

FOR LEASE - OFFICE SPACE  
282 DUPUIS STREET



Office Space in East End of Downtown Ottawa

## 282 Dupuis Street

### 2,698sf to 35,000sf available

Conveniently-located and highly-accessible office space for lease in the east end of downtown Ottawa. This professionally-managed 6-story office building is well located just off the Vanier Parkway at Montreal Road and features efficient floor plates and heated underground parking.

Tenants are sure to enjoy scenic alternatives that will save time commuting from Orleans (East) via Montreal Road or from downtown (West) via Rideau Street.

This property is located mid-point approximately 2km west of the Monfort Hospital and approximately 2km east of Rideau Centre and the Byward Market. Clients and staff are sure to enjoy ample amenities within walking distance and many parks within short driving/biking distance.

Each floor is nicely built out, with renovation options ranging from minor renovations to wholesale demolition for new fit-up.

The neighbouring site also contains vacant land ready for a large build-to-suit building for a company looking for a new modern facility. To view a video of this property, visit: <https://vimeo.com/247830903>

Todd Beech  
Director, Leasing  
(613) 230-2100 x7208  
[tbeech@regionalgroup.com](mailto:tbeech@regionalgroup.com)

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup>  
Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100

[info@regionalgroup.com](mailto:info@regionalgroup.com)



## Property Highlights

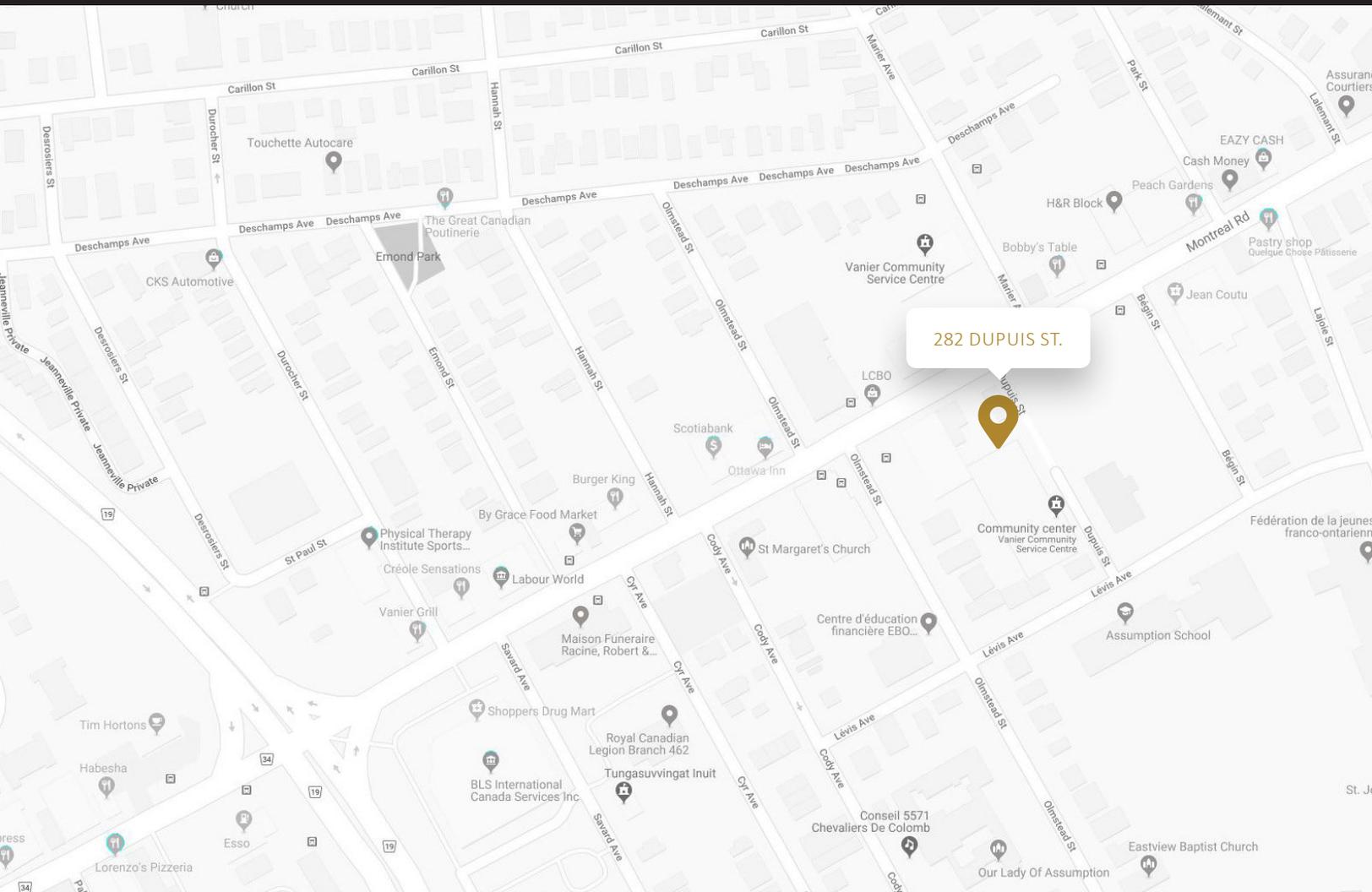
- Quiet professional building
- Abundant natural light with pleasant views of the surrounding areas
- Barrier-free, fully-accessible building
- Abundant heated underground parking
- Professionally managed building with 24/7 emergency on-call service
- Short drive to downtown via Montreal Rd.
- Building signage opportunity



## Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
100 (Retail)	2,698	\$20.00	\$17.66	Immediate
200	6,443	\$14.00	\$17.66	Immediate
300	6,388	\$14.00	\$17.66	Immediate
400	6,392	\$14.00	\$17.66	Immediate
500	6,324	\$14.00	\$17.66	Immediate
600	6,345	\$14.00	\$17.66	Immediate
Entire building	34,591	\$14.00	\$17.66	Immediate

TI Allowance – Negotiable



## Property Specifications

Year Constructed	1990
Construction	Concrete
Exterior Walls	Brick
Roof Type	Ballasted inverted protected bitumen roof membrane
Ceiling Height	8'
Power	600/347v, 600a, 3-phase, 4-wire
Loading Facilities	No
Air Conditioning	VAV boxes
Heat	Electric
Sprinklered	Below-grade only
Parking Spots	51 underground; 10 surface
Elevator	Yes
Separately Metered	No, tenants do not pay anything above operating costs

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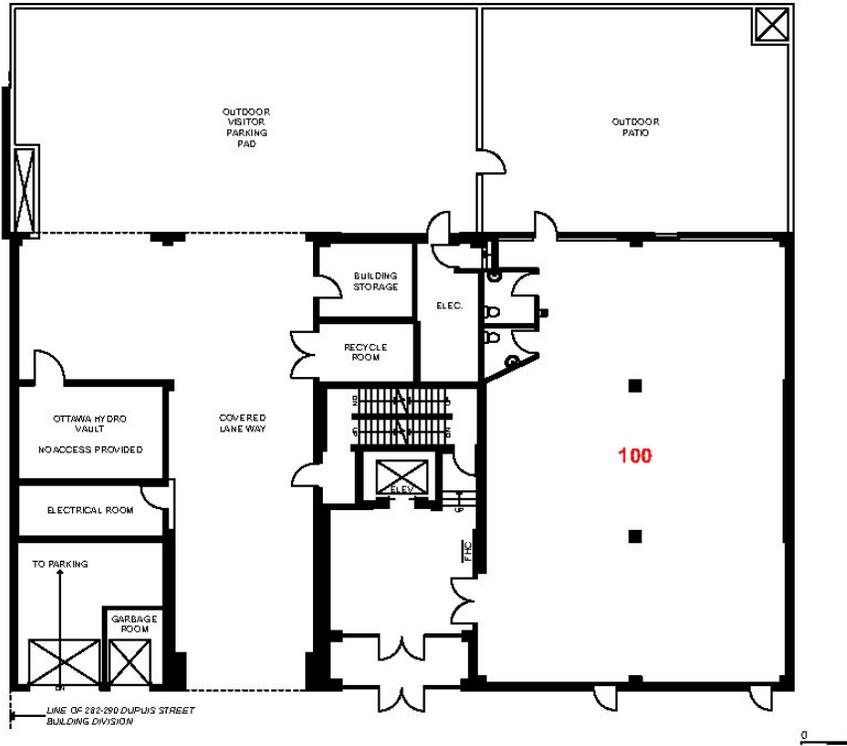
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(613) 230-2100 • regionalgroup.com



