

FOR LEASE - OFFICE SPACE  
1770 WOODWARD DR.



Class "A" Office Space Available

## 1770 Woodward Dr. 2,333sf space available

1770 Woodward Drive is a stunningly-renovated building that has gone through a complete transformation to reach "Class A" standards.

Newly-renovated common areas, washrooms- complete with showers, marble floors, exterior facade, landscaping, and second-floor skylights are some of the highlights that make this extremely attractive office space perfect to showcase your business.

Suite 101 at 2,333sf on the ground floor will come available August 1, 2025, which offers a spacious reception area, 2 offices and a kichenette.

Centrally located in Ottawa close to the Queensway and bus routes, 1770 Woodward is ideal for any firm looking for beautiful office space.

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## Property Highlights

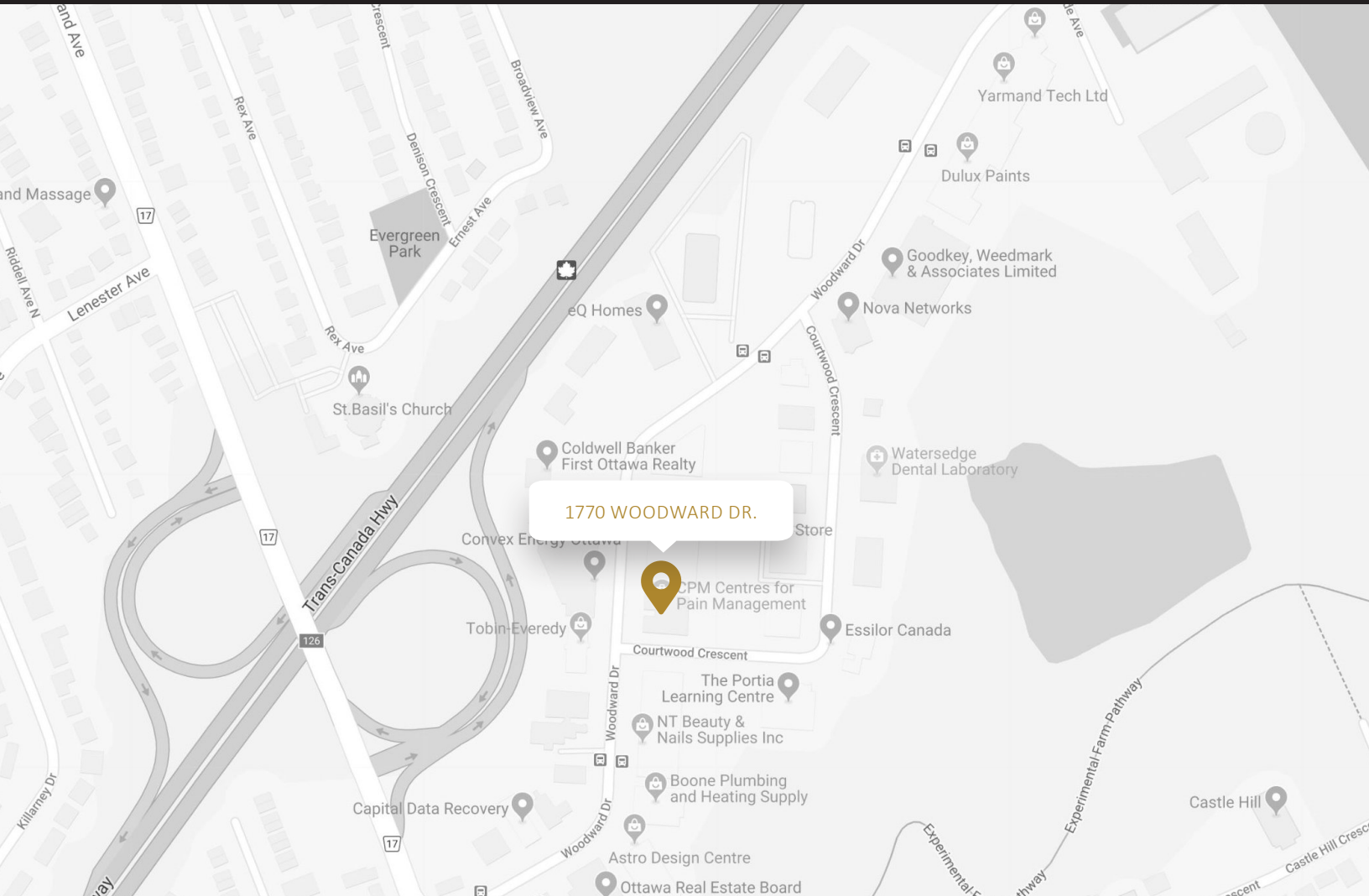
- Newly-renovated building, including modern lobby, common areas, and exterior
- Quiet professional building
- Ample parking for staff and clients
- Professionally managed building with 24/7 emergency on-call service
- Centrally located in Ottawa, along several bus routes



## Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
101	2,333	\$18.50	\$16.72	August 1, 2025

TI Allowance – Negotiable

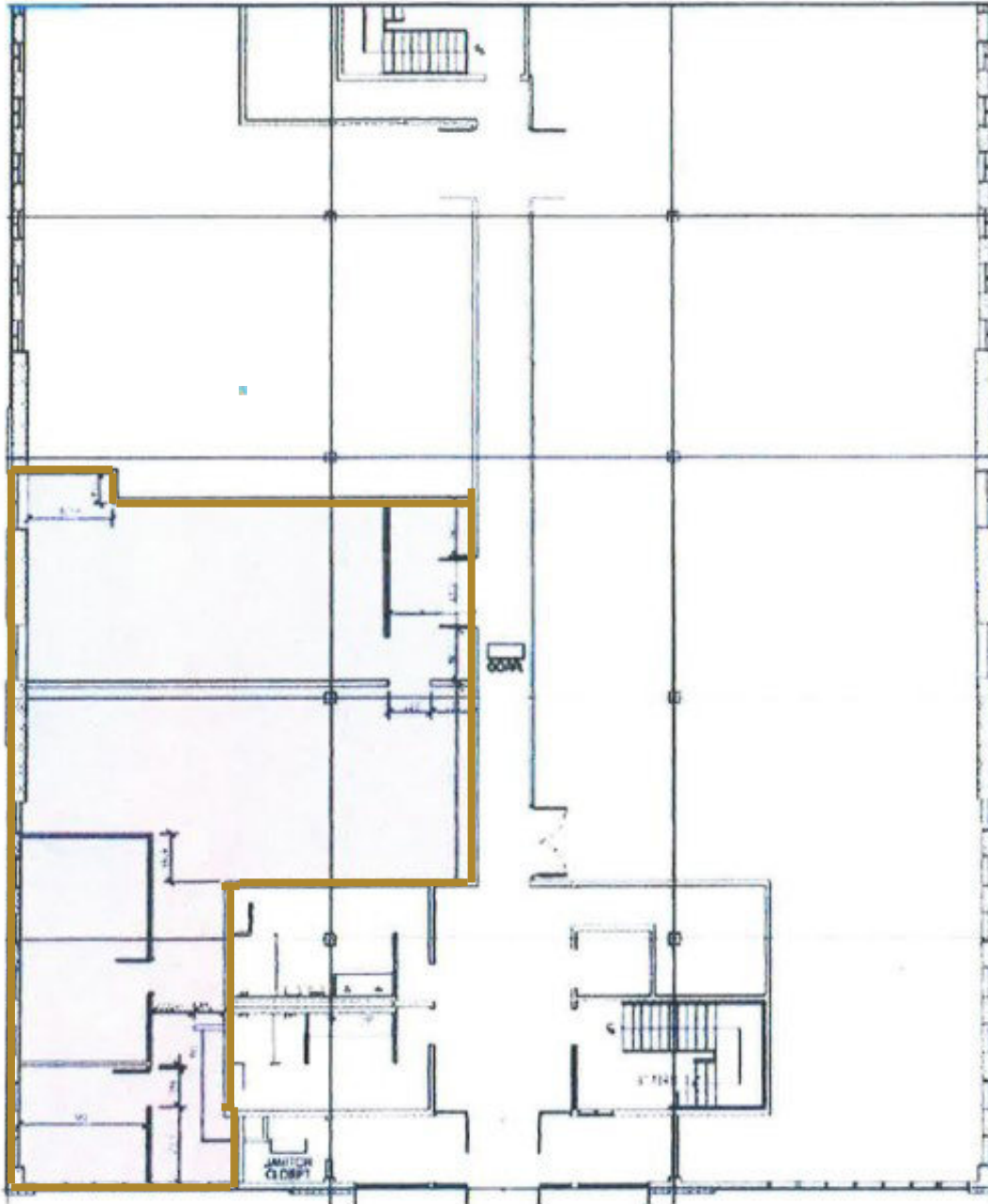


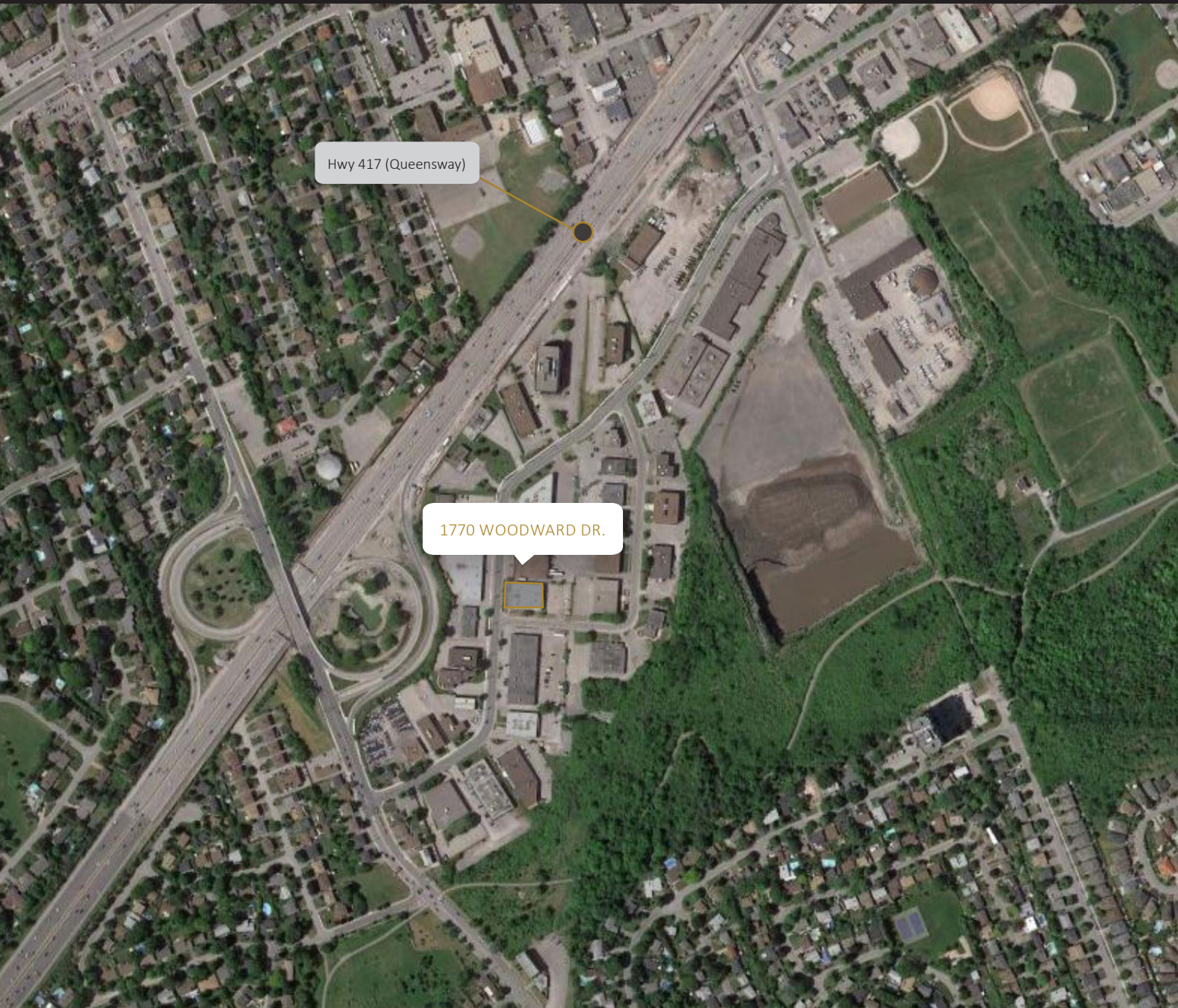
## Property Specifications

Year Constructed	1965. Fully-renovated in 2018
Construction	Concrete and steel-framed
Exterior Walls	Masonry, clad with metal siding, and glass curtain wall
Roof Type	Bitumous membrane over rigid insulation
Ceiling Height	8.5'
Power	400 amps, 600v with 45 kVA step-down transformer
Loading Facilities	No
Air Conditioning	(7) new gas-fired rooftop HVAC units
Heat	(7) new gas-fired rooftop HVAC units
Sprinklered	Yes
Elevator	Yes (Accessible Lift only)
Separately Metered	No

# Suite 101

2,333sf





## Contact us

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