

FOR LEASE - OFFICE & GROUND FLOOR RETAIL SPACE
214 MONTREAL ROAD



Office & Ground Floor Retail Space in East End of Downtown Ottawa

214 Montreal Road 1,000sf to 5,200sf 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.

Todd Beech
Director, Leasing
(613) 230-2100 x7208
tbeech@regionalgroup.com

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

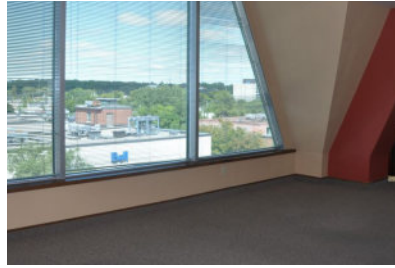
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Property Highlights

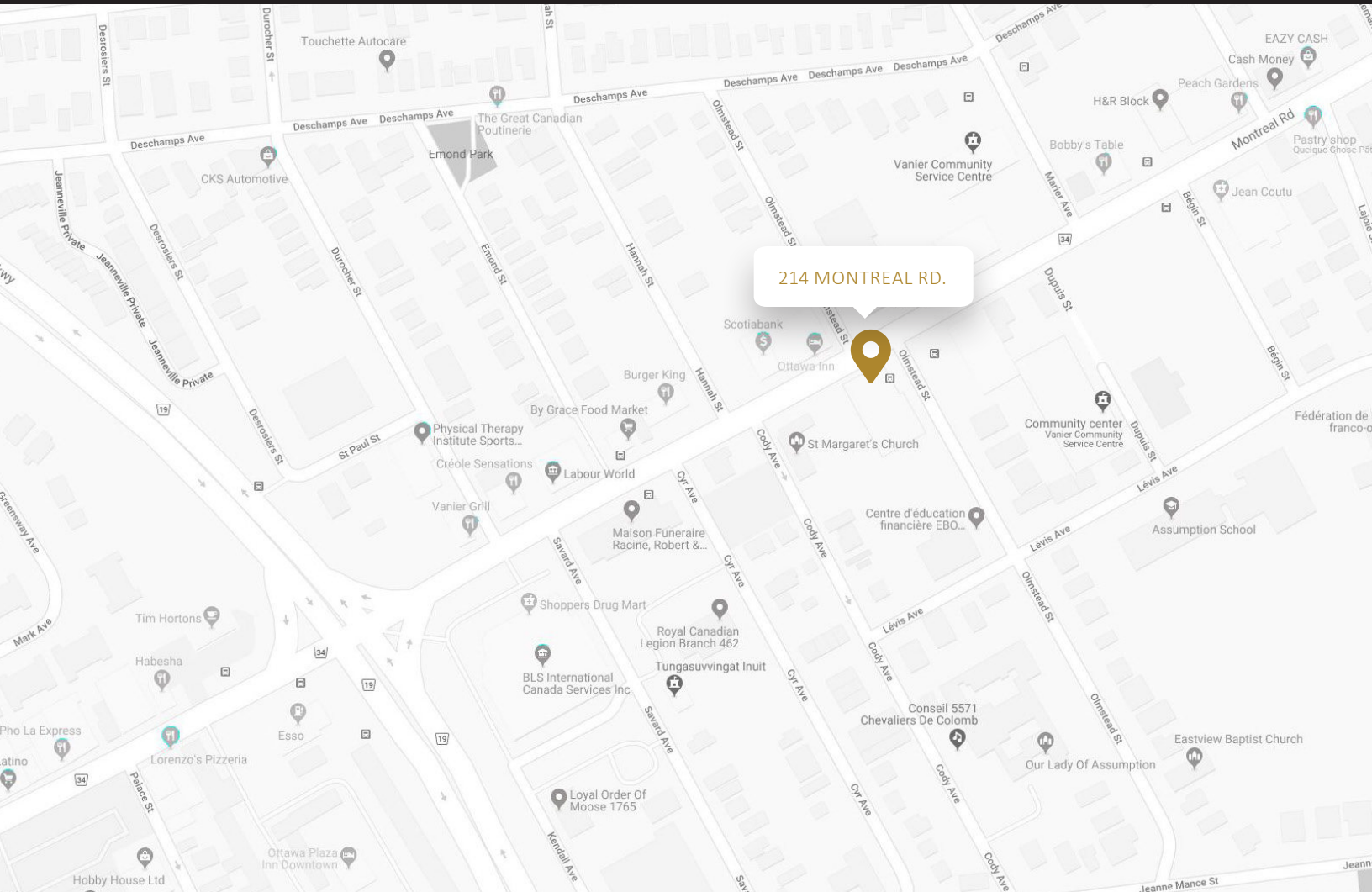
- Quiet professional building
- Abundant natural light with pleasant views of the surrounding areas
- Perimeter key access system, capable of “synchronization” with tenant suite access system
- High power- 2500amp, 600/347v, 4-wire electrical
- Professionally managed building with 24/7 emergency on-call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



