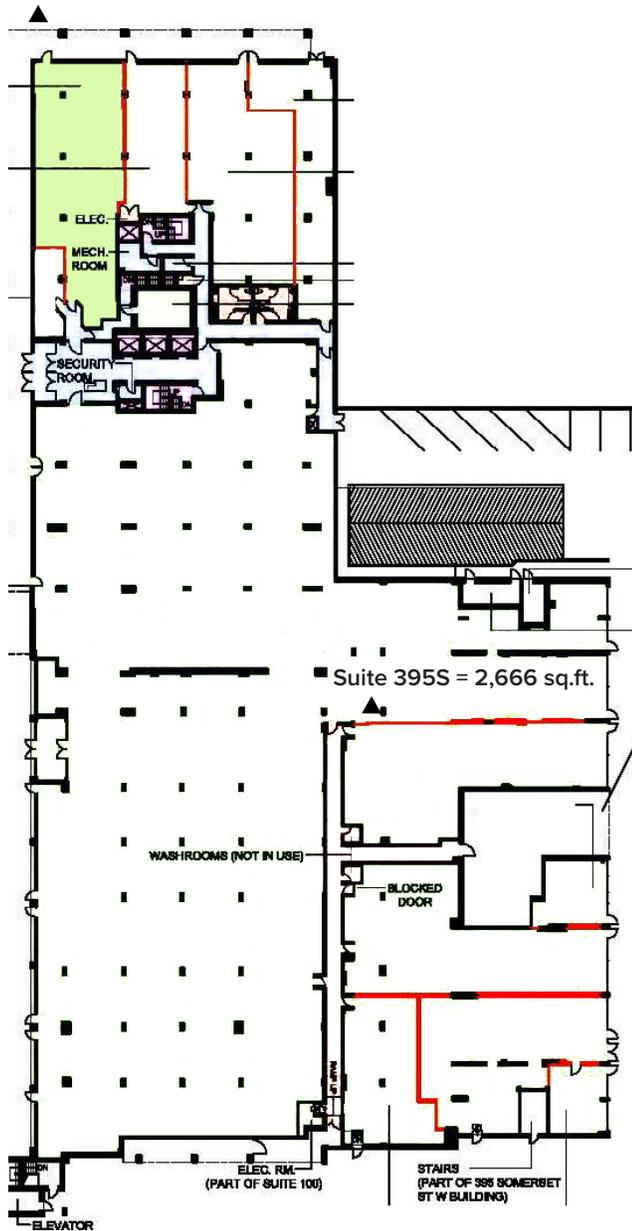
Max Francischiello, MBA

Senior Vice-President, Leasing

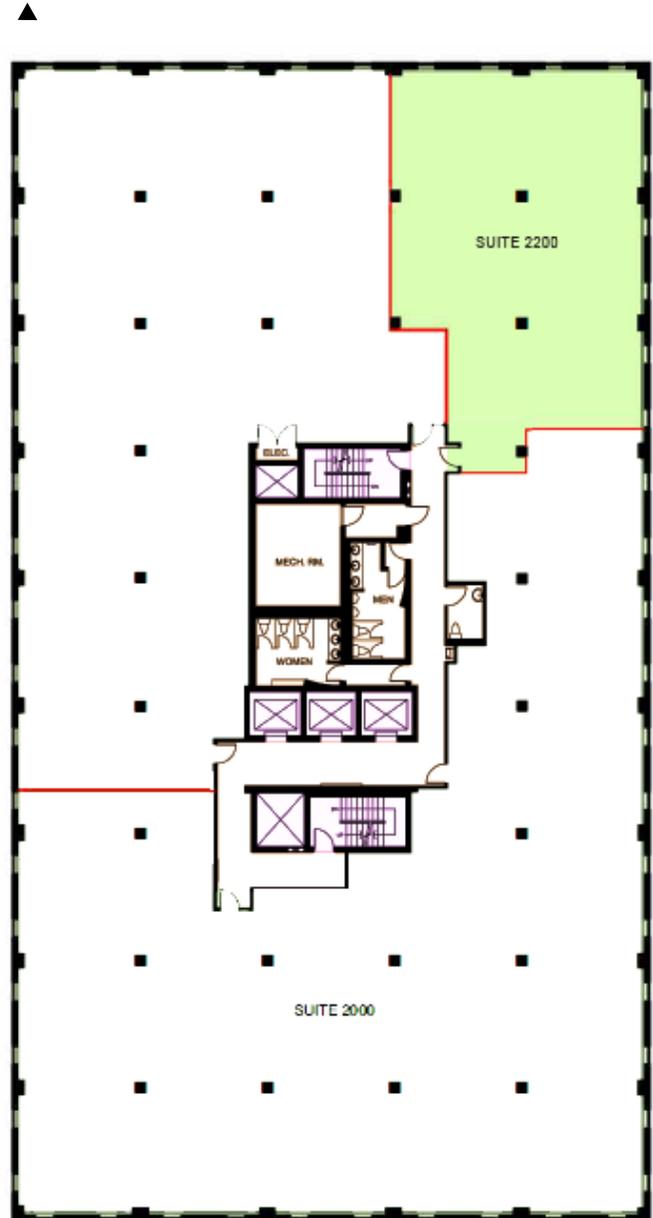
mfrancischiello@groupemach.com

