



HEADLEASE LISTINGS (OFFICE)

	Total (sf)	Net Rent (psf)	Op. Costs (psf)	Highlights	Brochure
<p>55 Metcalfe Street</p> 	<p>Suite 100: 9,116 <i>Leased</i></p> <p>Suite 870: 11,971</p> <p>Suite 950: 11,836</p> <p>Suite 1400: 21,438</p> <p>Suite 1600: 16,146</p>	<p>Please contact Stephanie Lui</p>	<p>\$19.85 (Est.2024)</p>	<ul style="list-style-type: none"> Suite 870: Base building condition with new ceiling standards. Can be demised to 4,000+ SF Suite 950: Available Q2 2024 Suite 1400: Full floor opportunity. Space offered in base-building condition with new ceiling standards Suite 1600: Top floor opportunity with Parliament views. Fully improved space with new ceiling standards 	
<p>220 Laurier Avenue</p> 	<p>Suite 400: 8,690</p> <p>Suite 540: 939</p> <p>Suite 930: 1,207</p> <p>Suite 950: <u>1,291</u> <i>(view virtual tour)</i></p> <p>Suite 1000: 8,690</p> <p>Suite 1100: 2,795</p> <p>Suite 1140: 1,224</p> <p>Suite 1150: 2,455</p>	<p>Please contact Stephanie Lui</p>	<p>\$18.40 (Est.2024)</p>	<ul style="list-style-type: none"> Suite 400: Full floor opportunity (can be demised up to 3,500 SF) – mix of open and closed offices Suite 540: Open concept space with kitchenette Suite 930: Fully built space with 4 offices, 1 meeting room, reception and kitchenette. Contiguous with Suite 950: 2,498 SF Suite 950: Base-building condition. Contiguous with Suite 930: 2,498 SF Suite 1000: Full floor opportunity; mix of offices and training rooms Suite 1100: Fully built space; 3 offices, 1 meeting room, kitchen and open work stations Suite 1140: Fully improved space – 1 enclosed office/ meeting room and open area. Contiguous with Suite 1150: 3,679 SF Suite 1150: 6 offices, 1 boardroom, kitchen and open area. Available April 1, 2024. Contiguous with Suite 1140: 3,679 SF 	
<p>55 Murray Street</p> 	<p>Suite 310: 1,255</p> <p>Suite 450: 1,806</p> <p>Suite 500: 5,791 <i>Leased</i></p>	<p>Please contact Stephanie Lui</p>	<p>\$22.26 (Est.2024)</p>	<ul style="list-style-type: none"> Suite 310: Existing Improvements Suite 450: Fully improved space with furniture 	

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<p>301 Moodie Drive</p> 	Suite 100: 7,024	Please contact Stephanie Lui	\$17.87 (Est.2024)	<ul style="list-style-type: none"> Suite 100: Ground floor unit with existing improvements. Available June 1st, 2024 	
<p>303 Moodie Drive</p> 	Suite 102: 2,625 <u>Suite 110: 2,964</u>	Please contact Stephanie Lui	\$20.50 (Est. 2024)	<ul style="list-style-type: none"> Suite 102 – Space is move-in ready, direct access to outside Suite 110 – Ground floor with direct access to outside with signage opportunity facing Moodie Drive. Excellent location for a retail / medical use. Space is in base-building condition 	
<p>270 Albert Street</p> 	Suite 200: 8,978 Suite 300: 10,518 <u>Suite 1210: 4,153</u> <u>Suite 1401: 3,352</u>	Please Contact Steven Powell	\$20.67 (Est.2024)	<ul style="list-style-type: none"> Parking: 1 Stall per 1,500 SF Suite 200: Full floor opportunity with existing improvements. Several private offices, large boardroom and collaboration area Suite 300: Base building condition Suite 1210: Show-suite coming Spring 2024 Suite 1401: Show-suite coming Spring 2024 	

HEADLEASE LISTINGS (**INDUSTRIAL/OFFICE/FLEX**)

	Total (sf)	Net Rent (psf)	Op. Costs (psf)	Highlights	Brochure
<p>2935 Conroy Road</p> 	<p><i>*Conditionally Leased</i></p> <p>Suite 100: 11,895 Suite 110: 15,302 Suite 120: 29,525</p>	<p>Please contact Stephanie Lui</p>	<p>\$10.66 (Est.2024) (includes hydro, gas and water)</p>	<ul style="list-style-type: none"> Suite 100 - Flex/office space. Ideal use for training, call center, government services office Suite 110 - Mix of Medical, office & flex space. Existing improvements for a medical office. Landlord can demolish existing improvements and provide in base-building condition Suite 120 - Industrial warehouse/flex space. Air-conditioned, 22.5 foot ceilings, 2 dock level loading doors 	

EXCLUSIVE LISTINGS

OTTAWA | MAY 2024

Contact

Stephanie Lui*
Associate Vice President
613-656-0153
Stephanie.Lui@jll.com

Steven Powell*
Vice President
613 656 0150
Steven.Powell@jll.com



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