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
110	1,975	\$15.00	\$18.08	Immediate
200	1,588	\$15.00	\$18.08	Immediate
202	2,673	\$15.00	\$18.08	Immediate
301 & 302	5,200	\$15.00	\$18.08	Immediate
401	1,000	\$15.00	\$18.08	July 2025
402	3,151	\$15.00	\$18.08	Immediate
500	2,158	\$15.00	\$18.08	Immediate

TI Allowance – Negotiable



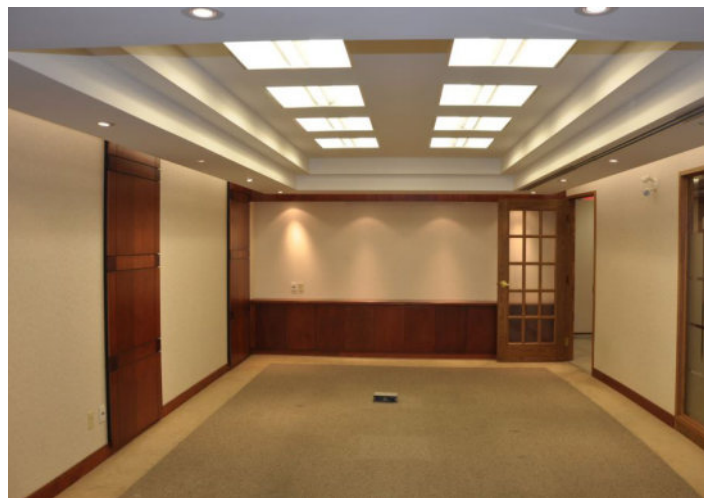
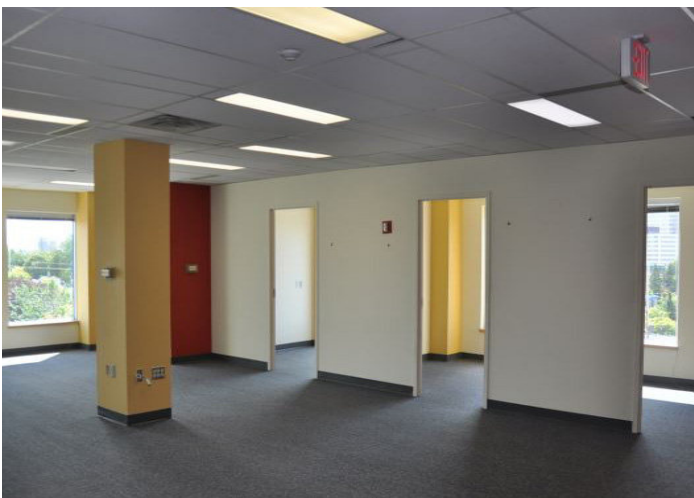
Property Specifications

