

LEASE BROCHURE

205 CATHERINE STREET



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Ottawa, ON, K2P 1C3

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Office suites available in a prime Centretown location near the corner of Catherine Street and Bank Street. The ground level suite (approx. 5,881 SF) features a reception, multiple enclosed offices, multiple board/meeting rooms, a kitchenette, shared washrooms, and a large collaborative workspace. The suite also features storage, an open workspace, and a high-level security room for proprietary information.

The lower level space (approx. 8,746 SF) features an open reception/waiting area, multiple enclosed offices, multiple board/meeting rooms, in-suite washrooms, a kitchenette, a large collaborative workspace, and access to a freight elevator.

Both suites can be combined for a total size of 14,627 SF.

The building has large windows, flooding the suites with natural light, and is built with concrete, providing a quiet atmosphere. Located a block from HWY 417, the property is well located and has ample onsite parking at the back of the building.

This great space is sure to appeal to businesses looking to work in a creative and collaborative environment.

AVAILABLE SPACES

SUITE	AVAILABLE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Main Floor	Immediately	5,881	NNN	\$17.50 SF/yr	Additional rent approx. \$10.00 PSF+HST
Lower Level	Immediately	8,746	NNN	\$13.50 SF/yr	Additional rent approx. \$10.00 PSF+HST

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PROPERTY HIGHLIGHTS

- ♦ Building features loading dock and freight elevator.
- ♦ 12 parking spaces (ground level); 5 parking spaces (lower level).
 - ♦ \$130.00 per spot, per month.
- ♦ Central location with ample amenities nearby including the Rideau Canal, the Canadian Museum of Nature, and Lansdowne.
- ♦ Easy access to public transit and HWY 417.
 - ♦ 5 minute drive to Downtown Ottawa and the University of Ottawa; 10 minute drive to Rideau centre, Carleton University, and the Ottawa Hospital General Campus.
- ♦ Zoning - General Mixed-Use – GM3 F(3.0) H(19)

FLOOR PLANS

MAIN FLOOR 01

- Rentable Exclusions
- Non-Allocated Tenant Areas
- Tenant Usable Areas
- Tenant Ancillary Areas
- Building Amenity Areas
- Inter-Allocated Amenity Areas
- Building Service Areas
- Inter-Allocated Service Areas
- Floor Service Areas



