

Integrity. Dedication. Professionalism.
OFFICE SPACE FOR LEASE

1 Nicholas Street, Ottawa



Price: \$17.00/sf

OPC: \$11.32/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	
Suite 708 -	2,076 sf	
Suite 712 -	3,391 sf	
Suite 800 -	9,579 sf	
Suite 900 -	6,999 sf	contiguous 10,083 sf
Suite 920 -	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

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

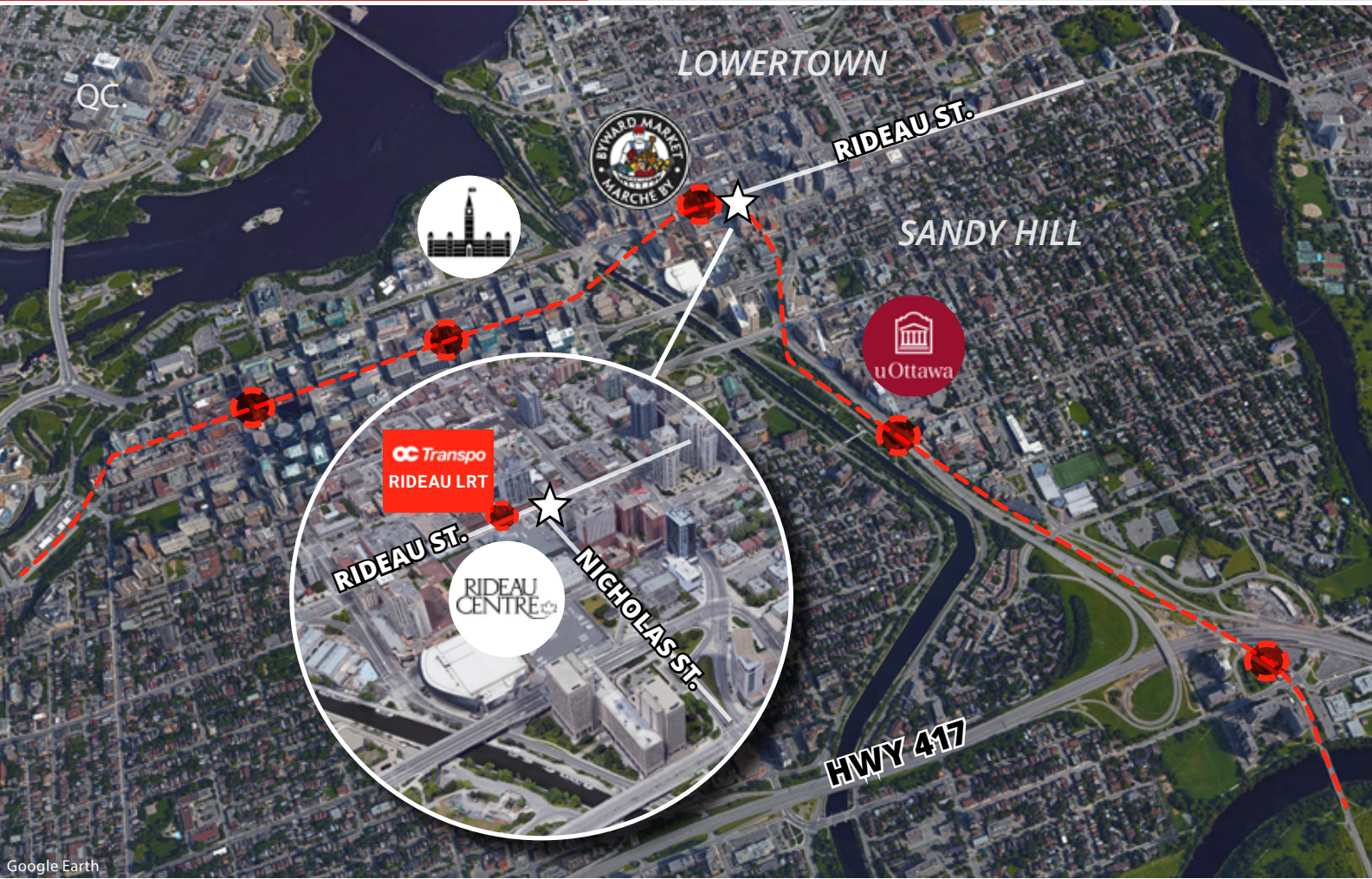


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District Realty Corporation Brokerage
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



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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