FLOOR PLANS

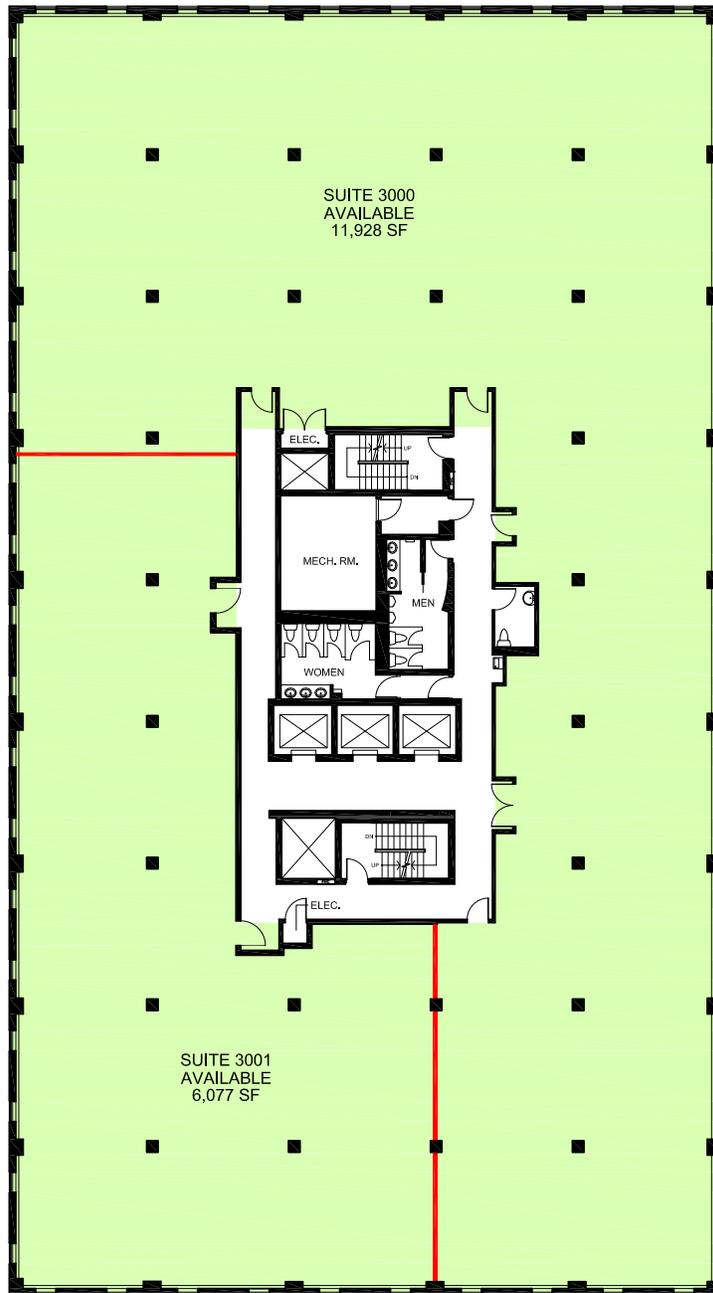
Suite 270 = 2,400 sq.ft.



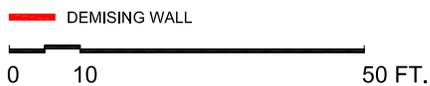
Suite 2200 = 2,571 sq.ft.



