

OFFICE SPACE FOR LEASE

# 396 Cooper Street

1,697 SQ FT | 2,117 SQ FT | 7,239 SQ FT



# Key Facts

## 396

### Cooper Street

1,697 - 11,053  
SQ FT AVAILABLE

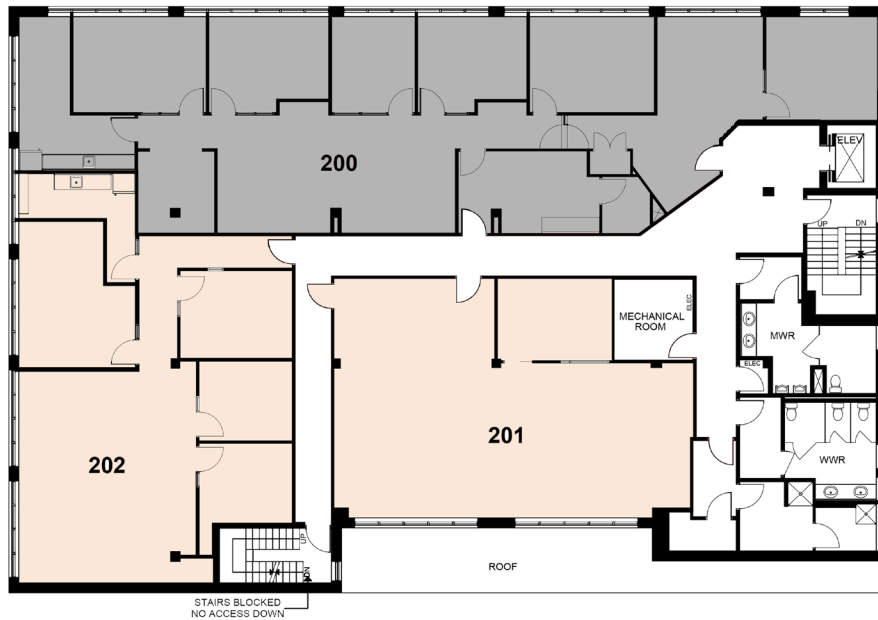
- Unique office building in **prime Centretown location** with Bank Street frontage
- Located near **common LRT, transit and cycling corridors**
- **Suites flooded with natural light** and layout includes enclosed offices, boardrooms, and an open work area
- Suites have been **recently upgraded with high end finishes**
- New elevator (2020), new windows (2012) and recent upgrades to buildings HVAC system
- Typical floor plate measures 7,318 sq. ft.
- On-site **parking available**
- Surrounded by **ample neighbourhood amenities** such as coffee shops, restaurants, and retailers offering great convenience for employees