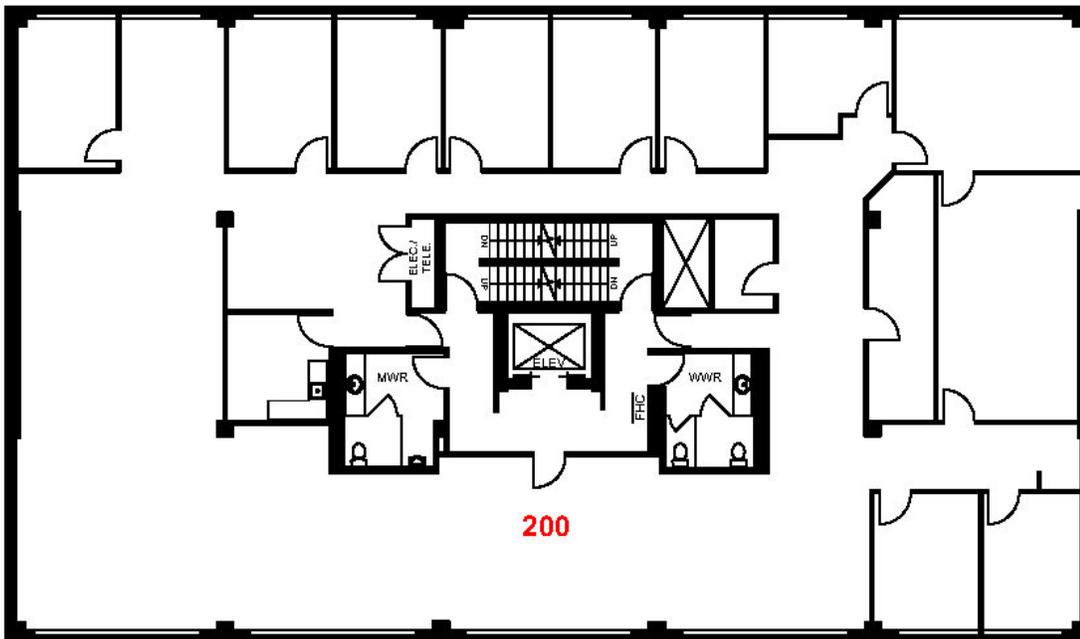
## Suite 100

2,698sf



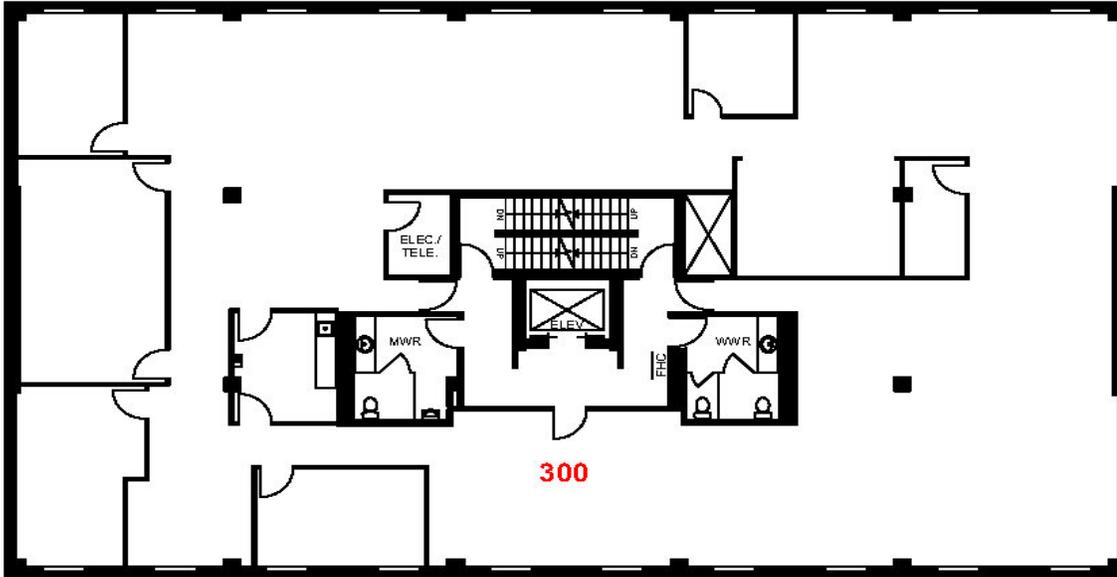
