Integrity. Dedication. Professionalism. OFFICE SPACE FOR LEASE



Price: \$17.00/sf OPC: \$11.94/sf

Suite 200 -12,764 sf Suite 302 -3,651 sf Suite 303 -3,820 sf Suite 412 -2,396 sf Suite 430 -2,293 sf Suite 432 -1,765 sf Suite 500 -3,769 sf Suite 520 -3,473 sf Suite 600 -3,010 sf Suite 702 1,054 sf 2,076 sf Suite 708 -Suite 712 -3,391 sf Suite 800 -9,579 sf Suite 900 -6,999 sf Suite 920

contiguous 10,083 sf 3,084 sf

Suite 1001-2,318 sf Suite 1105B -2,982 sf

Suite 1108B -1,504 sf

Suite 1210 -1,573 sf contiguous 2,477 sf Suite 1216 -904 sf

Suite 1408 -2,912 sf

Suite 1500 -3,290 sf (approx.)

Contact:

613-759-8383 leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales Sales Representative

1 Nicholas Street, Ottawa



Centrally located offices with easy access to public transit, HWY 417, and other major thoroughfares. Sunny suites that can be customized to meet your exact specifications. Full floors available and some suites can be demised. With a range of suite sizes available there is something to suit any size of business. Ideal for professional services, PWGSC, and affiliates of the University of Ottawa.

Enjoy the benefits of working in downtown Ottawa!

- Adjacent to Rideau LRT Station and bus stops for Gatineau
- Great amenities on your doorstep including coffee, convenience stores, fitness centre, and a variety of lunch options.
- Surrounded by iconic landmarks, shopping, and nightlife
- Close to Rideau Canal with bike room, lockers and showers for tenants

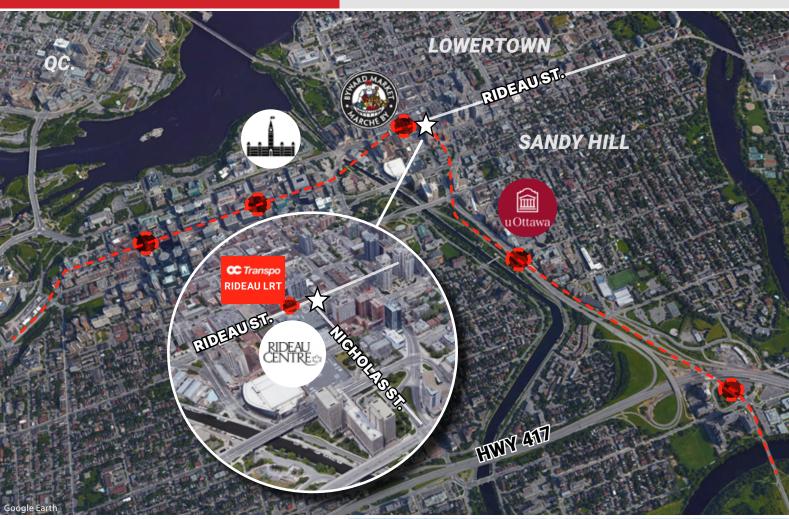


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1 Nicholas Street, Ottawa



Highlights

- On-site superintendent and 24-hour security
- Modern common areas and washrooms
- Daily cleaning service included
- Bike room with fob access
- Showers and lockers for tenants

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