FLOOR B1

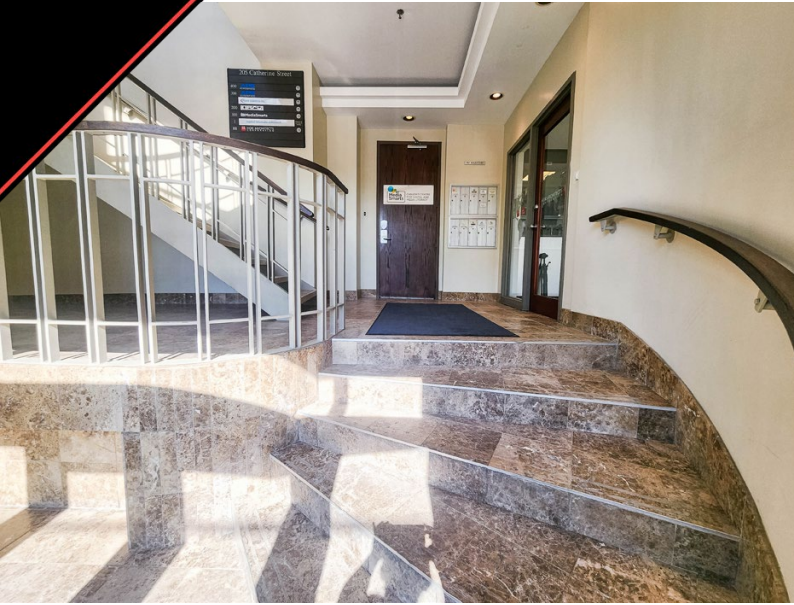
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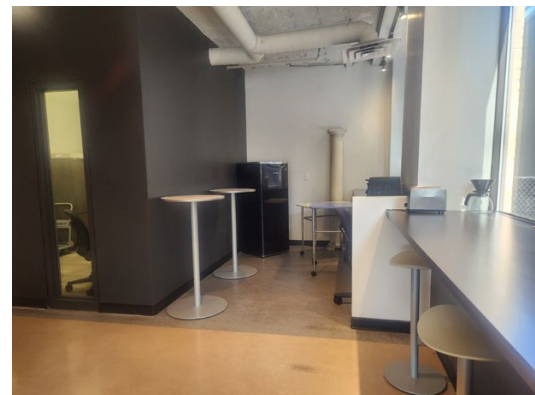
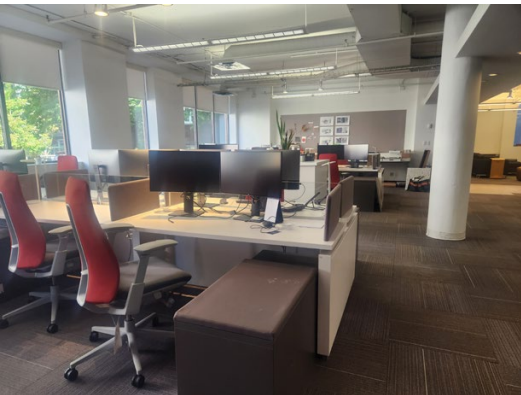
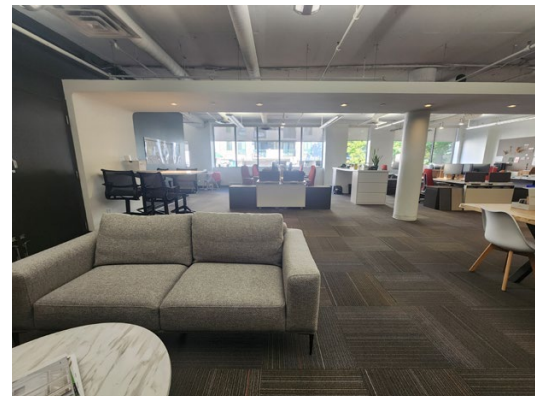
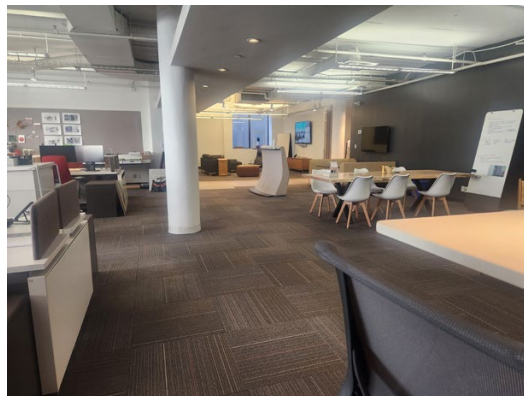
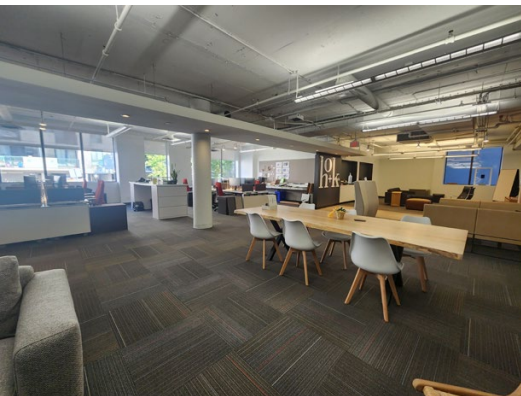
PHOTOS – GROUND LEVEL



