

1 Chrysalis Way

OTTAWA, ON

Premium Office and lab space For Lease

57,375 sf of available space

INTERACTIVE VIDEO

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1 Chrysalis Way

OTTAWA, ON

Prime Location

Rare leasing opportunity coming soon at 1 Chrysalis Way, situated in the vibrant CentrepoinTE area of Ottawa. This premium office and lab space, encompassing 57,375 sf will be available in December 2025.

The property boasts a strategic location with easy access to nearby neighborhoods, health clubs, parks, restaurants, schools, colleges, and essential services. Furthermore, this property is located in close proximity to Highway 417, Ottawa International Airport and steps from the future LRT station.



POSSESSION
December 2025



\$19.00 PSF (NET) - LEASE



\$13.50 psf + Hydro
(Additional Rent 2024 est.)



Property Overview

Address: 1 Chrysalis Way, Ottawa, ON K2G 6P9

Location: Located on the corner of Chrysalis Way and Centrepointe Drive

Parking: Total of 172 spaces
Ratio of 3:1000 sf

Key Highlights:

- Four (4) storeys of class A office space
- Five (5) existing Lab spaces
- Grade Level door of 9.75' H x 6.3' W
- Masonry brick veneer with large windows to maximize natural light
- Pedestrian-friendly campus-style landscaping
- Elegant lobby with superior natural stone finishes and state-of-the-art computerized energy management system
- Full control of heating, ventilation and air conditioning
- Barrier-free design for wheelchair access
- Electronic monitored card access for building and elevators



Available Areas

1st Floor: 14,343.75 sf

2nd Floor: 14,343.75 sf

3rd Floor: 14,343.75 sf

4th Floor: 14,343.75 sf

Total available: 57,375 sf



1st Floor



4th Floor



4th Floor



4th Floor



4th Floor



4th Floor

First picture showcases a prime ground-floor entrance.