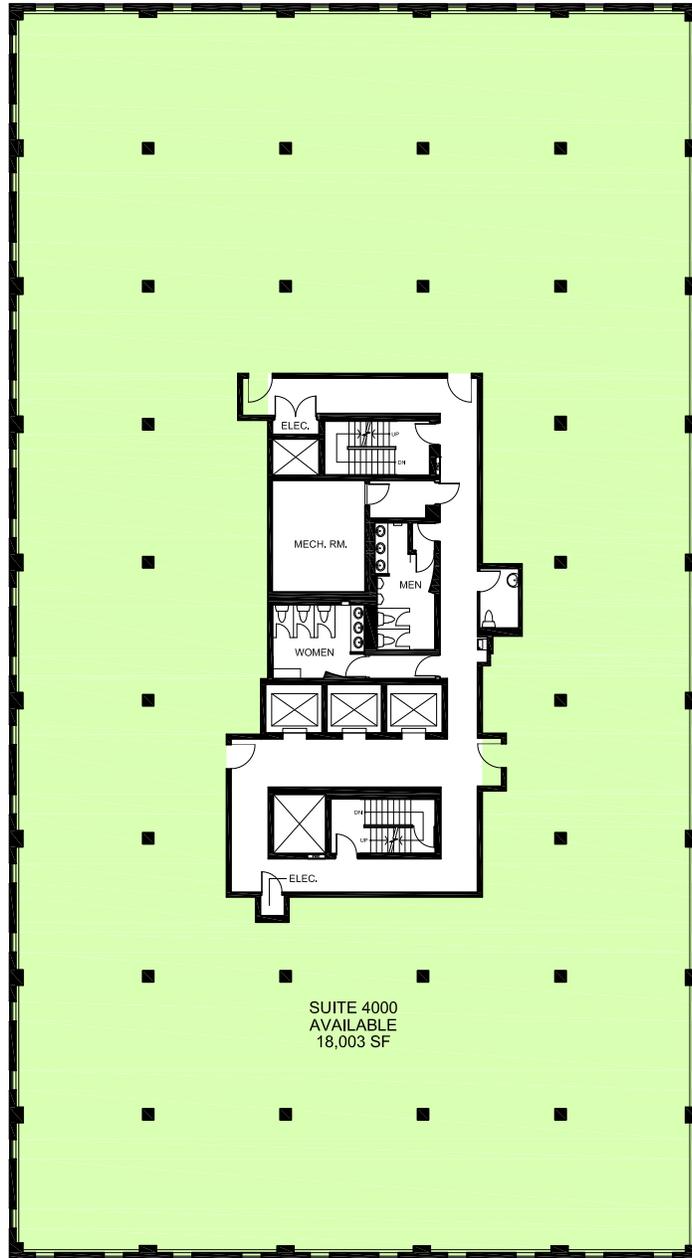
FLOOR PLANS



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



FLOOR PLANS



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

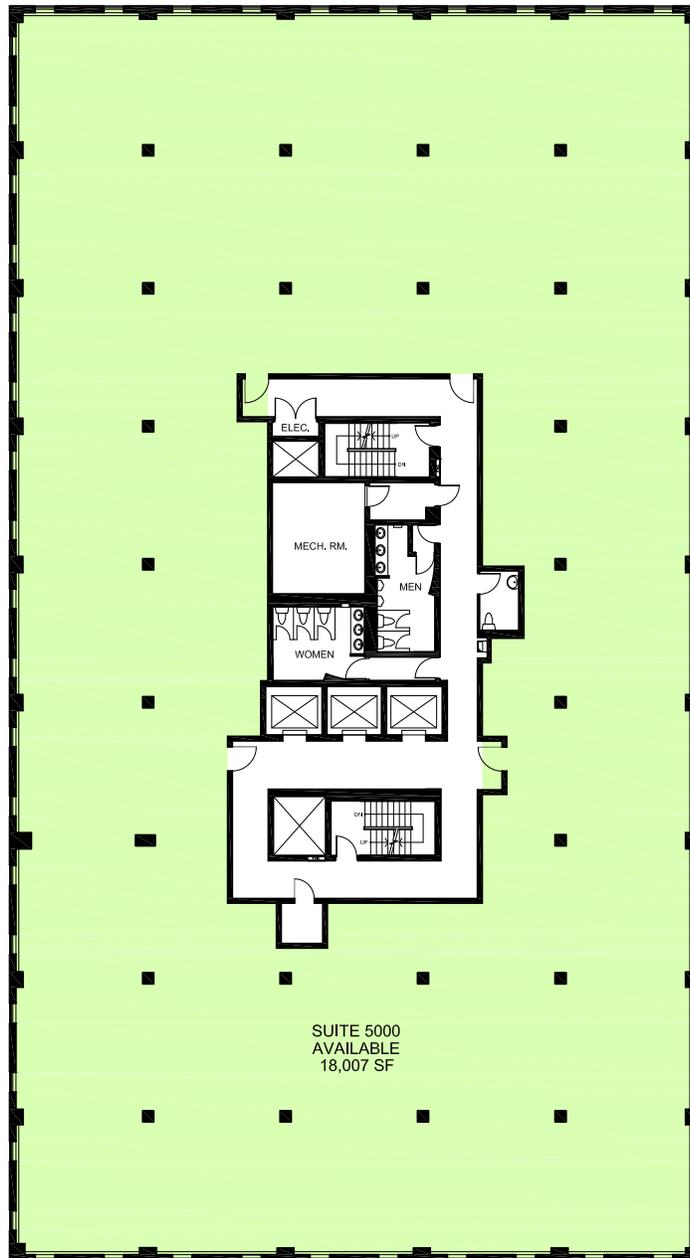
0 10 50 FT.



