

1111 PRINCE OF WALES
DRIVE, OTTAWA, ON

Centrally Located Professional Office Space For Lease

Colliers

Accelerating success.

Starting at \$5.00 PSF

Ian Woodhead

Sales Representative
Direct: +1 613 683 2237
ian.woodhead@colliers.com

Lindsay Hockey

Senior Vice President
Direct: +1613 683 2229
lindsay.hockey@colliers.com

Oliver Kershaw, SIOR

Senior Vice President
Direct: +1 613 683 2200
oliver.kershaw@colliers.com

[ColliersCanada.com](https://www.collierscanada.com)



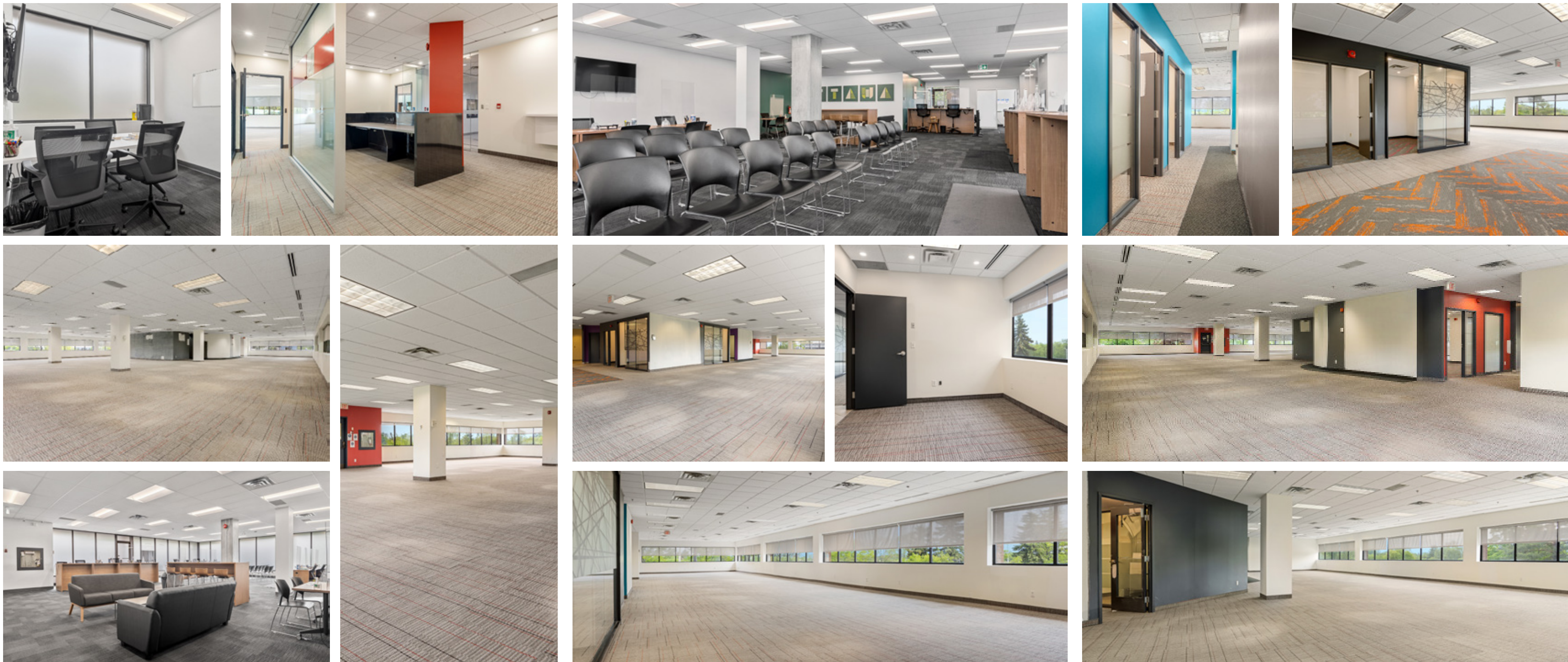
Property Profile

1111 Prince of Wales Drive is located at the corner of Baseline Road, across from the Experimental Farm. Office space consists of a mix of open and enclosed areas, meeting rooms, kitchenettes and much more. Excellent access to jogging and bicycle trails nearby, only minutes from the Ottawa International Airport and transit at doorstep. Potential for prominent signage at a high traffic intersection. Only 2KM away from Ottawa's new \$1 Billion dollar Civic Hospital.