4th Floor

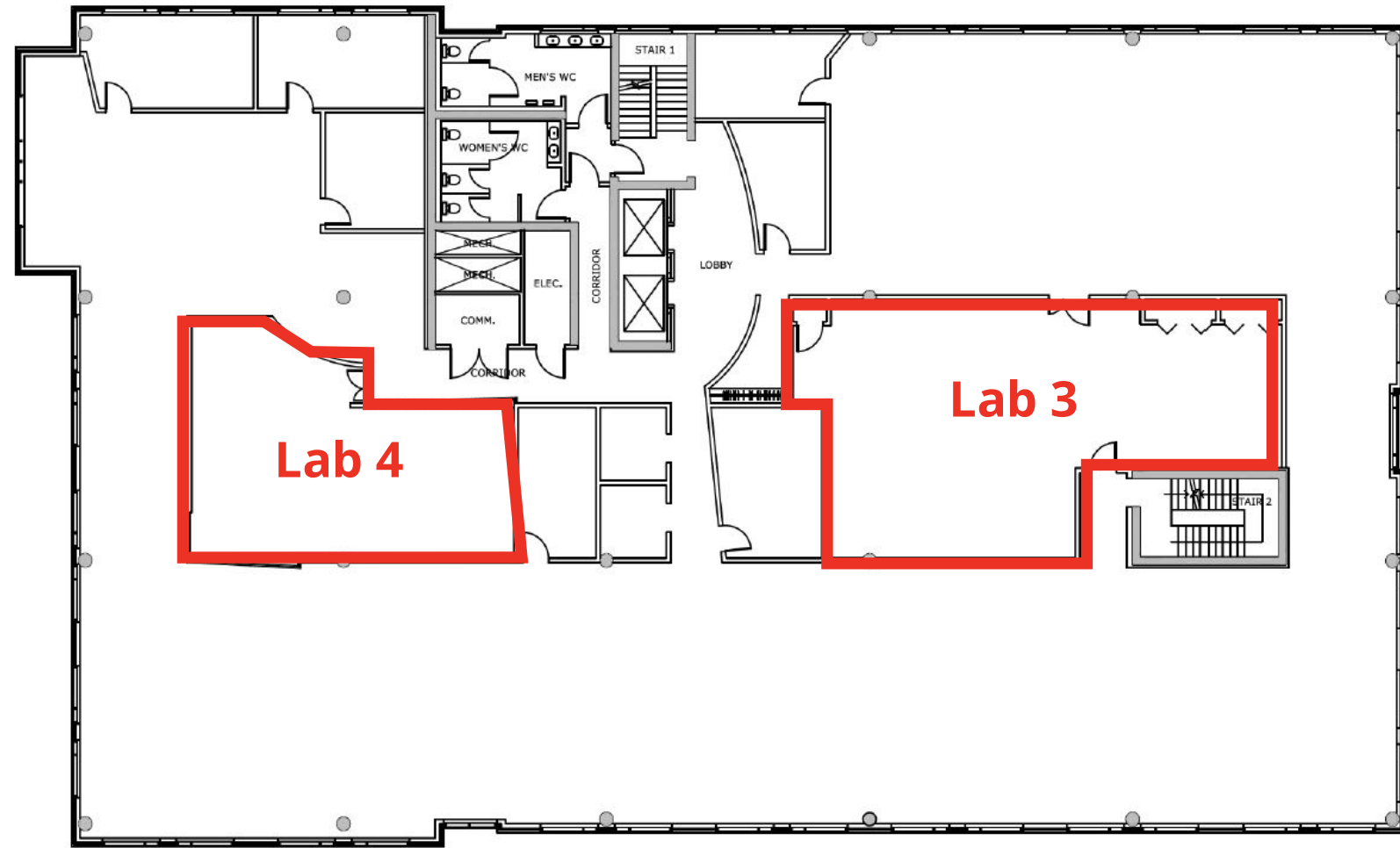
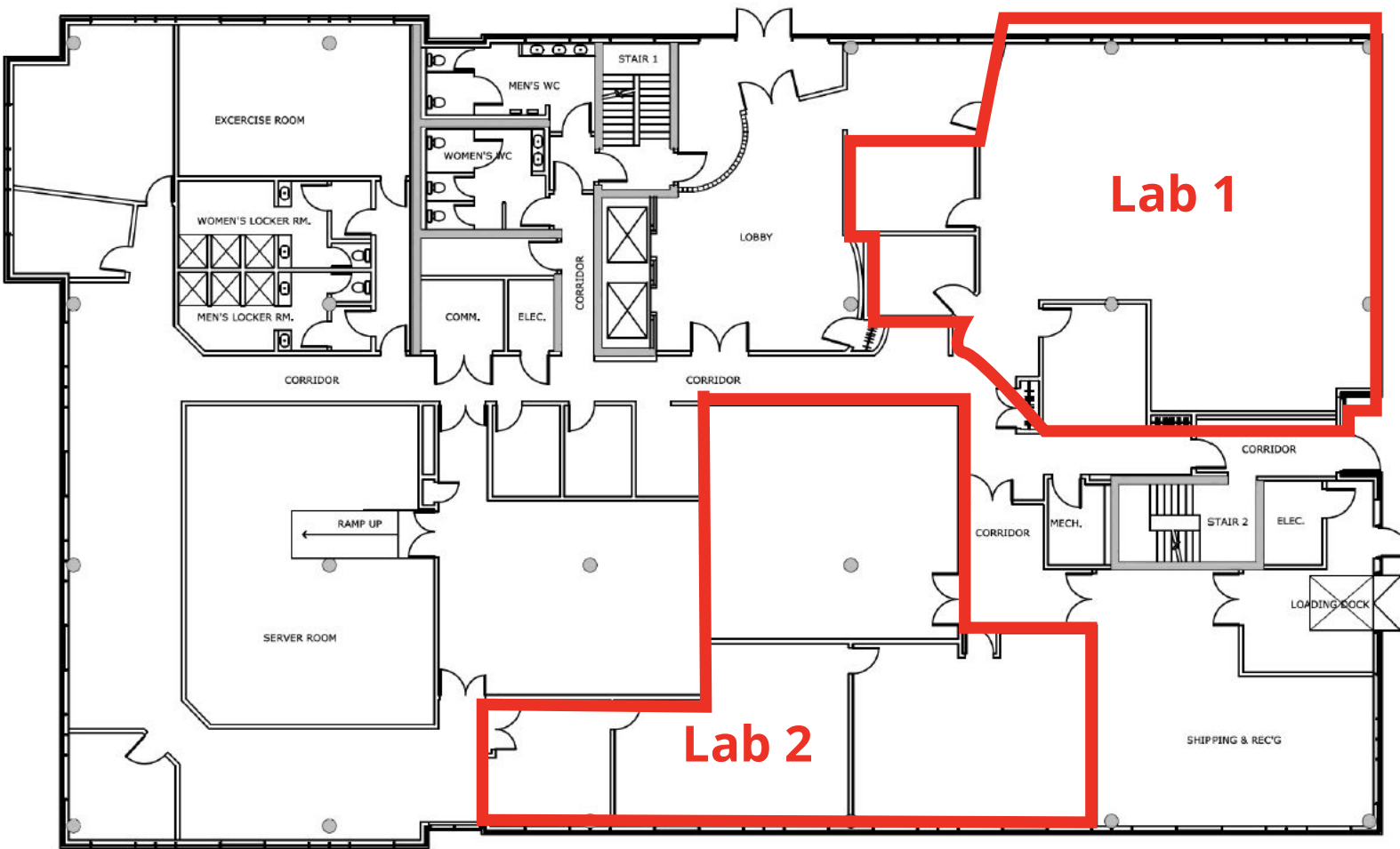


