

**CUSHMAN &  
WAKEFIELD**

Ottawa

# 1050 Morrison Drive

Suite 201

Office Space for Lease

# PROPERTY OVERVIEW

1050 Morrison offers a sunny and bright office space, located directly behind HWY 417 exit on Pinecrest. With multiple amenities close by including the new LRT Stage 2 line, Morrison offers a new office experience. Key features include abundant free on-site surface parking, and wheelchair and elevator accessible space.



## KEY FEATURES

- Modern, move-in ready office space
- Large Windows offer abundant natural light
- Quick access to HWY 417 East & West and HWY 416
- Abundant Free Onsite parking available (4/1,000 sf ratio)
- Pylon signage available

### SUITE 200

Available SF: 6,722 sf

Availability: Immediately

### SUITE 201

Available SF: 4,673 sf

Availability: March 1<sup>st</sup>, 2023

VIRTUAL TOUR



**Net Rent: Contact Listing Broker**

**Additional Rent: \$15.53 (2023)**



**ARCADIS** | Design & Consultancy  
for natural and  
built assets



RECEPTION



BOARDROOM

# SUITE 201



COLLABORATIVE SPACE

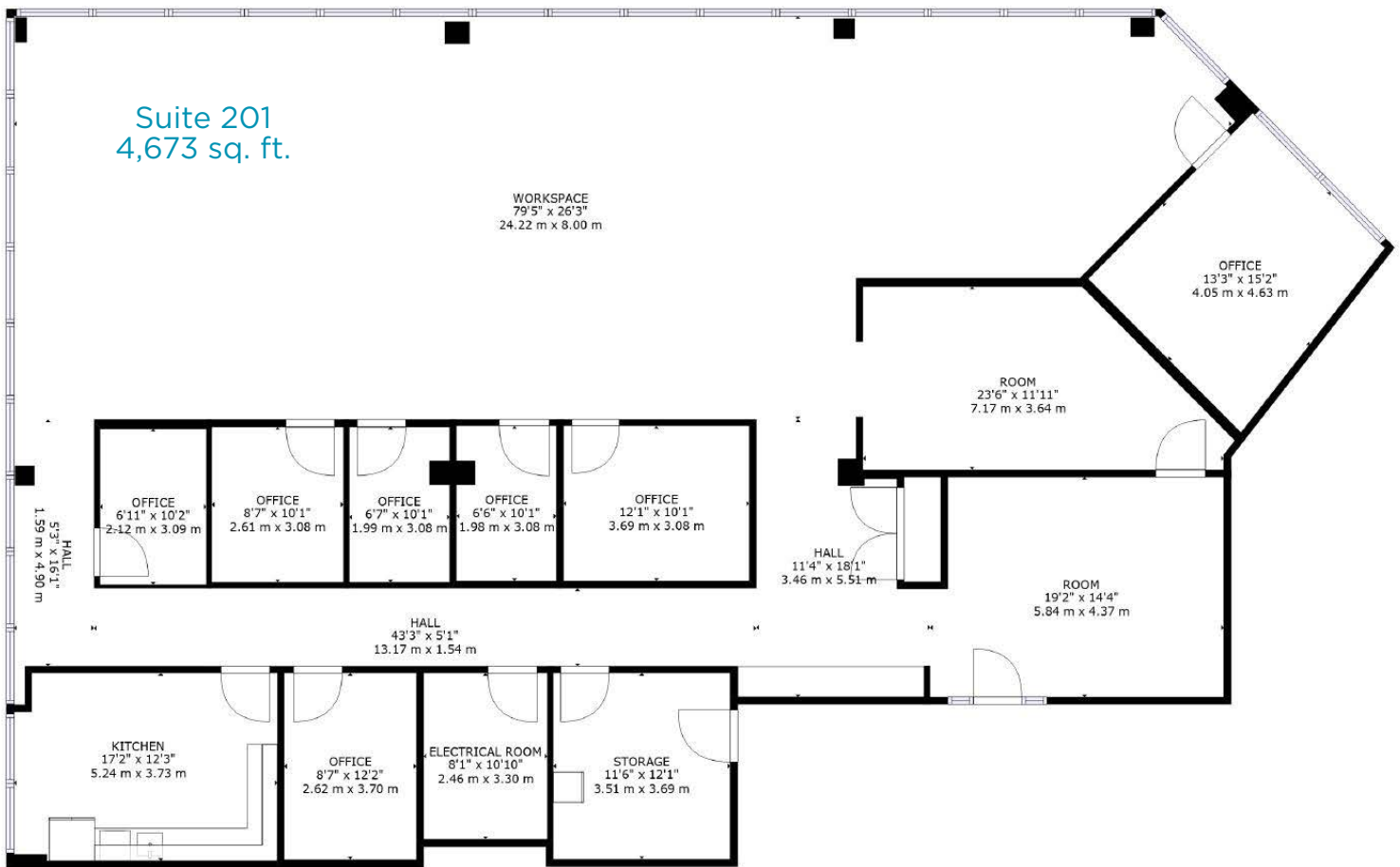
The image shows a modern office environment with white cubicles and orange accents. The cubicles are arranged in a row, and there are desks with computers and office chairs. Large windows in the background provide a view of trees and a clear sky. The floor is covered with a patterned carpet.



FULL KITCHEN

The image shows a full kitchen with white cabinets and modern appliances. The kitchen includes a microwave, a coffee maker, a sink, a dishwasher, and a refrigerator. There is a dining table with chairs in the foreground. Large windows in the background provide a view of the outdoors. The floor is covered with light-colored wood-look laminate.

# SECOND FLOOR 4,673 sf



## Suite 201 - 4,673 sf

- Six Offices/Meeting rooms
- Boardroom
- Open workspace
- Kitchen
- Reception
- Server room
- Storage room




# AMENITIES

## Amenities

- 1 Starbucks Coffee
- 2 Big Rig Kitchen and Brewery - Iris
- 3 IKEA
- 4 Tim Hortons
- 5 Bayshore Shopping Centre
- 6 Cineplex Cinemas Ottawa
- 7 Milestones
- 8 Algonquin College
- 9 Carlingwood Mall

## Transportation

-  Highway 417
-  Highway 416
-  Future Stage 2 LRT Line

 1050 Morrison Drive

## Stage 2 LRT Stops\* \*by distance

- 750m** Pinecrest
- 2.0km** Queensview
- 2.3km** Iris
- 2.7km** Bayshore
- 3.1km** Lincoln Fields
- 3.2km** Algonquin

## CONTACT INFO

Alain Desmarais  
Executive Vice President  
Broker of Record  
+ 1 613 780 1566  
adesmarais@cwottawa.com

Peter Rywak  
Senior Sales Representative  
Office Leasing  
+ 1 613 780 1573  
prywak@cwottawa.com

Madisson Carnochan  
Sales Representative  
+ 1 613 780 1583  
mcarnochan@cwottawa.com



**CUSHMAN &  
WAKEFIELD**

Ottawa

55 Metcalfe Street  
Suite 400  
Ottawa, ON  
K1P 6L5

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