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

Todd Beech
Leasing Manager

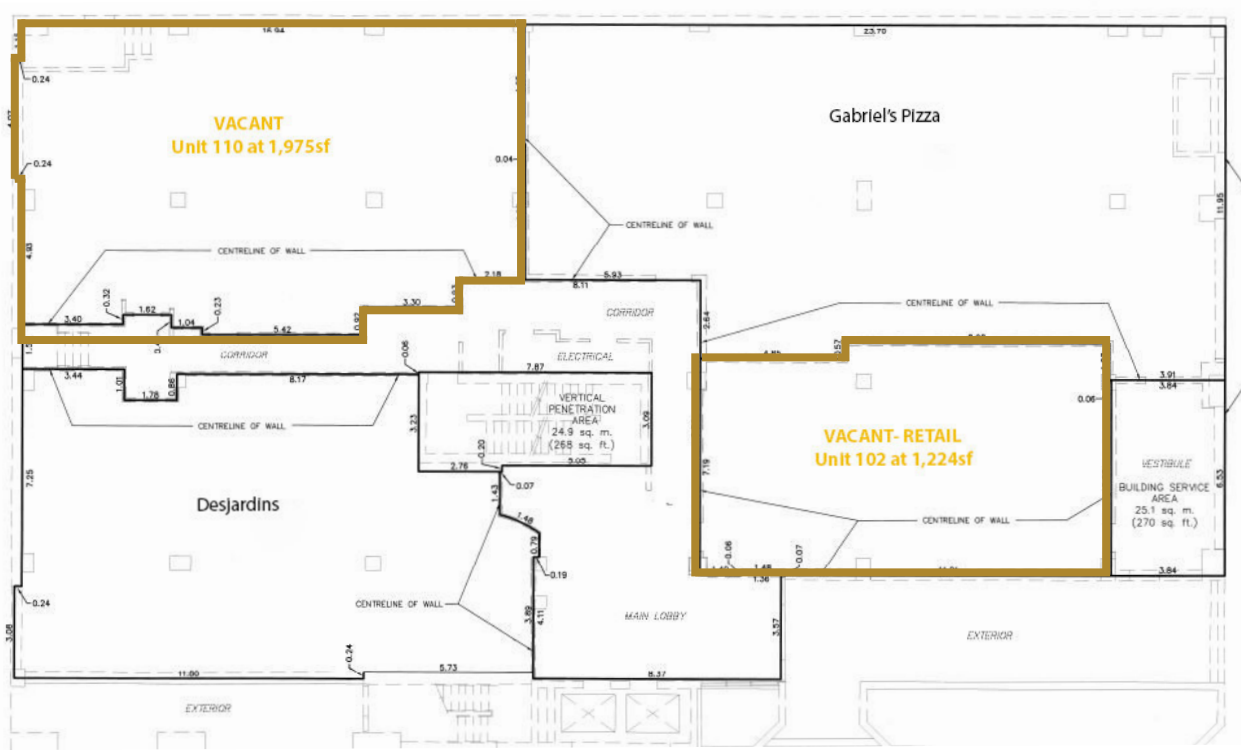
