

Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

# 1 Nicholas Street, Ottawa



**Price:** \$17.00/sf

**OPC:** \$12.56/sf

Suite 200 -	12,764 sf	
Suite 302 -	3,651 sf	
Suite 303 -	3,820 sf	
Suite 412 -	2,396 sf	
Suite 430 -	2,293 sf	
Suite 432 -	1,765 sf	
Suite 500 -	3,769 sf	
Suite 702 -	1,054 sf	
Suite 708 -	2,076 sf	
Suite 712 -	3,391 sf	
Suite 800 -	9,579 sf	
Suite 900 & 920 -	10,084 sf	
Suite 1001 -	2,318 sf	
Suite 1105B -	2,982 sf	
Suite 1108B -	1,504 sf	
Suite 1204 -	2,326 sf	
Suite 1210 -	1,573 sf	} contiguous 2,477 sf
Suite 1216 -	904 sf	
Suite 1400 -	2,268 sf	} contiguous 5,180 sf
Suite 1408 -	2,912 sf	

Centrally located offices with a view of downtown Ottawa. Surrounded by iconic landmarks, restaurants, shopping, and entertainment. This is an ideal location for businesses of all sizes, professional services, PWGSC, and affiliates of the University of Ottawa.

## Enjoy the benefits of working in downtown Ottawa!

- Adjacent to Rideau O Train Station (LRT) and STO
- Bike racks, showers, and lockers for tenants
- Surrounded by amenities, restaurants, and nightlife
- Daily cleaning service



Contact:  
613-759-8383  
leasing@districtrealty.com

**Darren Clare**  
Director, Leasing & Investment Sales  
Sales Representative

1 1 Nicholas Street, Ottawa

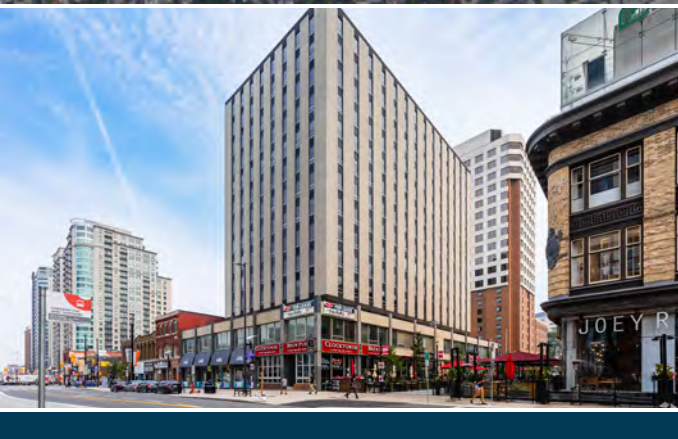
District Realty Corporation Brokerage  
districtrealty.com



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## Highlights

- On-site superintendent and 24-hour security
- Renovated common areas and washrooms
- Daily cleaning service by GDI Services
- Showers and lockers for tenant use
- Pre-wired for Rogers and Bell internet
- Air conditioned suites
- Showers and lockers for tenants
- Ample storage
- Beautiful views of downtown Ottawa
- Close to Rideau Canal - Skate to work!

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