

FOR LEASE - OFFICE SPACE
214 MONTREAL ROAD



Office Space in East End of Downtown Ottawa

214 Montreal Road 1,678sf to 5,552sf available

Conveniently located and highly accessible office space for lease in the east end of downtown Ottawa. This professionally managed 5-story office building is well located just off the Vanier Parkway at Montreal Road and features efficient floor plates, high end existing improvements 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 will find ample amenities within walking distance and many parks within short driving/biking distance.

Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa, ON
K2C 0P9

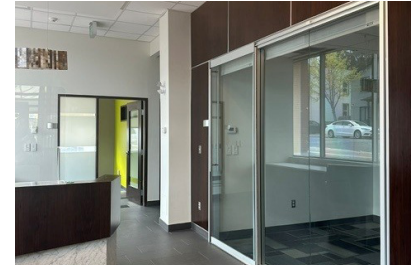
(613) 230-2100

info@regionalgroup.com
regionalgroup.com



Property Highlights

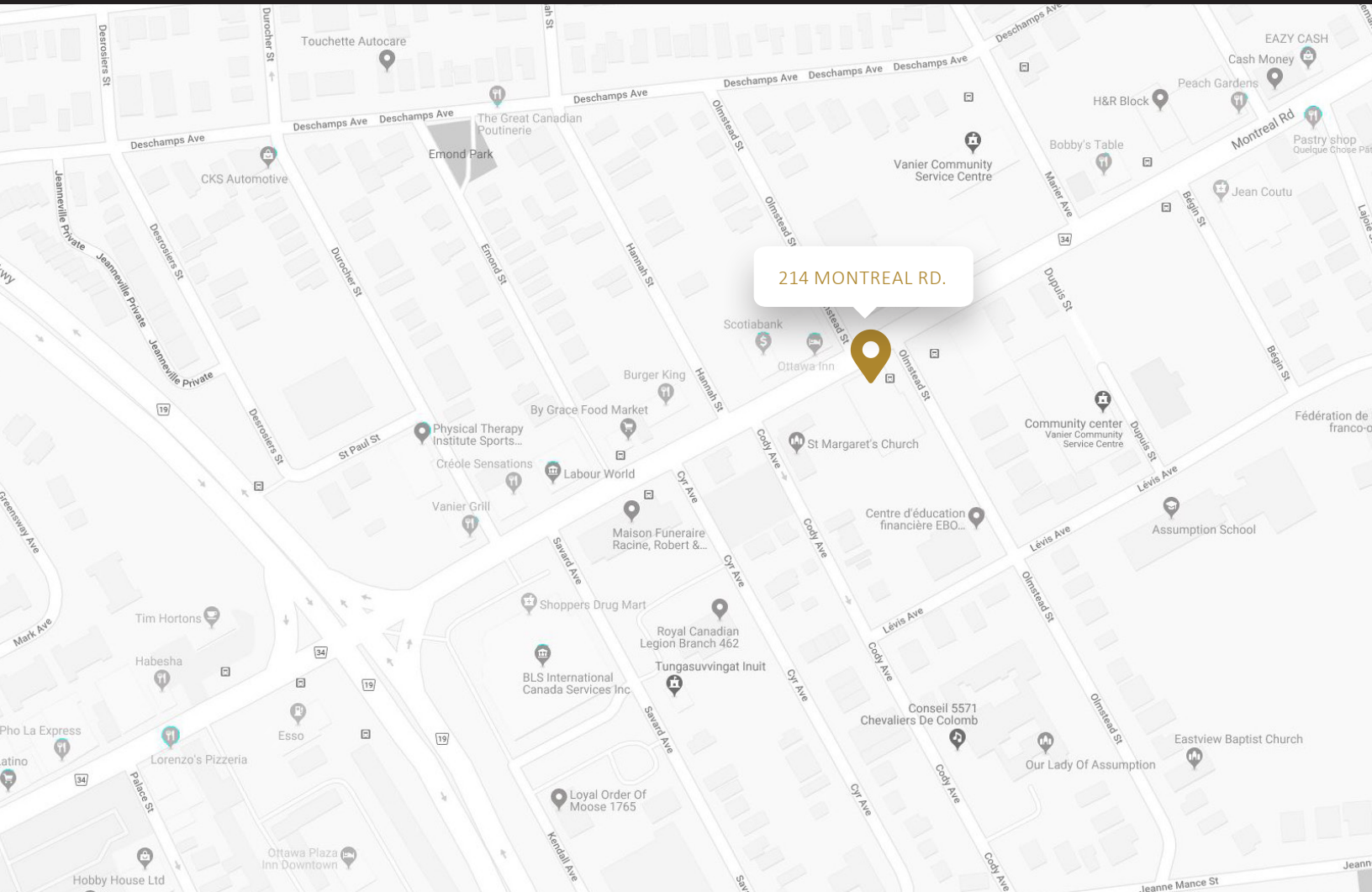
- Quiet professional building
- Abundant natural light with pleasant views of the surrounding areas
- Perimeter key access system, capable of “synchronization” with tenant suite access system
- High power- 2500amp, 600/347v, 4-wire electrical
- Professionally managed building with 24/7 emergency on-call service
- Abundant heated underground parking
- Overnight security patrols
- Barrier-free, fully-accessible building
- Short drive to downtown via Montreal Rd.
- Building signage opportunity