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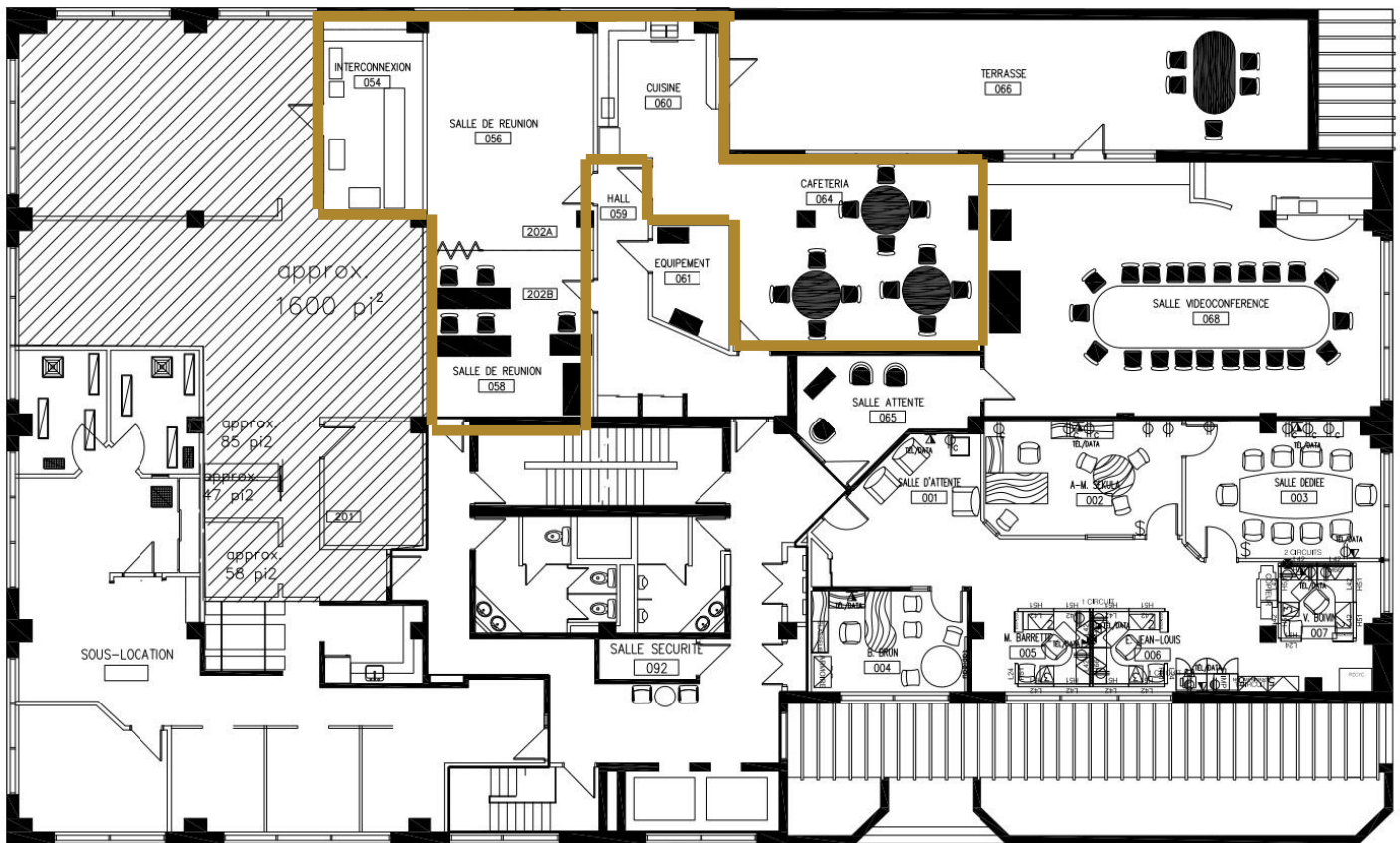
Ground Floor