Civic Address	1111 Prince of Wales Drive
Available Area	Suite 100: +/- 2,950 SF Suite 200: +/- 16,000 SF Suite 300: +/- 8,366 SF Suite 301: +/- 8,000 SF Suite 500: +/- 4,808 SF
Rental Rate	Starting at \$5.00 PSF
Additional Rent	\$17.46 PSF (2024)
On-site Amenities	Gym, Fitness Area & Outdoor Seating
Parking	2:1,000 SF (secure underground parking)

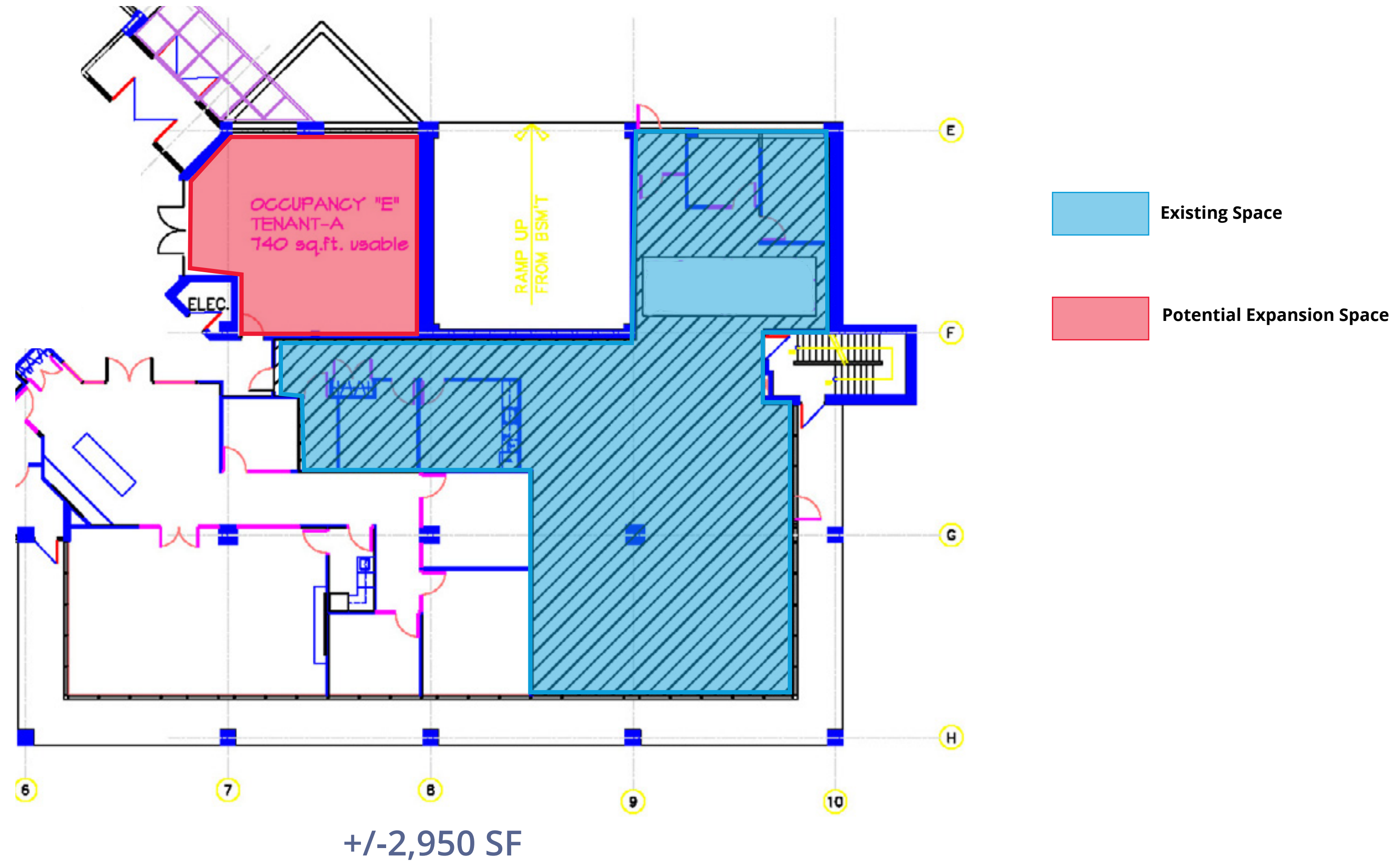
Photos

1111 Prince of Wales Drive



Floor Plan

1111 Prince of Wales Drive, Suite 100

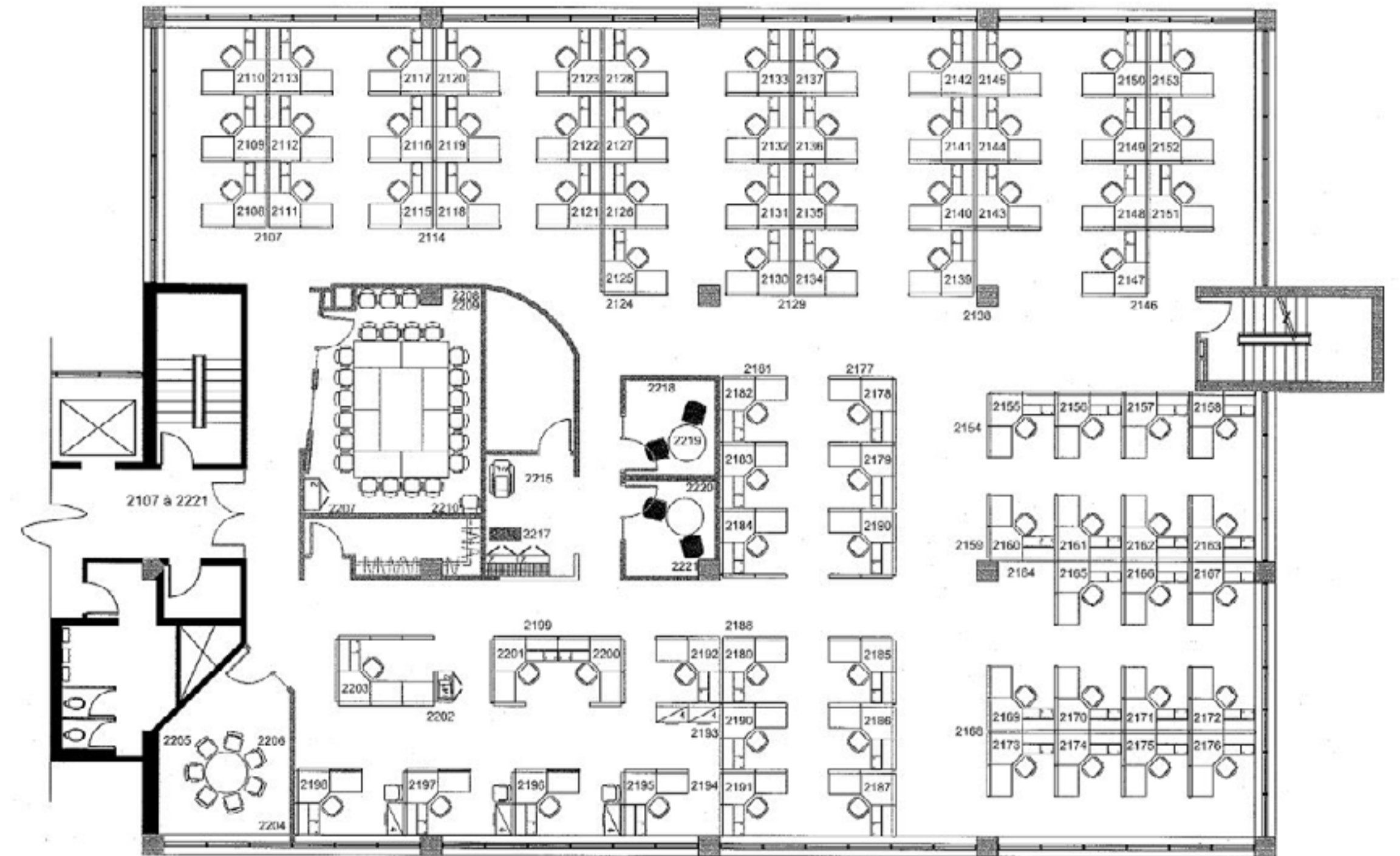


Floor Plan

1111 Prince of Wales Drive, Suite 200



East Wing



West Wing

+/-16,000 SF *Two separate units of 8,000 SF each

*Sample Furniture Layout - Furniture Not Included