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
100 (Retail)	1,939	\$24.00	\$19.31	Immediate
110	2,013	\$15.00	\$19.31	Immediate
200, 202A & 202B	1,945	\$15.00	\$19.31	Immediate
203	1,678	\$15.00	\$19.31	June 1, 2026
301 & 302	5,552	\$15.00	\$19.31	Immediate
401 & 402	4,401	\$15.00	\$19.31	Immediate

TI Allowance – Negotiable



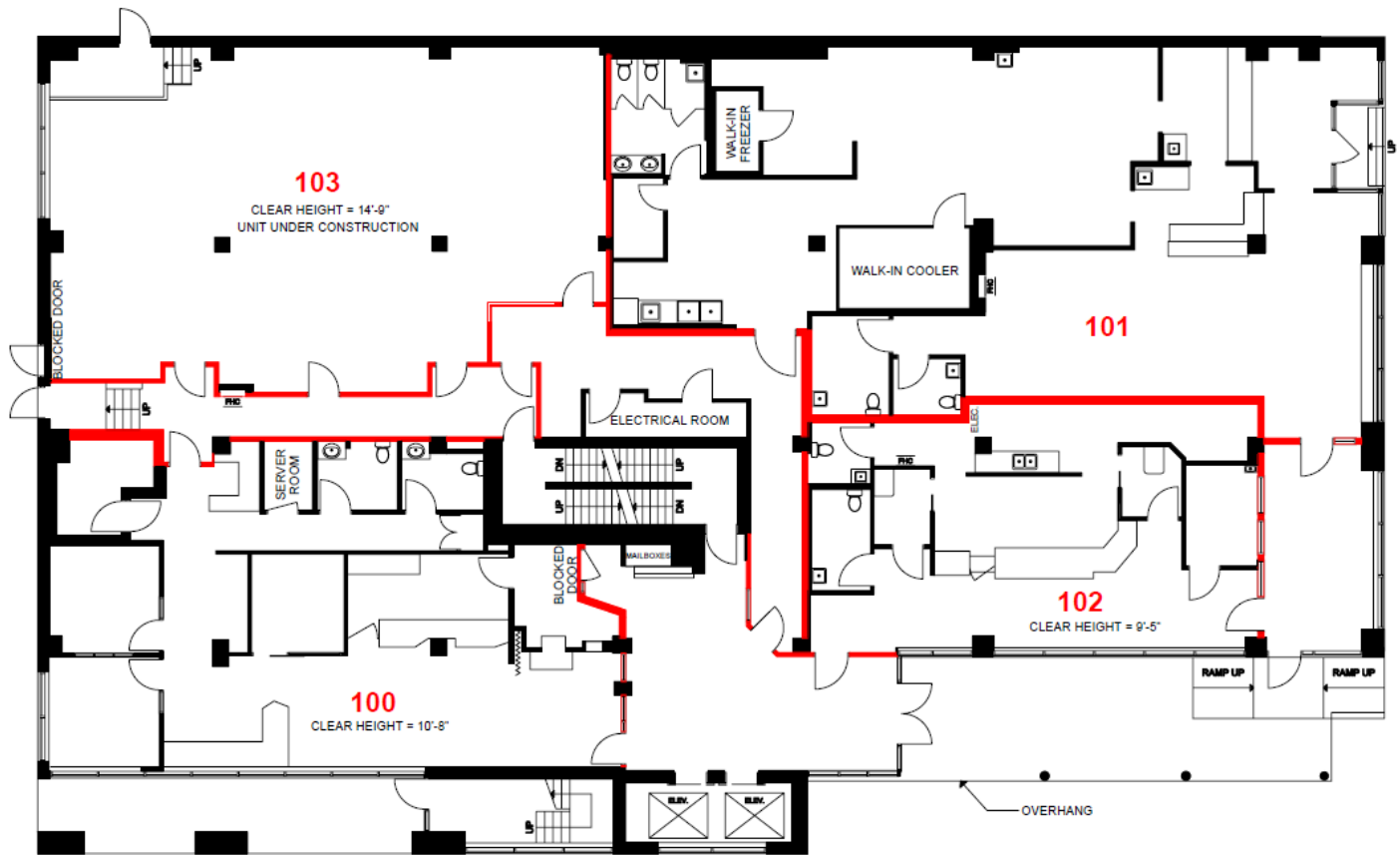
Property Specifications

Year Constructed	1990
Construction	Concrete
Exterior Walls	Brick
Roof Type	Inverted membrane, sloped metal roofing
Ceiling Height	18' to slab (ground floor)
Power	347/600 with step down transformers
Loading Facilities	No
Air Conditioning	64 heat pumps
Heat	Boilers
Sprinklered	Yes
Parking Spots	22 underground; 64 surface
Elevator	Yes
Separately Metered	Yes