Unit #110- 1,975sf



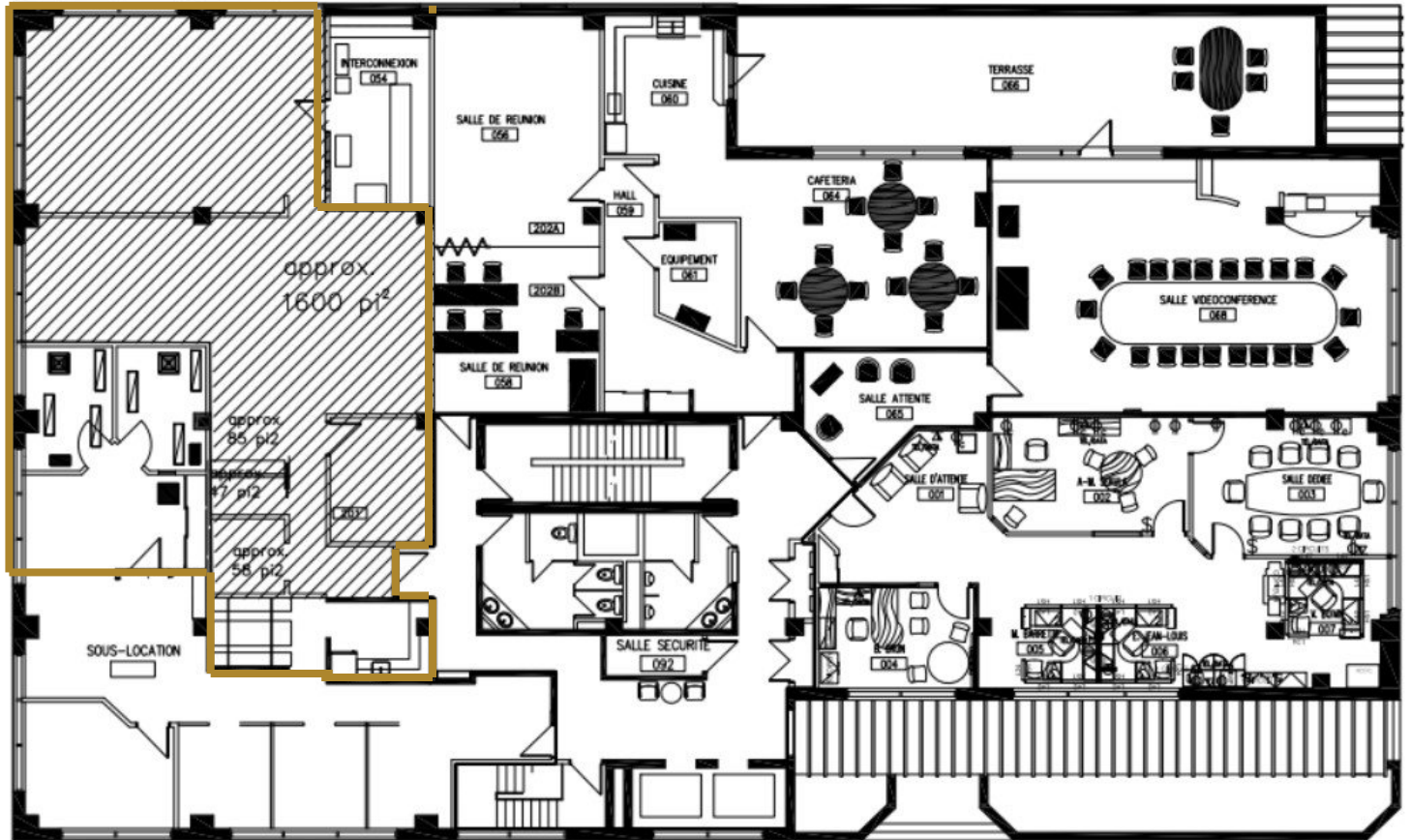
Suite 200

1,588sf



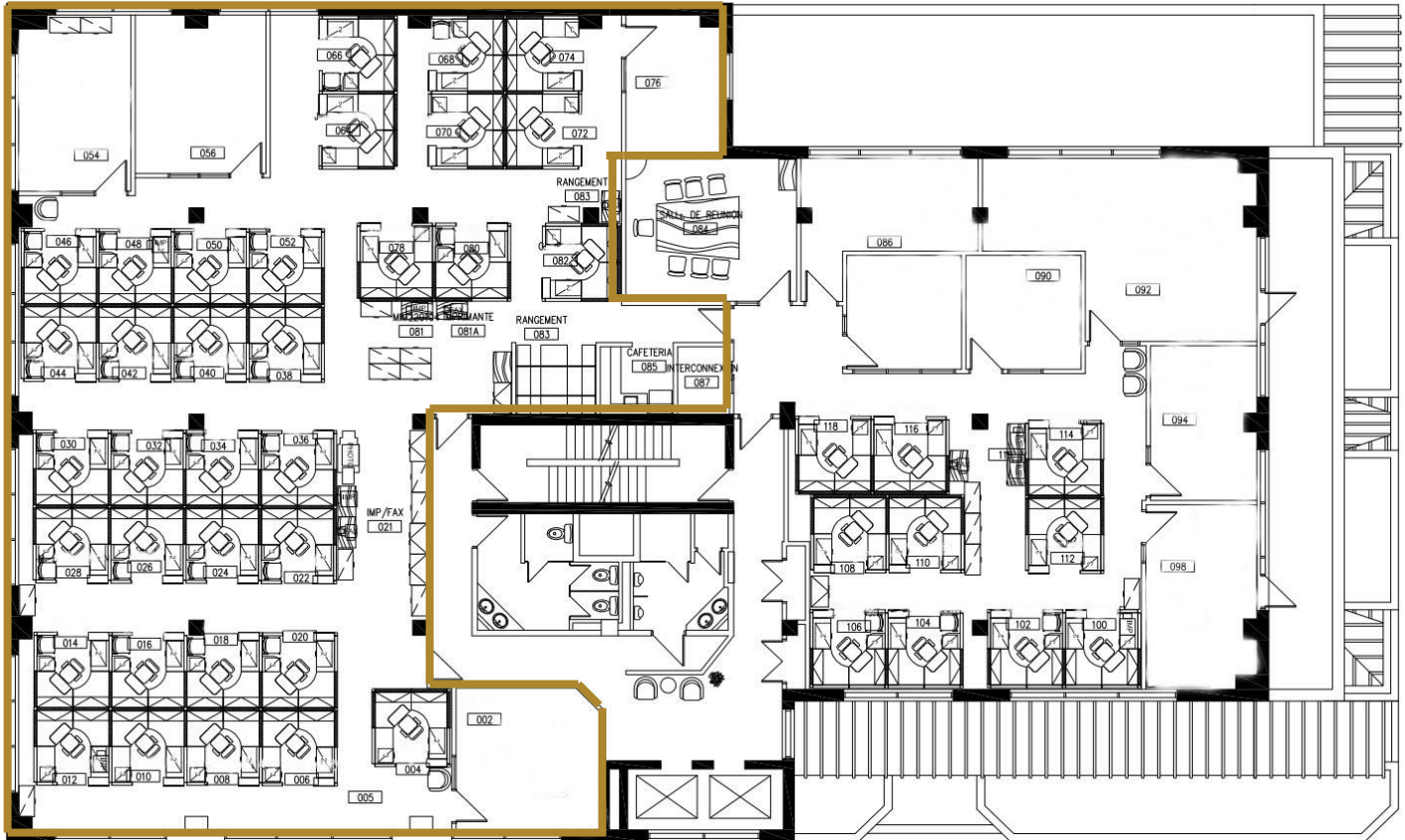
