

1

CHRYSA LIS WAY

OTTAWA, ON



FOR LEASE

57,375 SF

Premium Office and Lab Space

Colliers

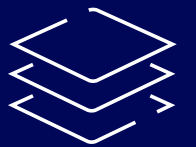


# PROPERTY SNAPSHOT

Introducing 1 Chrysalis Way, a premium office and lab space spanning 57,375 SF, now available in one of Ottawa's most vibrant and accessible neighborhoods. Surrounded by parks, health clubs, restaurants, schools, and Algonquin College, this property offers seamless access to essential amenities and professional services. Strategically located near Highway 417, Ottawa International Airport, and just steps from the future LRT station, it's the perfect setting for innovative businesses ready to thrive.



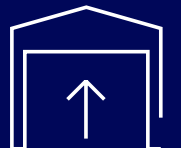
Class A  
Office Space



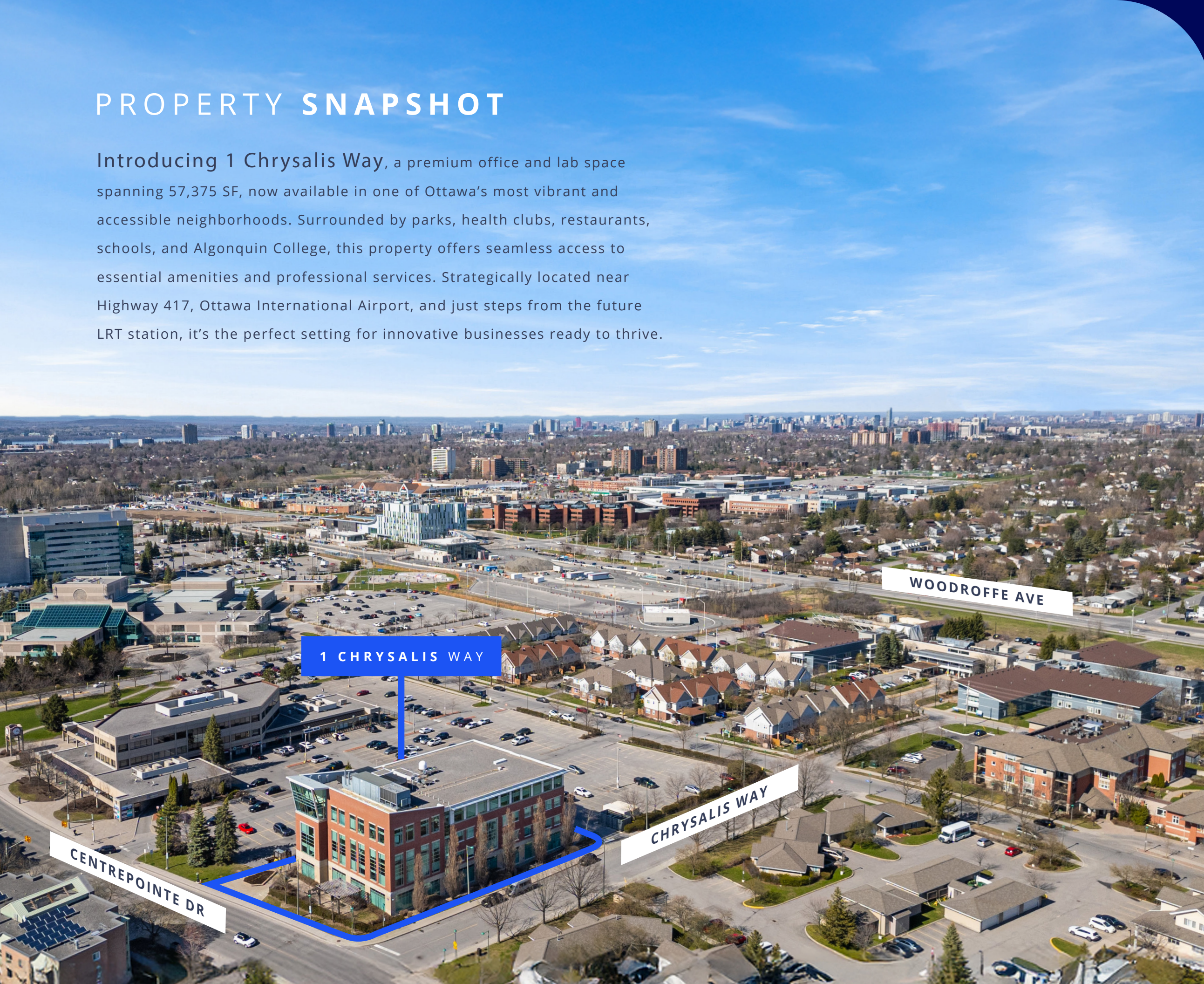
Four (4) Floorplates  
of 14,343 SF, totaling  
57,375 SF of available space