Ground Floor

Suite #100- 1,939sf

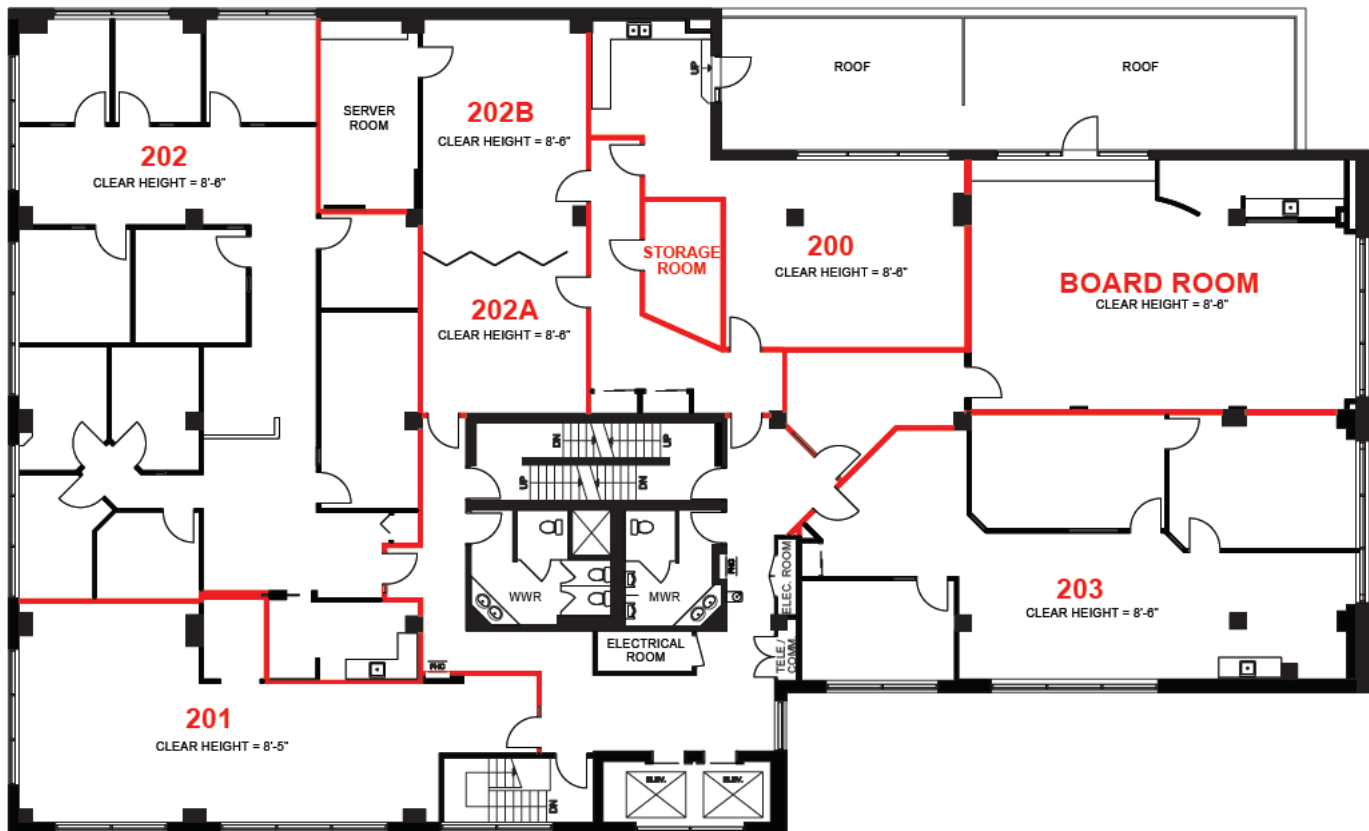
Suite #103- 2,013sf