Suite 202

2,673sf



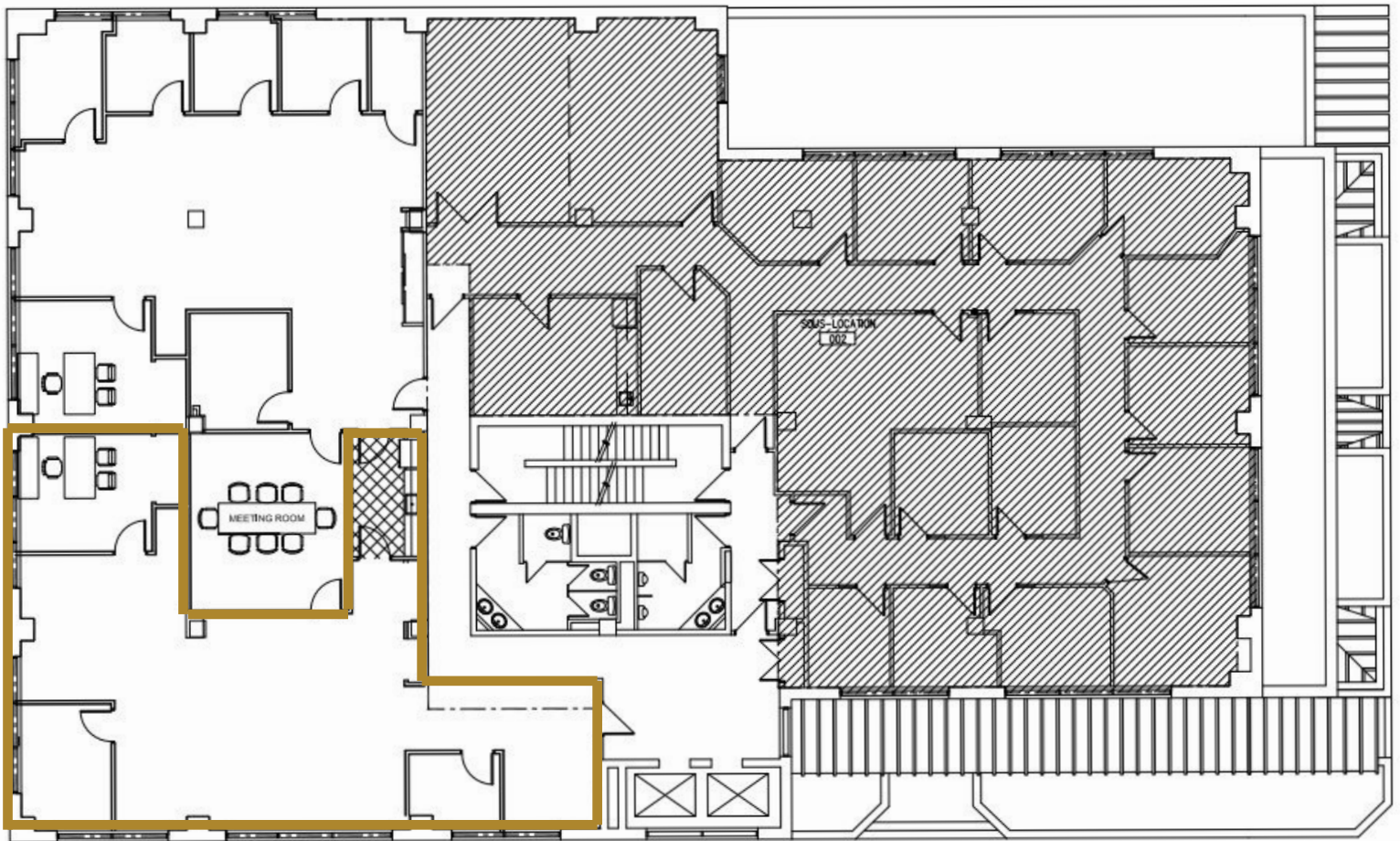
Suite 301 & 302

5,200 sf (Can be sub-divided)