## Suite 200

6,443sf



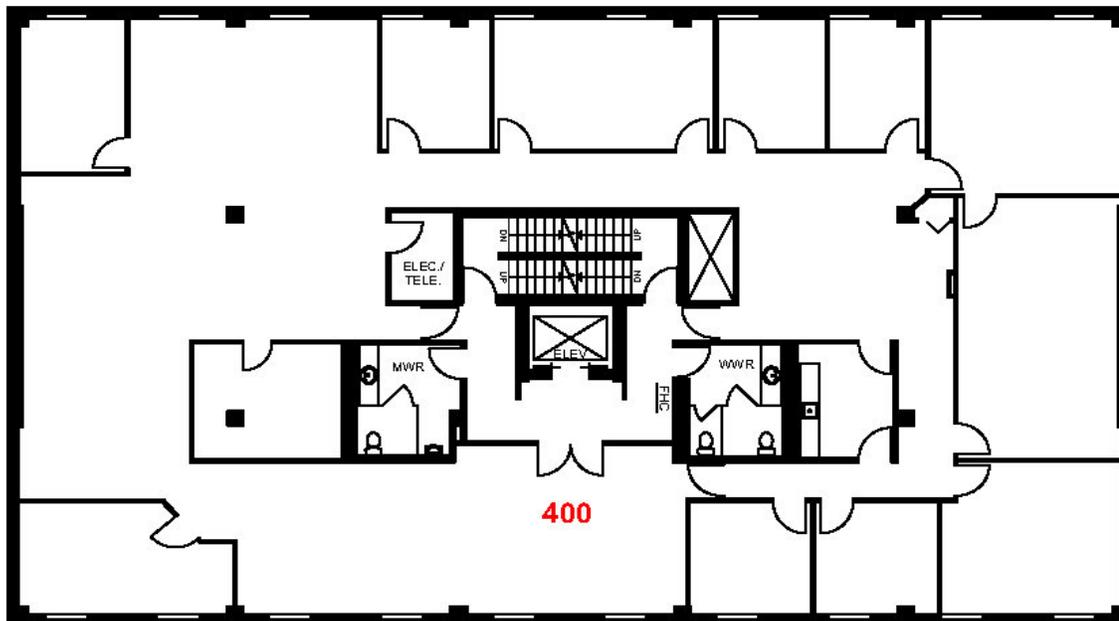
## Suite 300

6,388sf



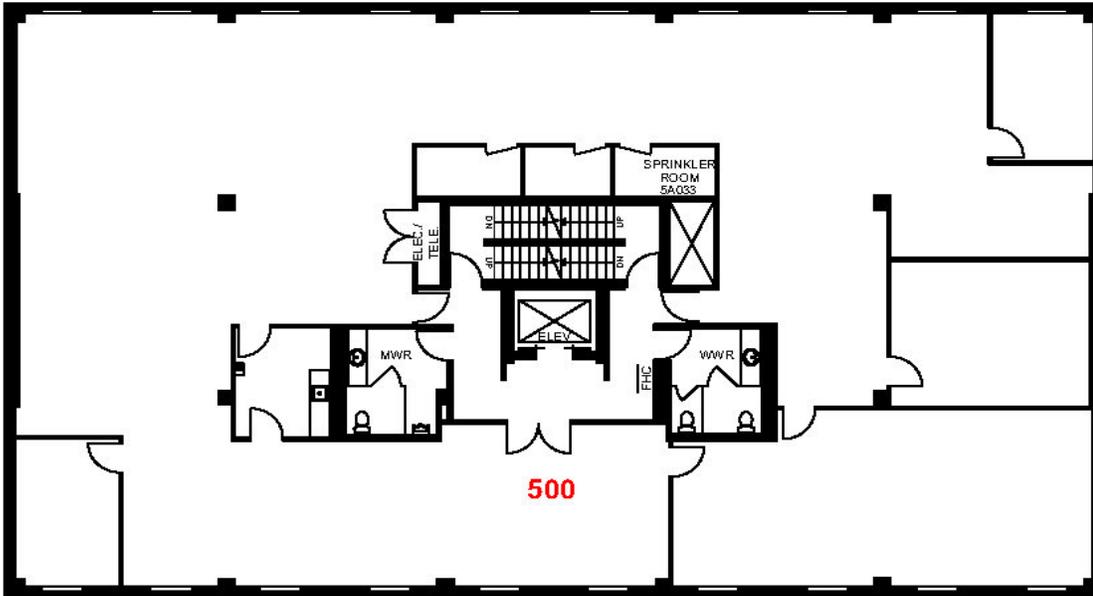