Five (5) Existing  
Lab Spaces



Grade Level  
door of 9.75' H x 6.3' W



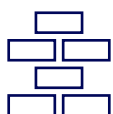


# PROPERTY OVERVIEW

|                 |                                |
|-----------------|--------------------------------|
| ADDRESS         | 1 Chrysalis Way   Ottawa, ON   |
| NET RENT        | \$18.00 PSF                    |
| ADDITIONAL RENT | \$13.50 PSF (2025; plus hydro) |
| PARKING RATIO   | 3:1,000 SF                     |
| AVAILABILITY    | May 1, 2026                    |



Four storeys  
and 57,375 SF of  
class-A office space



Masonry brick veneer  
with large windows to  
maximize natural light



Pedestrian-friendly  
campus-style  
landscaping



Elegant lobby with stone  
finishes and state-of-the-  
art computerized energy  
management system



Full control of heating,  
ventilation and air  
conditioning



High-speed fibre optic  
and communication  
wiring tinted glazing for  
optimum energy savings



Generous exterior  
parking



Barrier-free design for  
wheelchair access



Electronic monitored  
card access for building  
and elevators



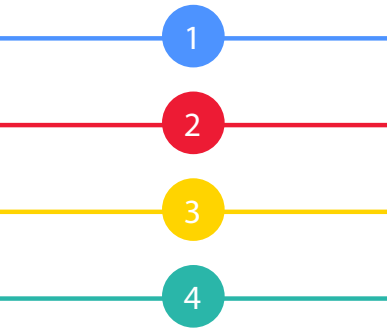


# LOCATION OVERVIEW

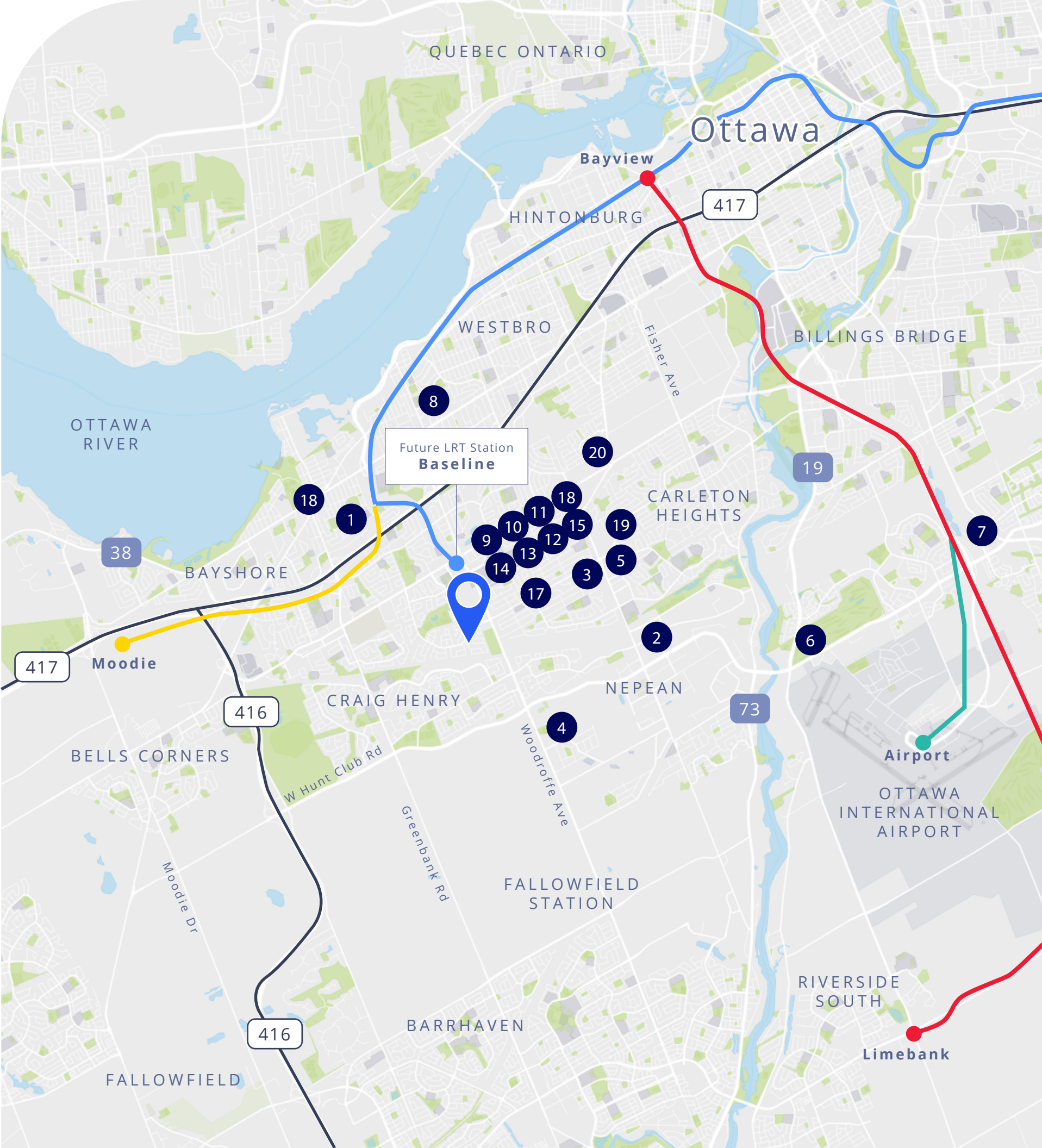
## Your Neighbourhood

|    |                    |    |                     |
|----|--------------------|----|---------------------|
| 1  | Ikea Ottawa        | 11 | Loblaws             |
| 2  | Costco Wholesale   | 12 | Home Depot          |
| 3  | Merivale Mall      | 13 | College Square Mall |
| 4  | Nepean Sportsplex  | 14 | Dollarama           |
| 5  | Best Buy           | 15 | Tim Hortons         |
| 6  | T&T Supermarket    | 16 | McDonalds           |
| 7  | EY Centre          | 17 | Algonquin College   |
| 8  | Carlingwood Centre | 18 | Farm Boy            |
| 9  | LCBO               | 19 | FreshCo             |
| 10 | Starbucks          | 20 | Walmart Supercentre |