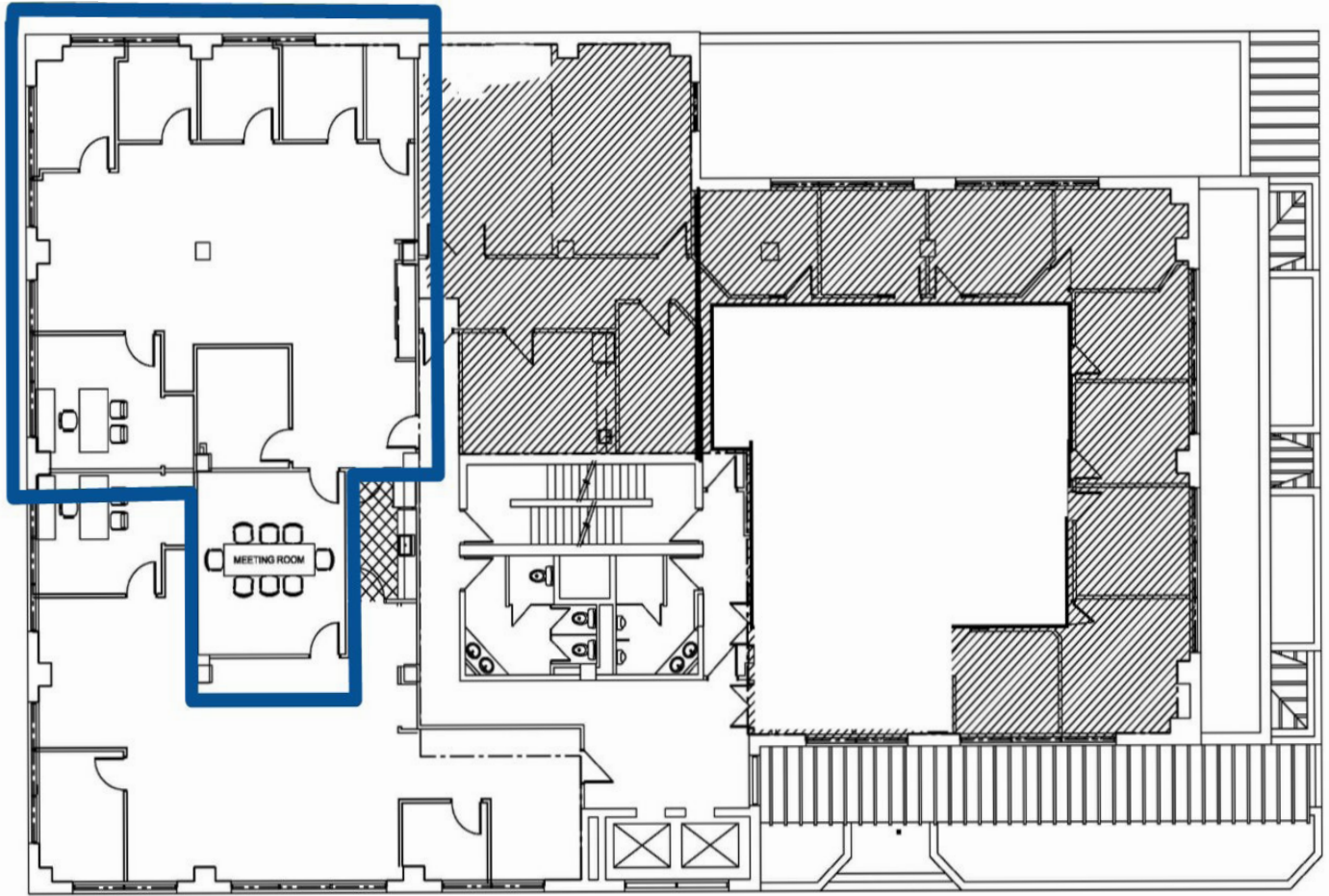
Suite 401

1,000sf



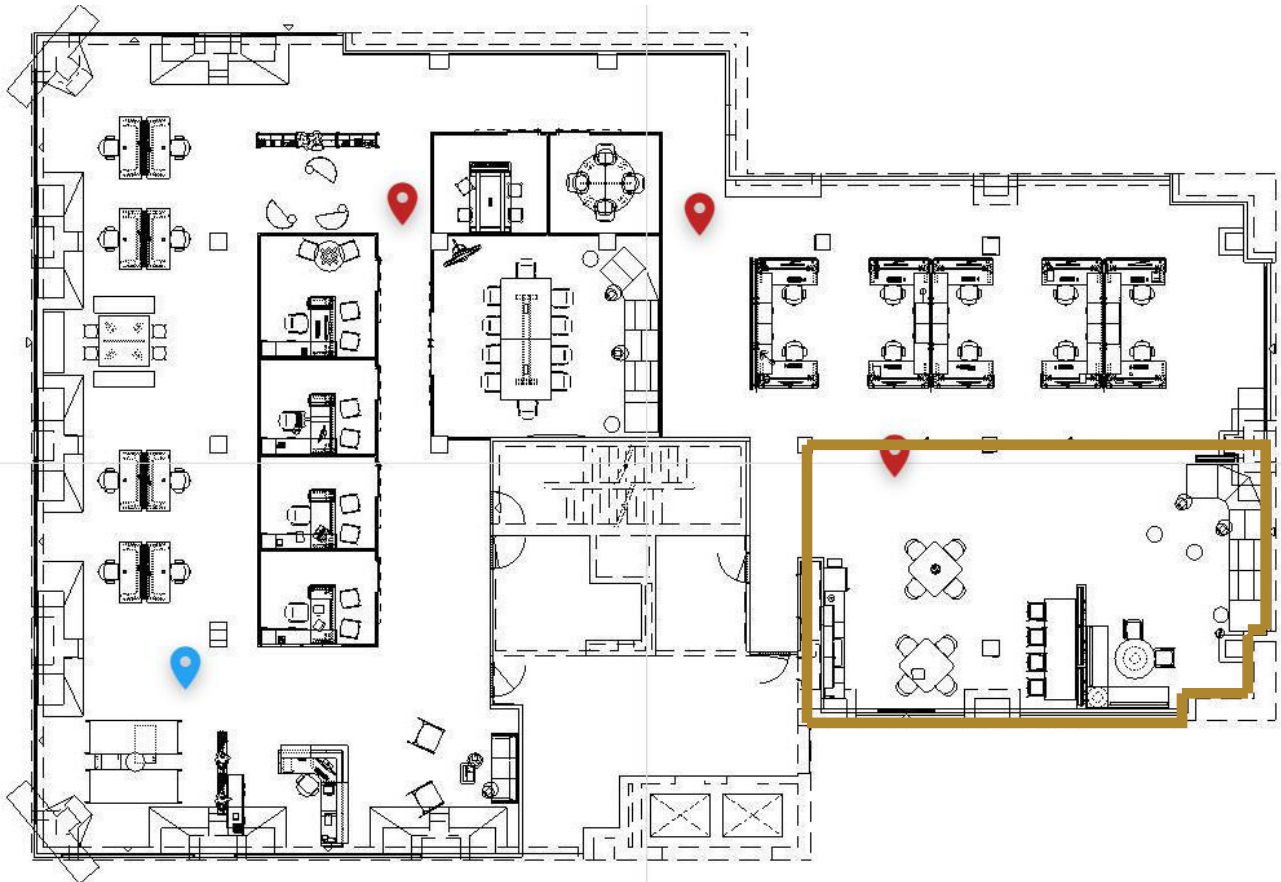
Suite 402