## Suite 400

6,392sf



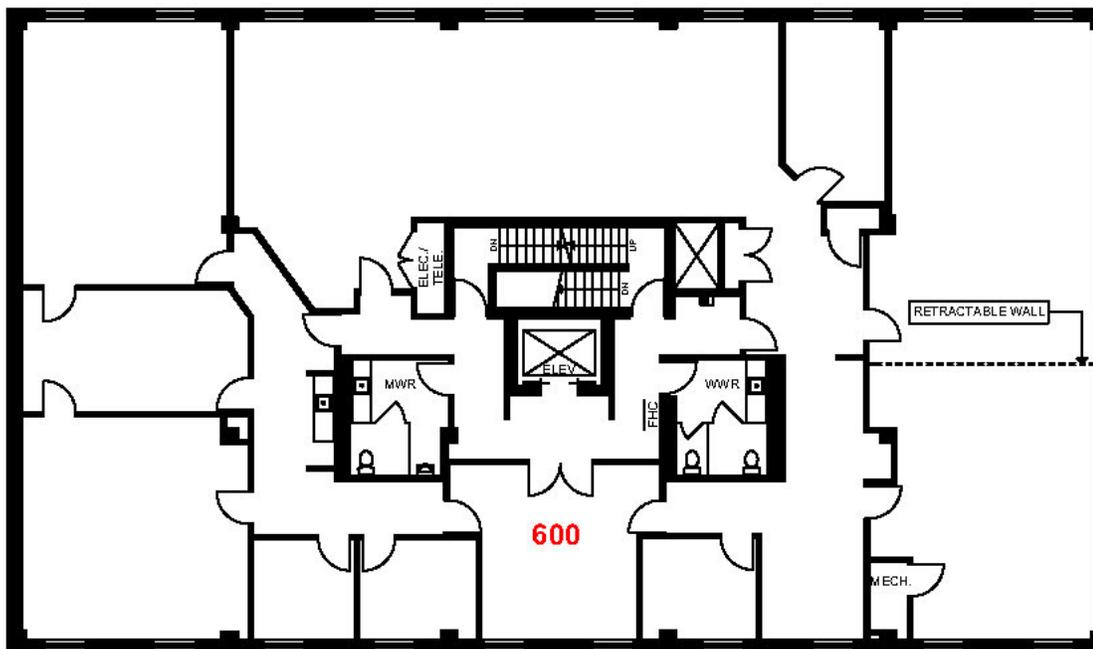
## Suite 500

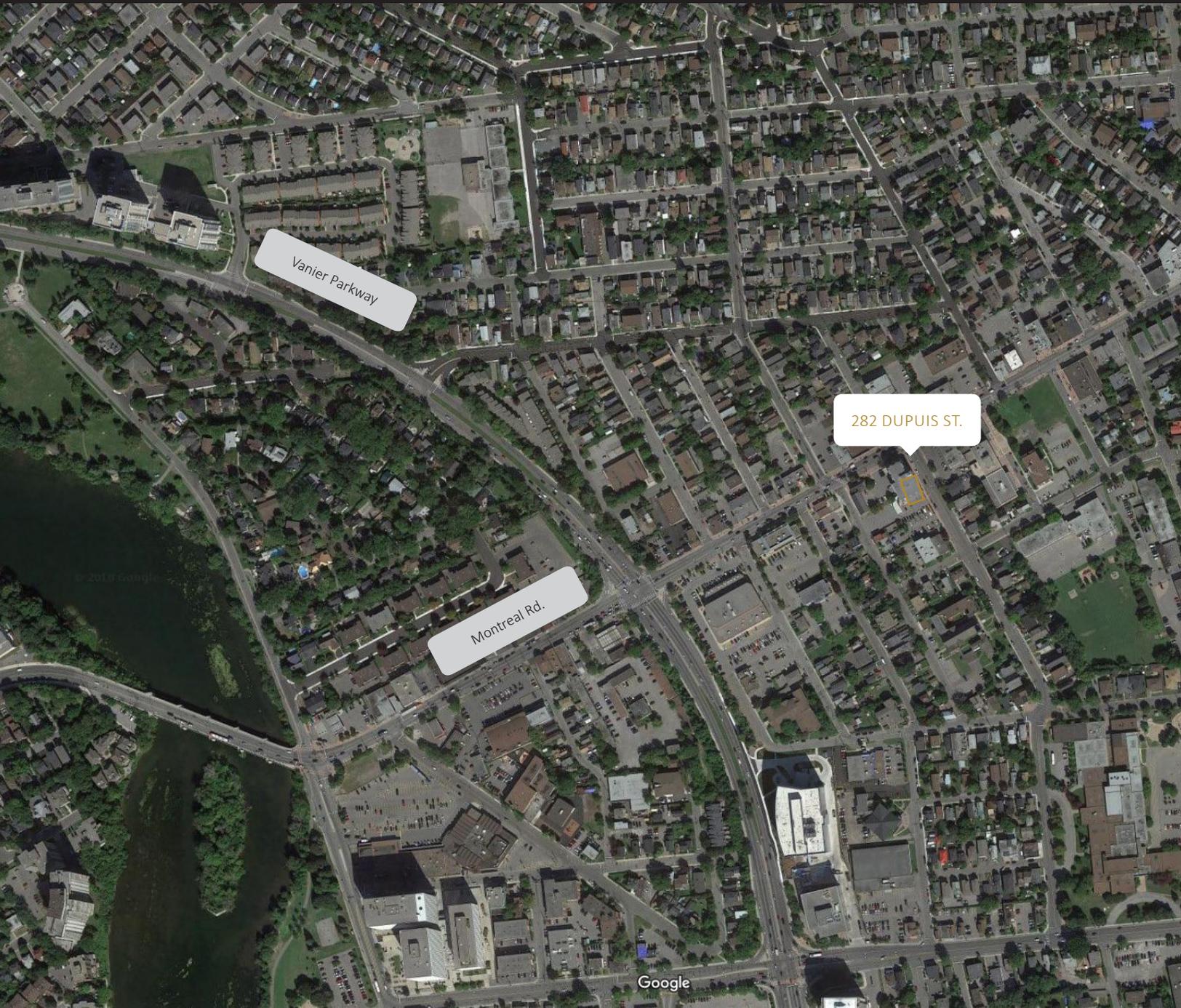
6,324sf



## Suite 600

6,345sf





## Contact us

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