Second Floor

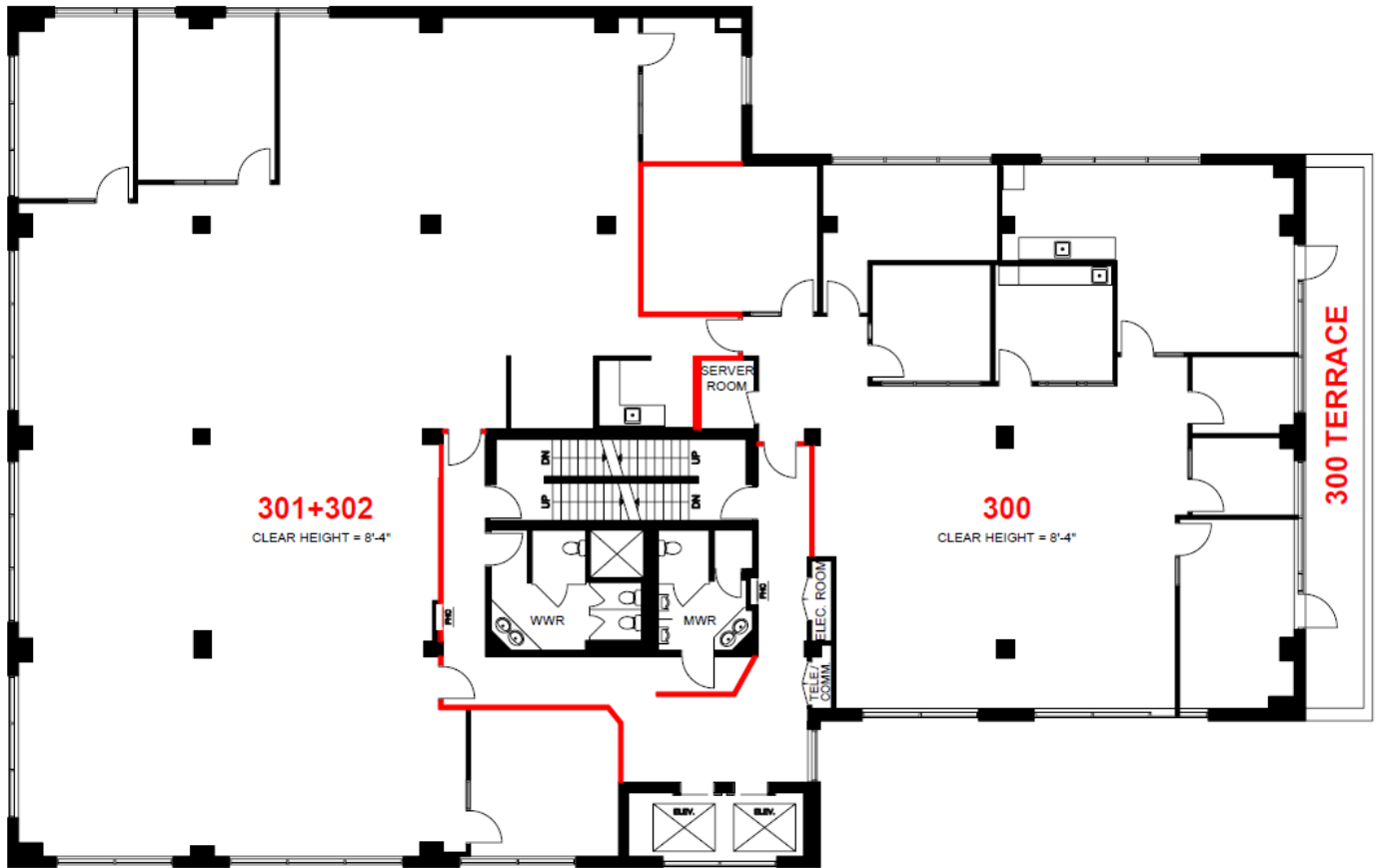
Suites 200, 202A & 202B combined at 1,945sf