Floor Plan

1111 Prince of Wales Drive, Suite 301

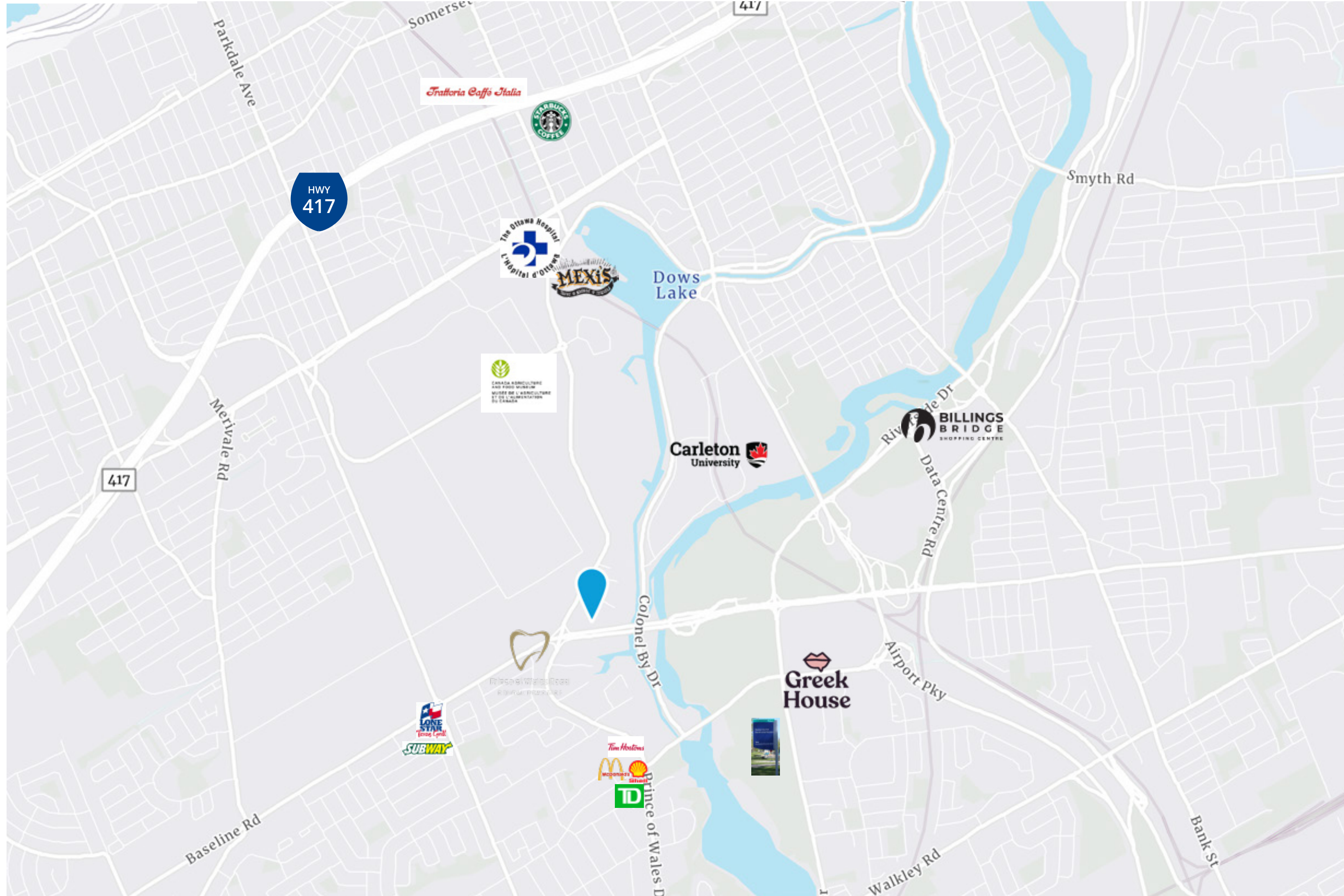


+/- 8,000 SF

*Sample Furniture Layout - Furniture Not Included

Nearby Amenities

 1111 Prince of Wales Drive





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Reach out to get started.

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