4th Floor

4th Floor Features well-appointed conference room, a practical office layout, and a conveniently located cafeteria

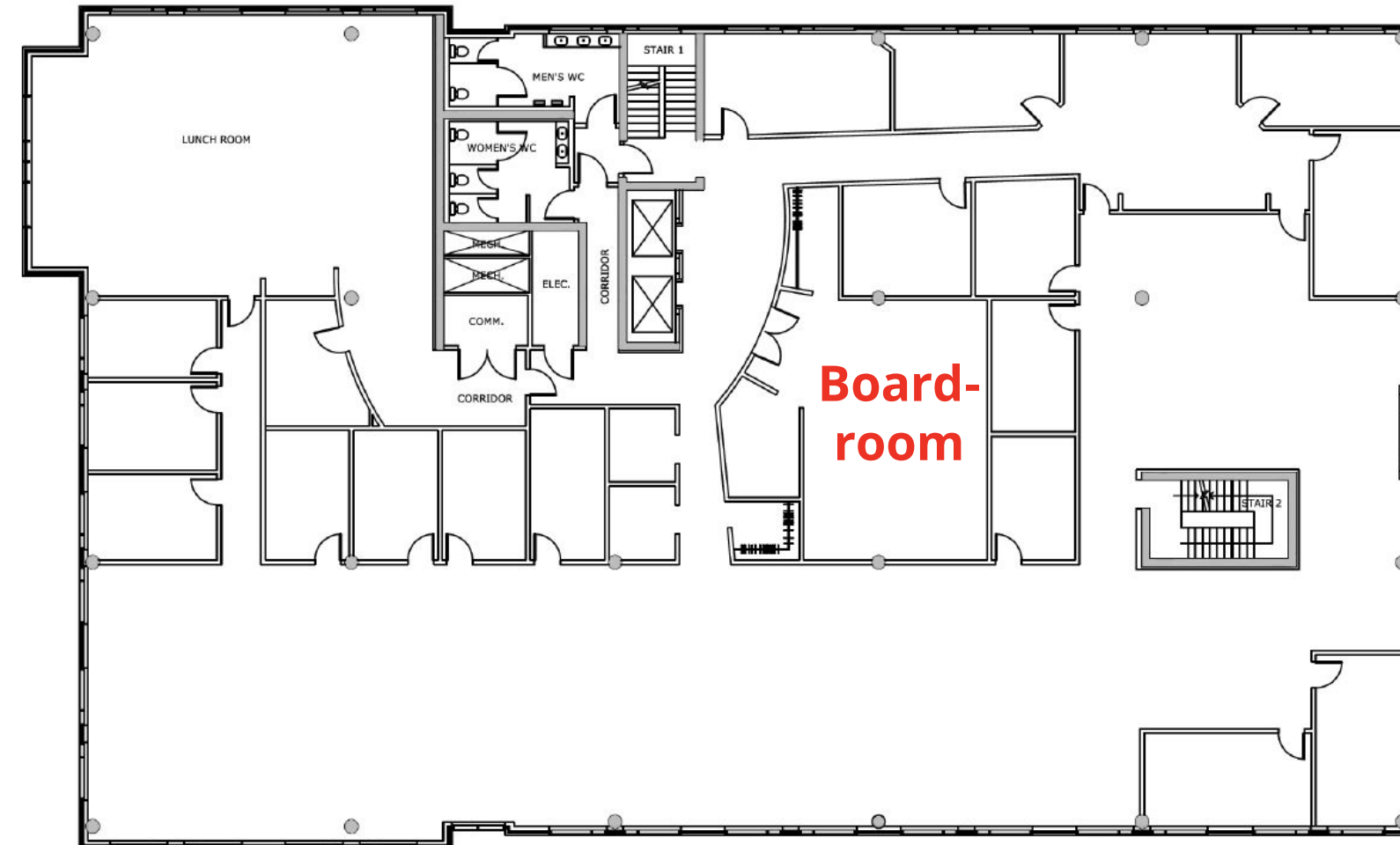
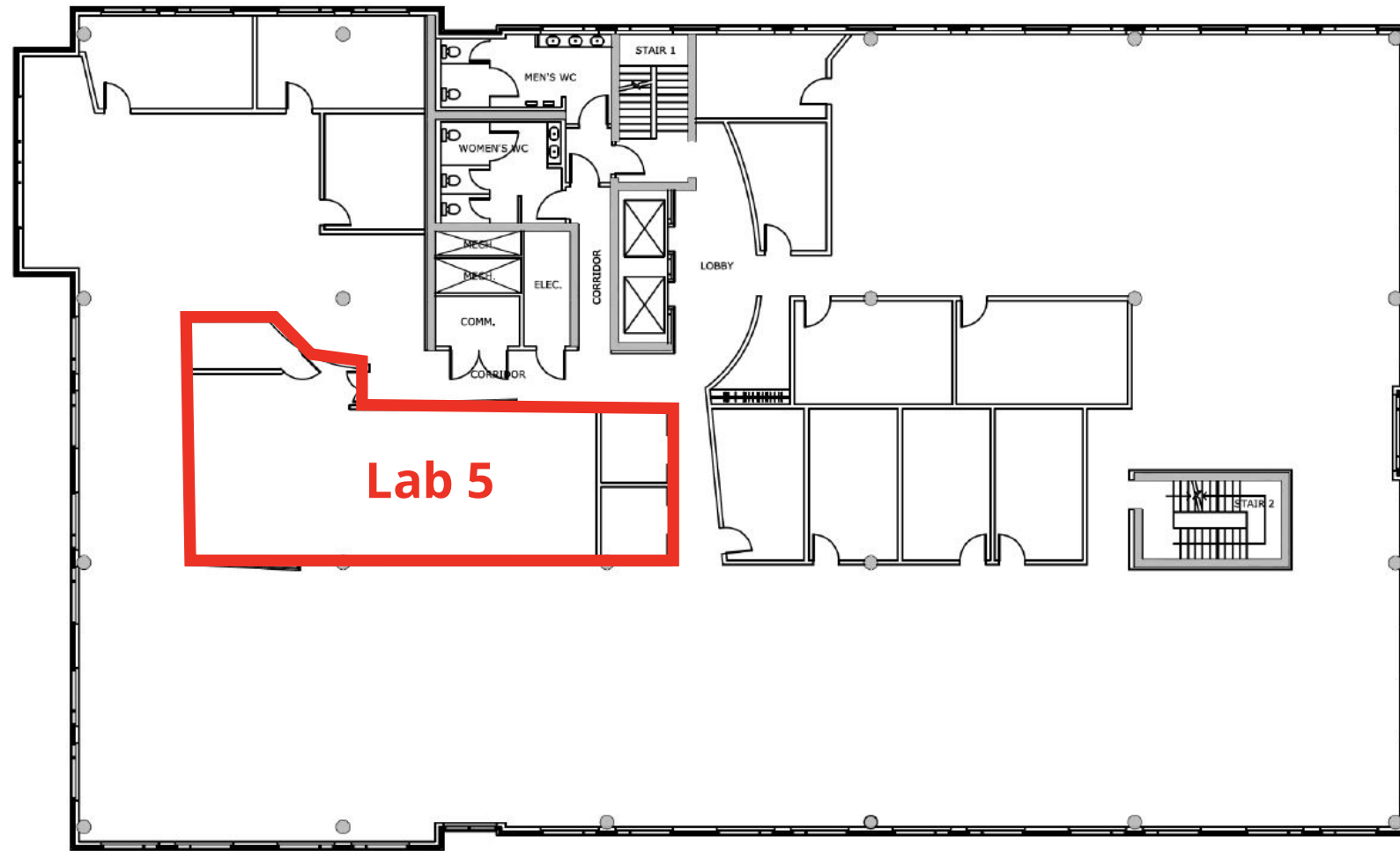
Floor Plan: 1st Floor