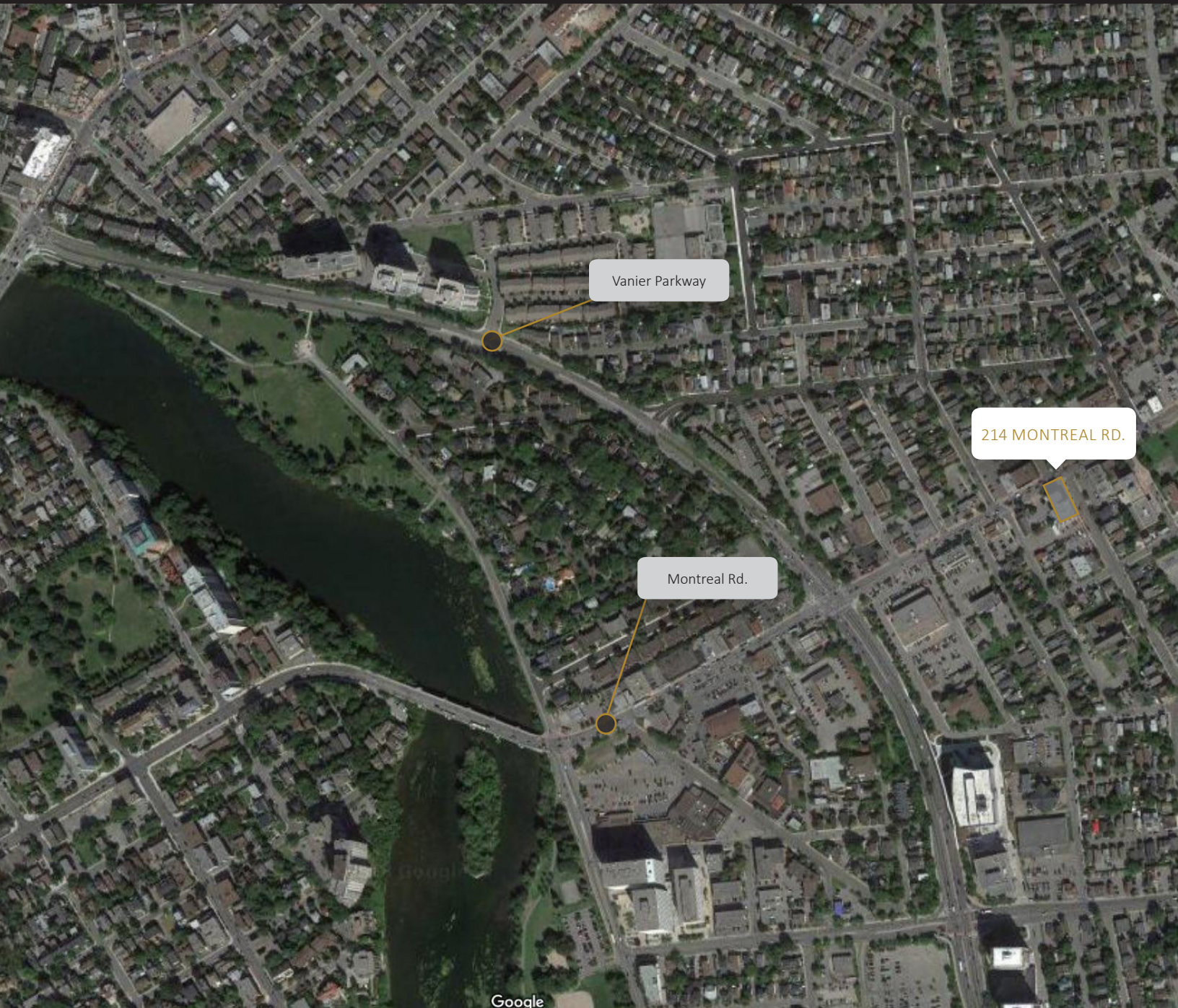
3,151sf



Suite 500

2,158sf





Contact us

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