#### MAP OF PROPERTY AREA

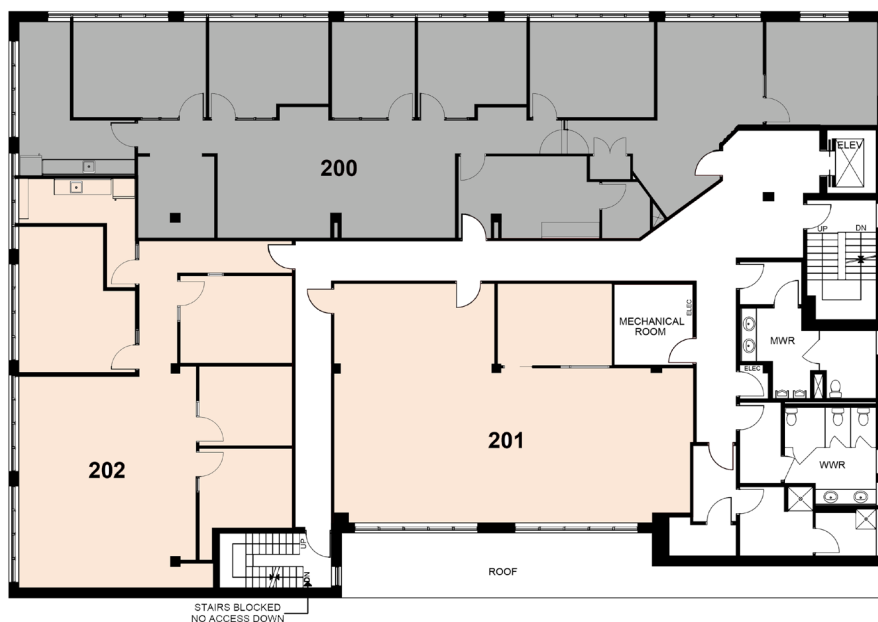


# Layout & Floorplan

**SUITE 201** | 1,697 SQ FT



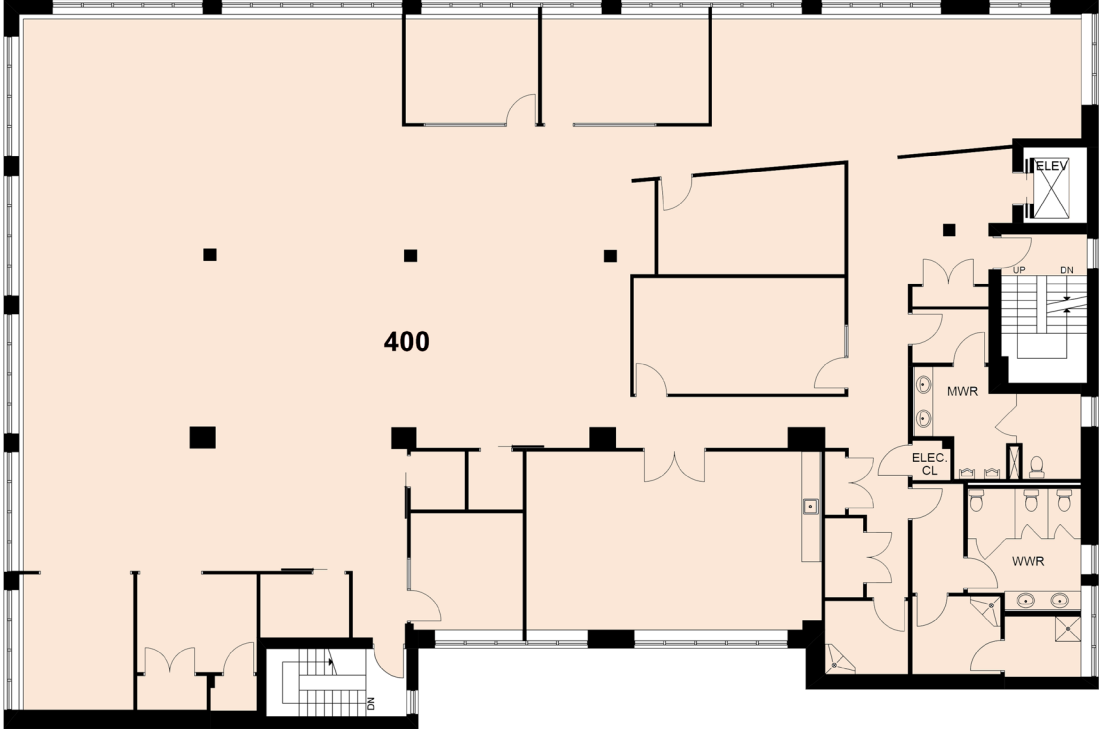
**SUITE 202** | 2,117 SQ FT



■ FOR LEASE ■ COMMON AREA ■ LEASED

# Layout & Floorplan

SUITE 400 | 7,239 SQ FT



■ FOR LEASE ■ COMMON AREA ■ LEASED

# Photos

ALL PHOTOS DEPICT SUITE 400 | 7,239 SQ FT



FOR MORE INFORMATION, PLEASE CONTACT

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