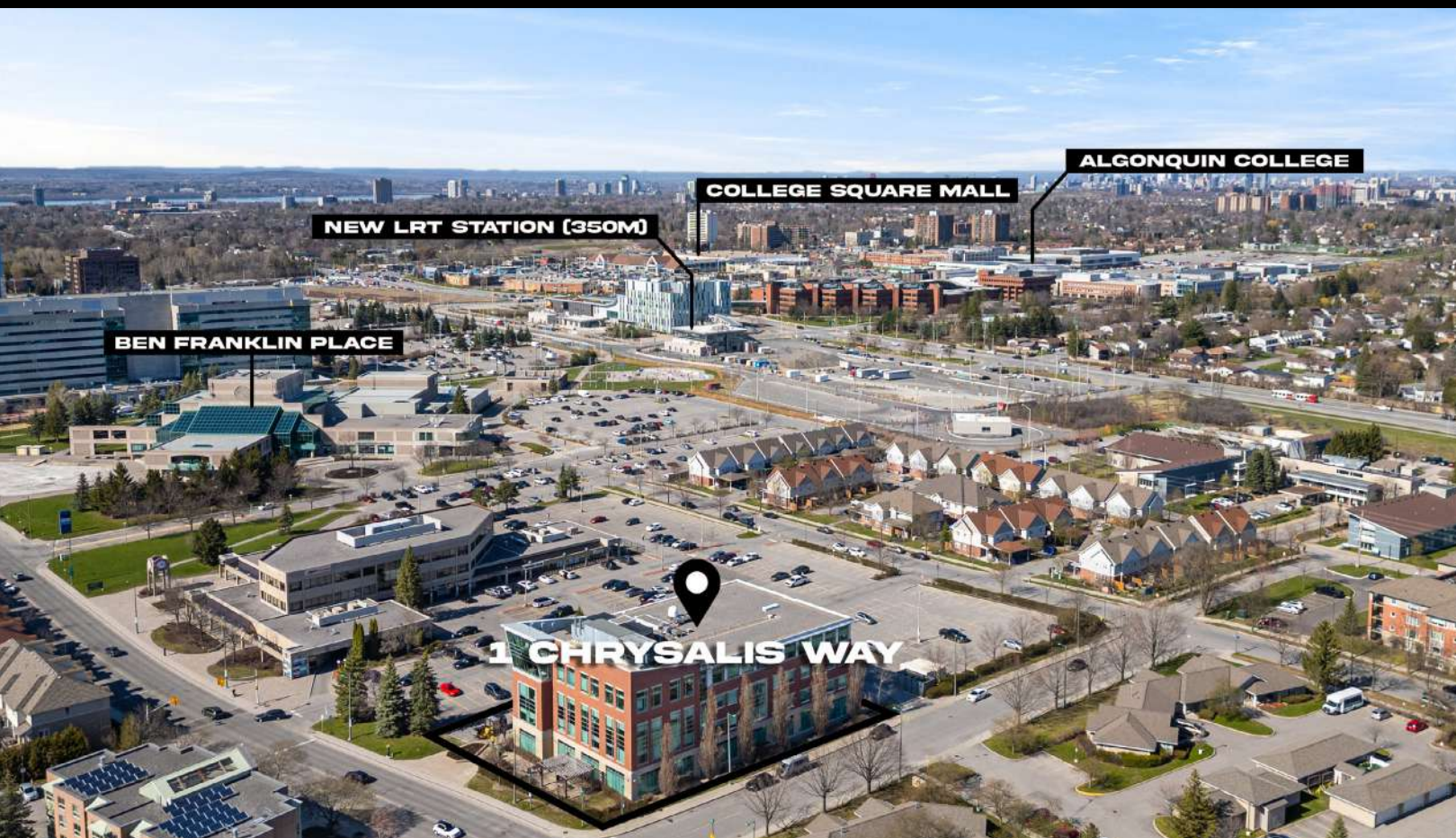
Floor Plan: 2nd Floor



Floor Plan: 3rd Floor

Floor Plan: 4th Floor





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Location Details

Situated in close proximity to a variety of amenities within walking distance such as; College Square Mall, Algonquin College, Ben Franklin Place & to the new upcoming LRT Station.

Travel Distances

LRT station	350 m 3 mins
Highway 417	2.7 km 5 mins
Downtown, Ottawa	11.3 km 12 mins
Kanata, Ottawa	15.5 km 13 mins
Ottawa International Airport	11.4 km 14 mins



Get more information

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