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CONTACT US
FOR LEASING OPPORTUNITIES
(613) 565-4848

FLOOR PLANS

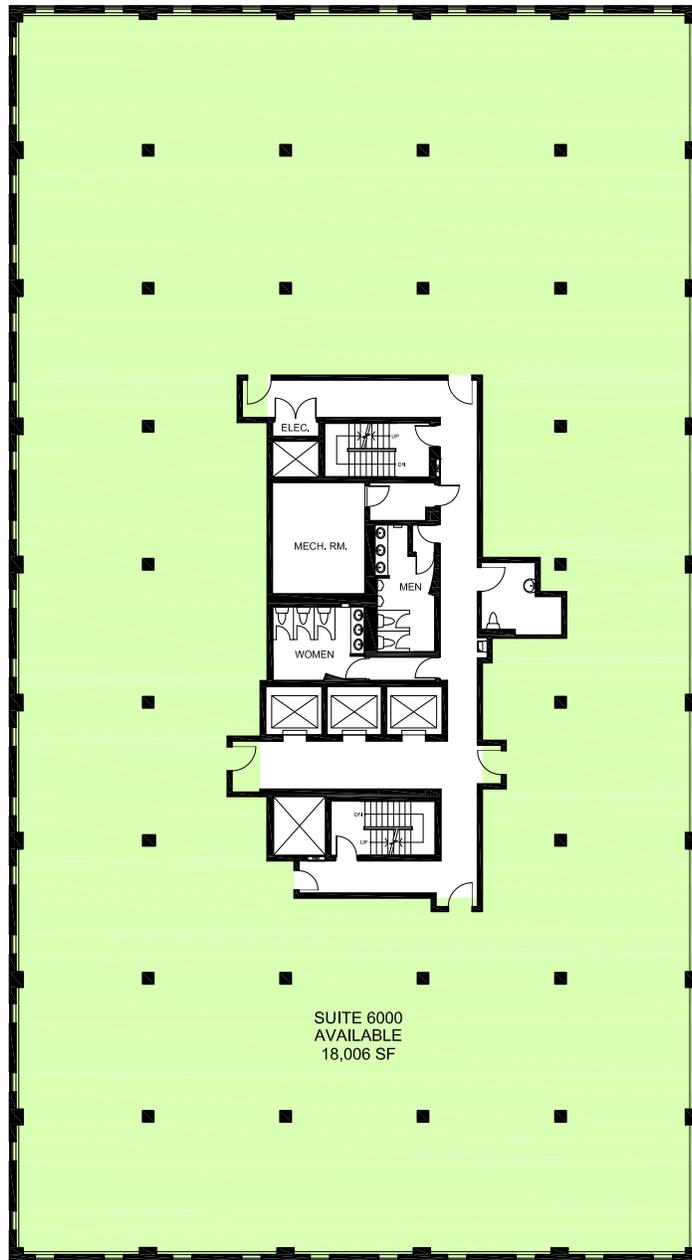


SUITE 5000
AVAILABLE
18,007 SF

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

0 10 50 FT.

FLOOR PLANS



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

0 10 50 FT.



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FLOOR PLANS

FEATURES

Suite 9002 is a partial floor opportunity on the top floor