Suite 203 at 1,678sf



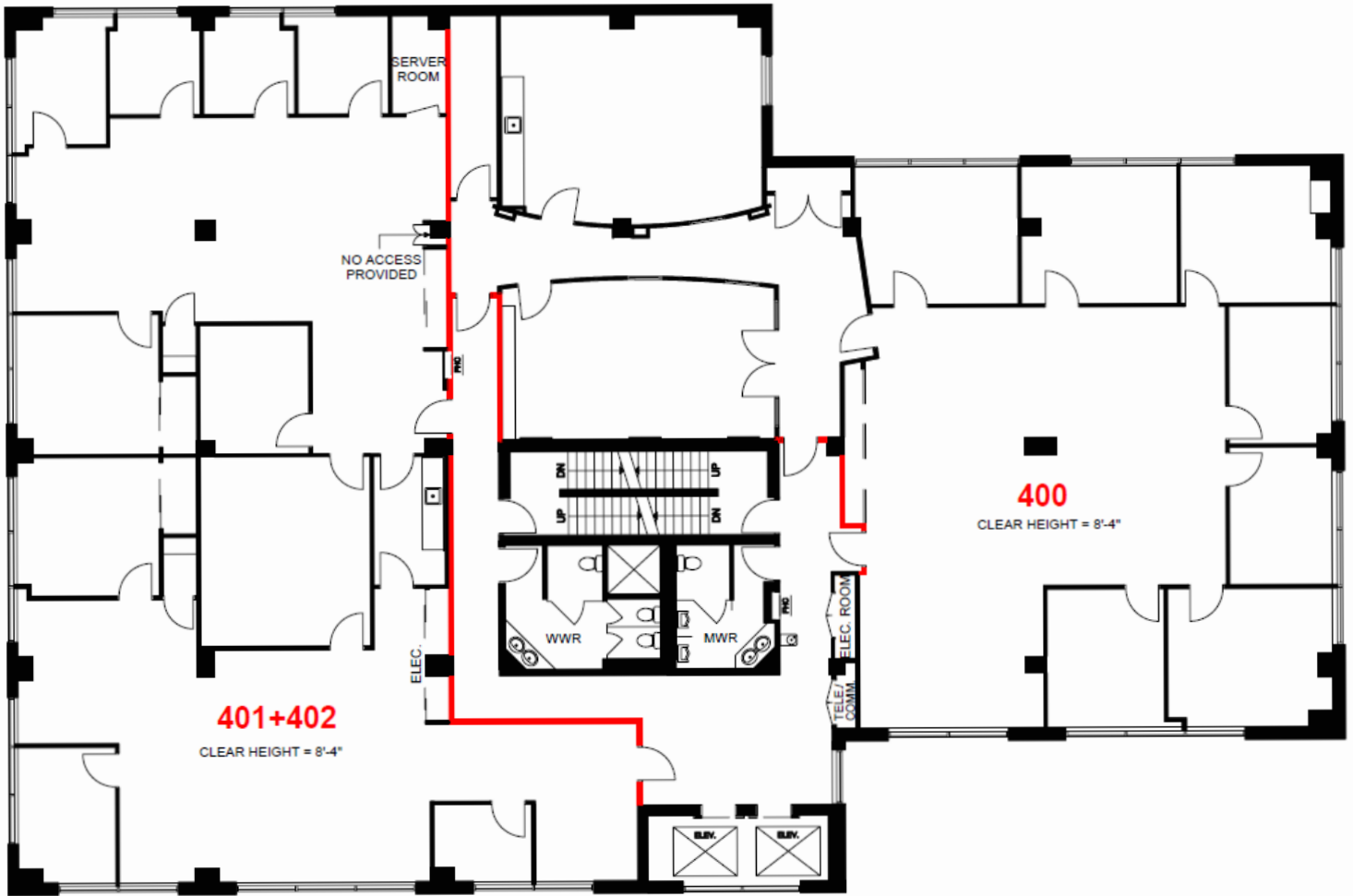
Third Floor

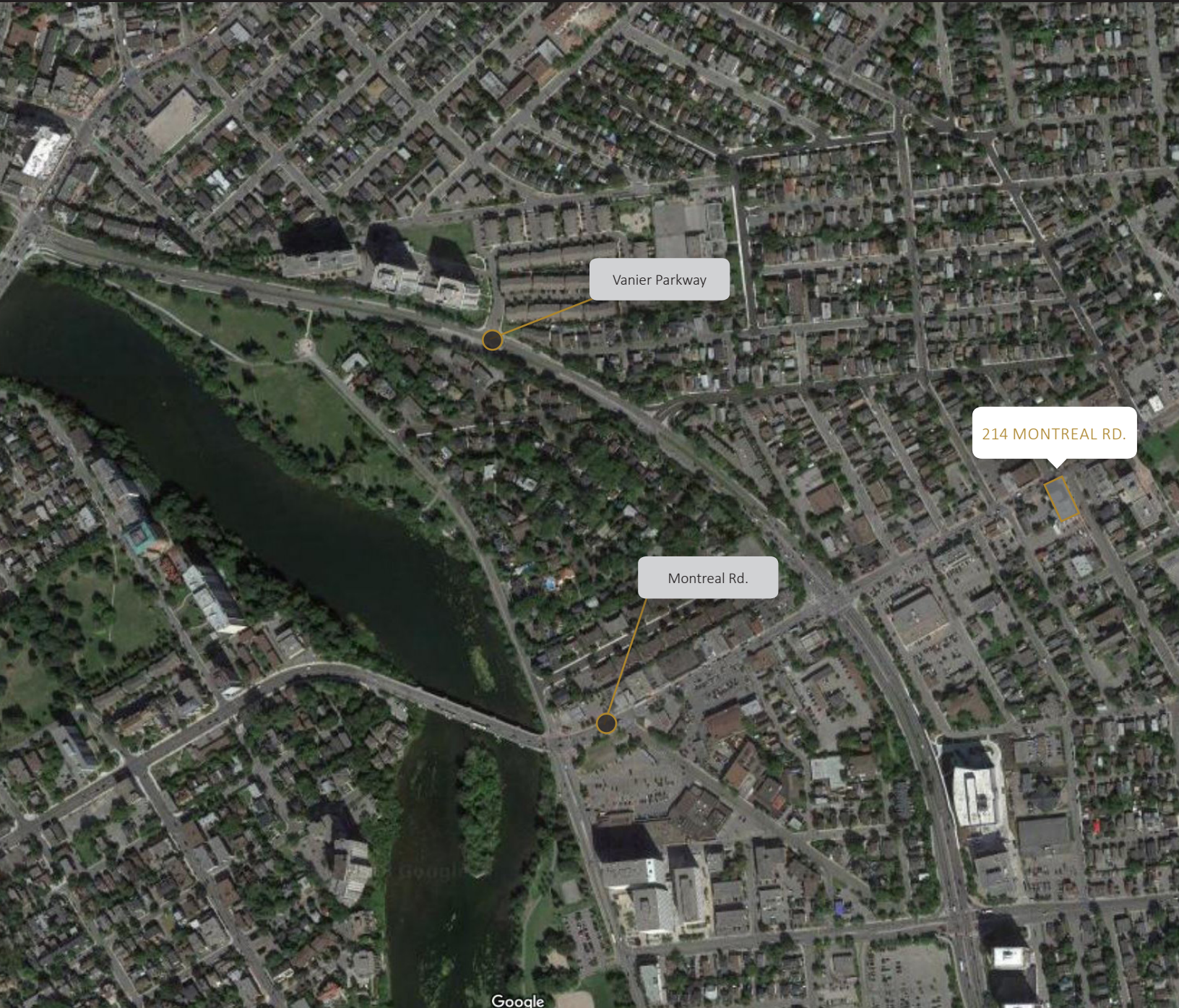
Suites 301 & 302 combined at 5,552 sf (Can be sub-divided)



Fourth Floor

Suites 401 & 402 at 4,401sf (Can be sub-divided)





Contact us

Bruce Barrett
Director, Leasing
(613) 219-7184
bbarrett@regionalgroup.com

Regional Group
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Ottawa, ON
K2C 0P9

(613) 230-2100
info@regionalgroup.com
regionalgroup.com

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