### O-Train Routes



1 Chrysalis Way

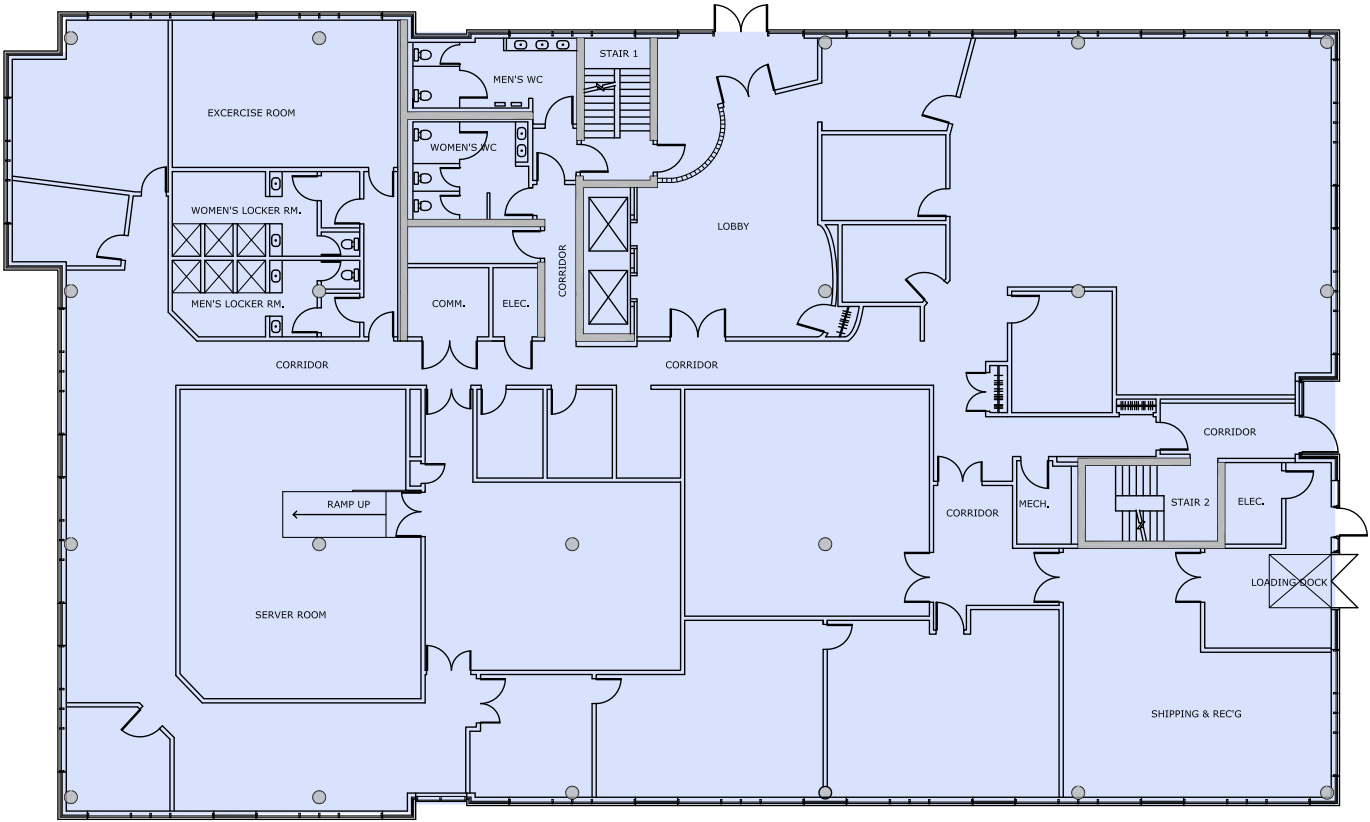




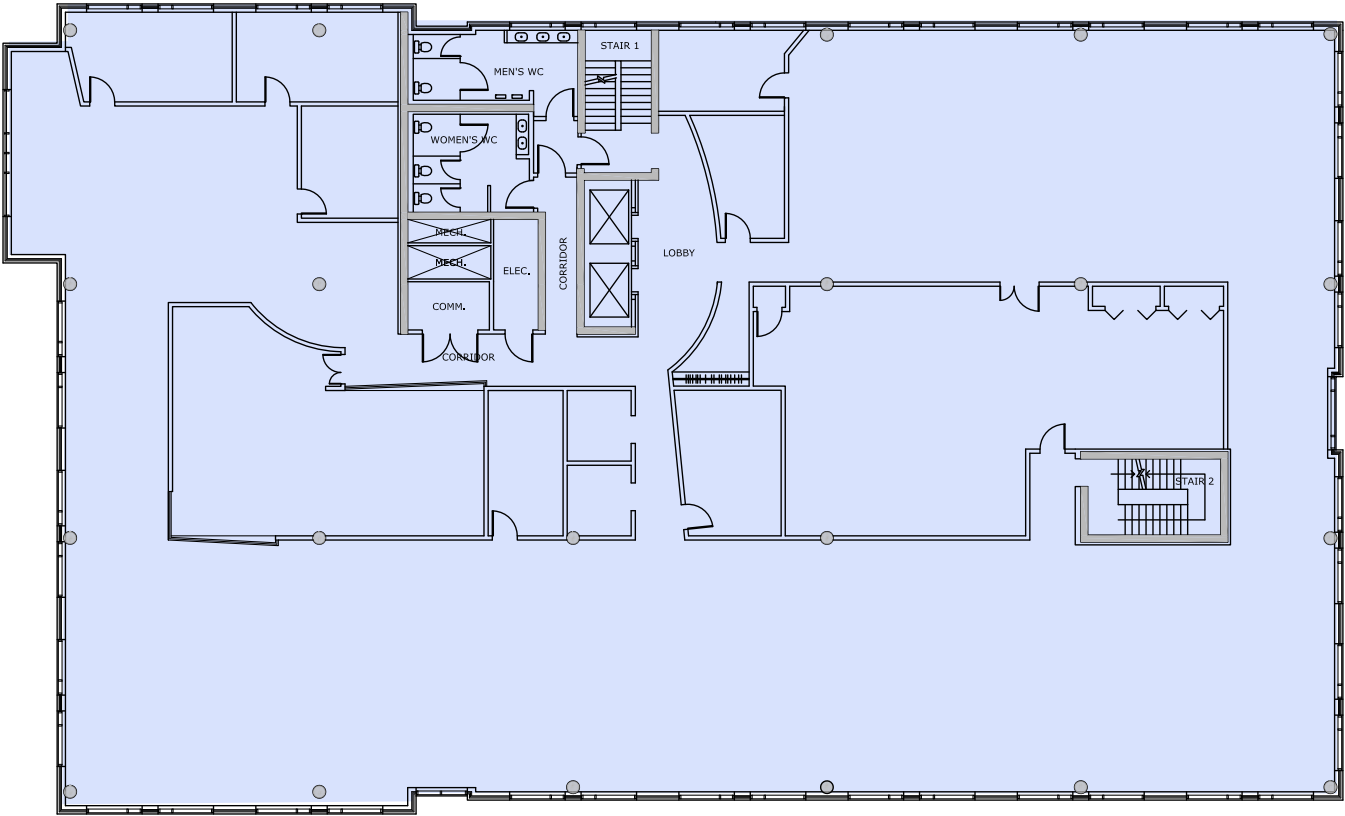