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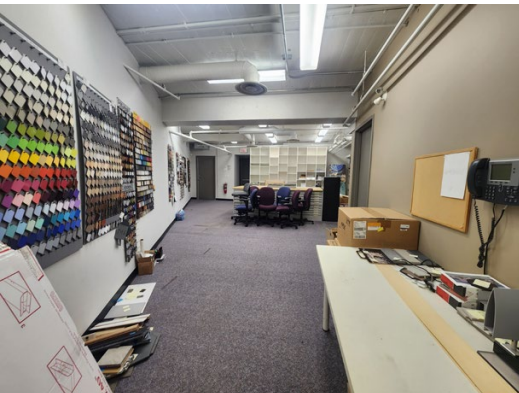
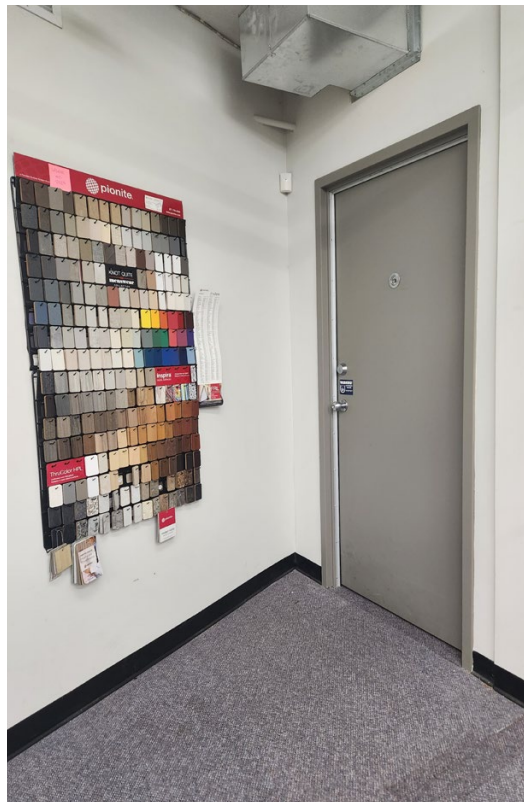
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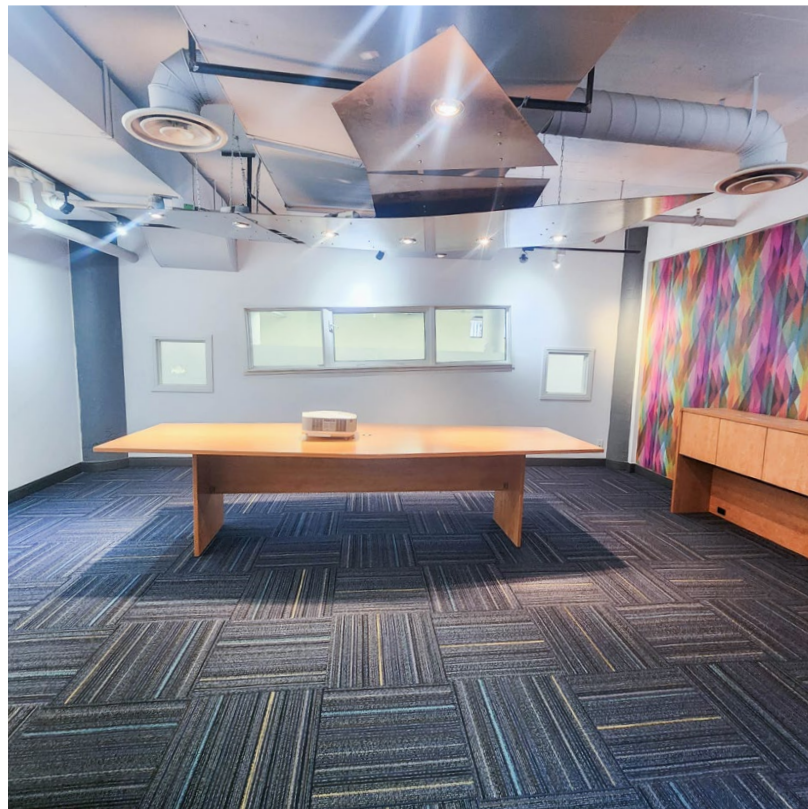
PHOTOS – LOWER LEVEL



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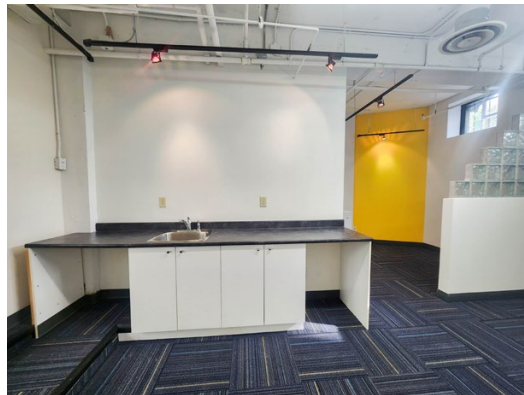
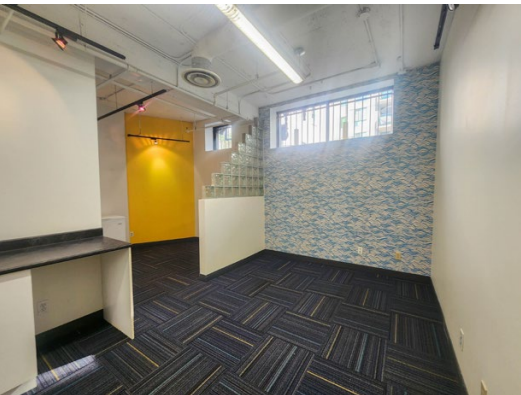
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ZONING INFORMATION

205 Catherine Street is zoned as a General Mixed Use Zone. The purpose of the GM—General Mixed-Use zone is to allow residential, commercial, and institutional uses, or mixed use development, in the general urban area and in the Upper Town, Lowertown, and Sandy Hill West Character areas of the Central Areas.

PERMITTED USES

RESIDENTIAL

- Apartment Dwelling; Low rise
- Bed and Breakfast
- Dwelling Unit
- Group home
- Planned unit development
- Retirement home
- Rooming house
- Stacked dwelling
- Townhouse dwelling

COMMERCIAL

- Animal care establishment
- Artist studio
- Bank
- Convenience store
- Daycare
- Drive-through facility
- Instructional facility
- Library
- Medical facility
- Municipal service centre
- Office
- Personal Service Business
- Post office
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Service & repair shop

For more permitted uses, please review the [City of Ottawa Zoning By-law](#).



TRUST ZINATI REALTY

For more information or to book a tour,
please contact one of the representatives below.

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