# FLOOR PLANS

Discover Your  
Next Office Space

Ground Floor



Second Floor

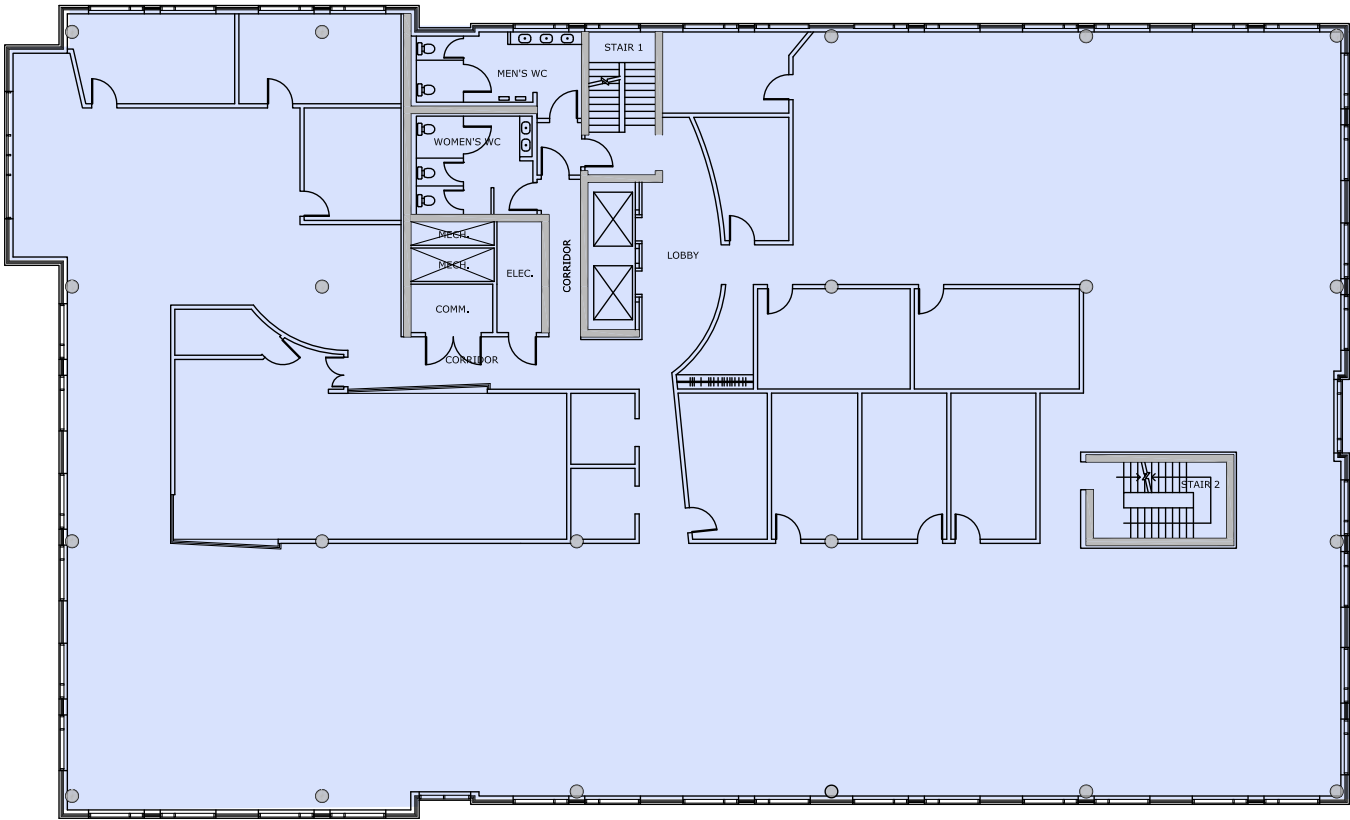




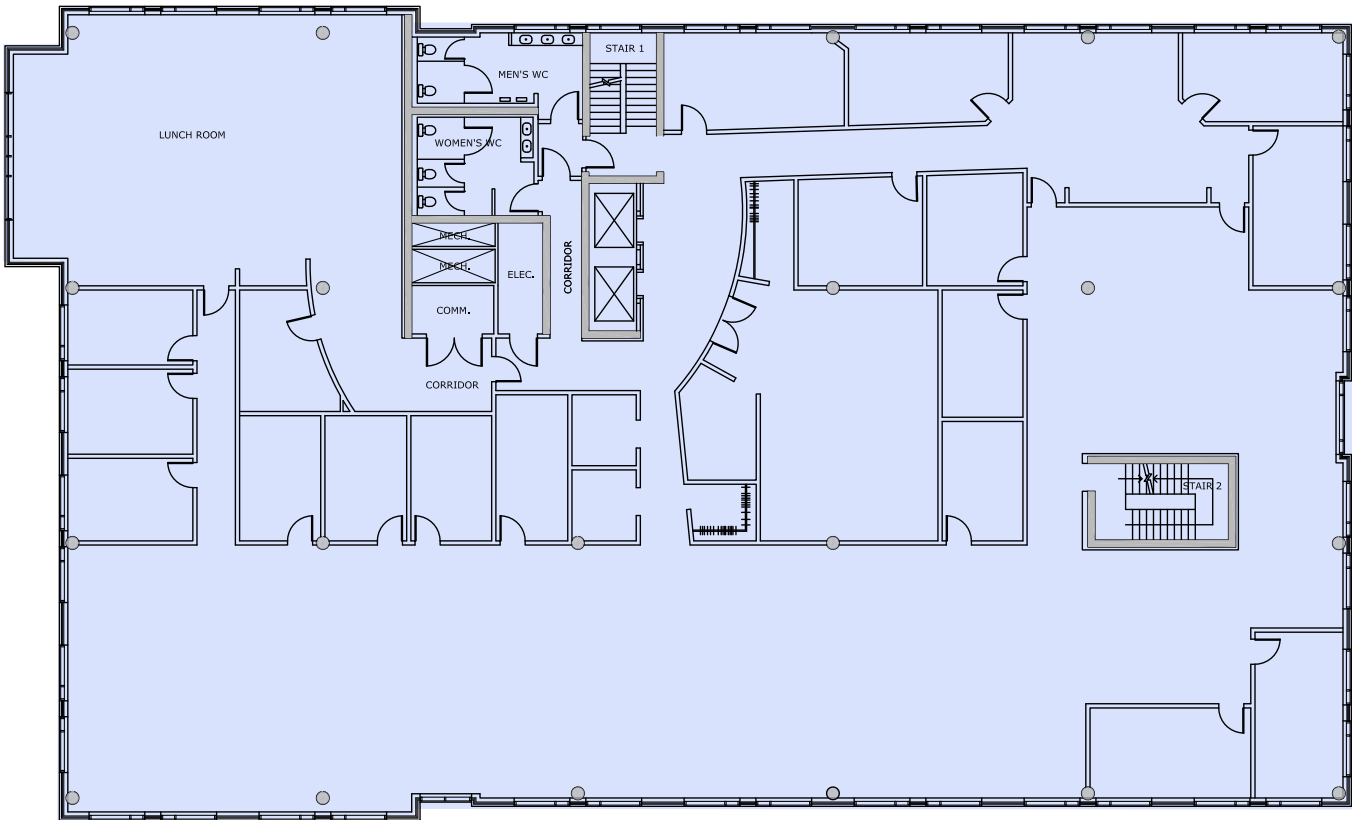
FLOOR PLANS

Discover Your  
Next Office Space

Third Floor

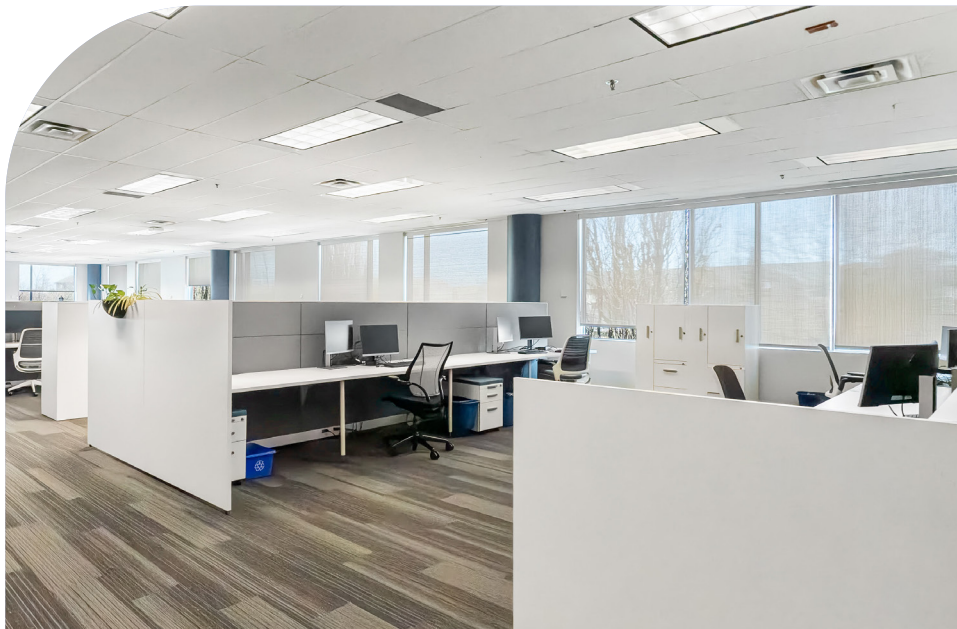


Fourth Floor





## PROPERTY PHOTOS



The perfect setting for innovative  
businesses ready to thrive



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