

1601 Telesat Court

OTTAWA, ON

**Campus style
office space
for lease**

~200,000 sf of available space

INTERACTIVE VIDEO

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**AVISON
YOUNG**



Platinum member

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Prime Location

1601 Telesat Court is a four-storey, class A/B suburban office complex featuring three interconnected towers surrounding a large central atrium. The property offers open workstations, enclosed offices, numerous meeting rooms, a cafeteria, fully equipped fitness facilities, an outdoor patio, and an indoor loading area with ramp access. Situated on a 10-acre site with over 500 parking stalls and connected to two separate Hydro substations, the building delivers both functional workspace and strong operational resilience.



POSSESSION
Immediate possession



\$16.00 psf (net) - lease



\$16.00 psf additional
(Including utilities & cleaning,
2026 Estimate)



Property Overview

Address: 1601 Telesat Court
Ottawa, ON

Location: Located on the corner of Meadowbrook Road and Telesat Court

Parking: 500 total spaces
(2.5:1,000 sf)

Key Highlights:

- Power supply ~1.2MW of power
- 500 metres from Blair Station
- Gym facilities
- Spacious atrium
- Onsite cafeteria and terrace
- Controlled access and 24/7 security
- Modern elevators
- Expansive green spaces
- Wheelchair accessibility
- Storage facilities



Available Areas

Suite A100	31,193 sf
Suite A200	33,815 sf
Suite A300	32,662 sf
Suite A400	25,574 sf
Suite B100	13,915 sf
Suite B200	12,542 sf
Suite C100	11,190 sf
Suite C200	11,237 sf
Suite C300	11,752 sf

****Demising Options available - Inquire with Avison Young**

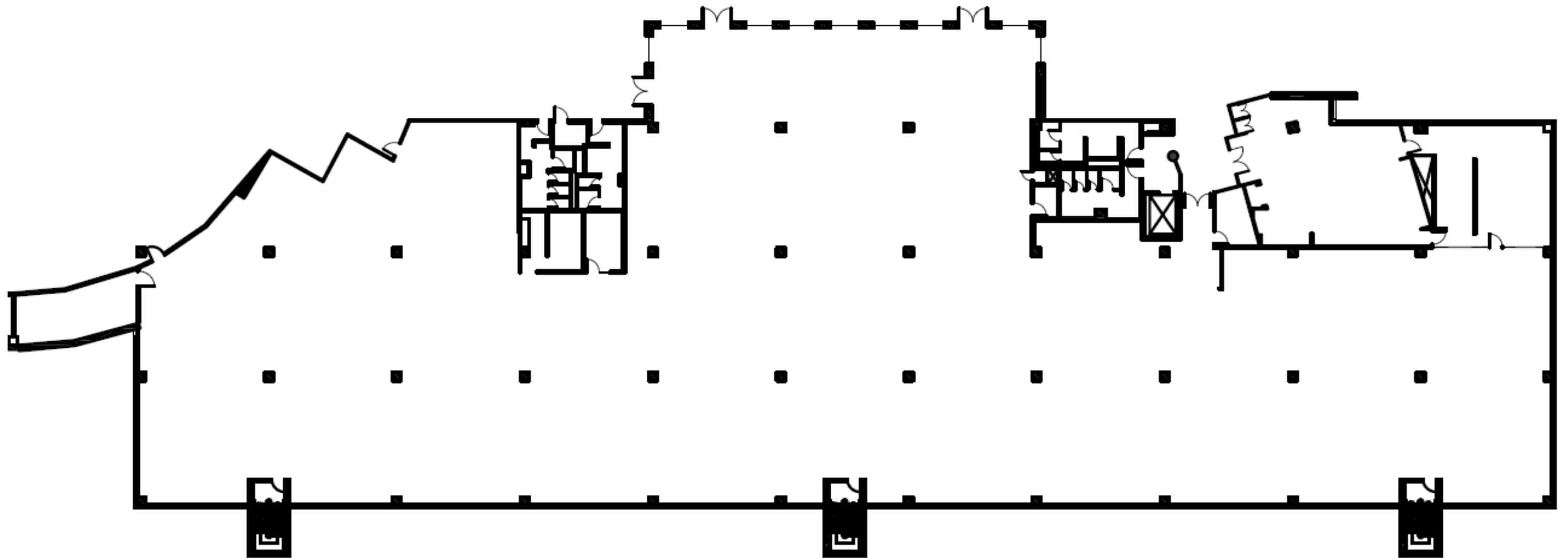
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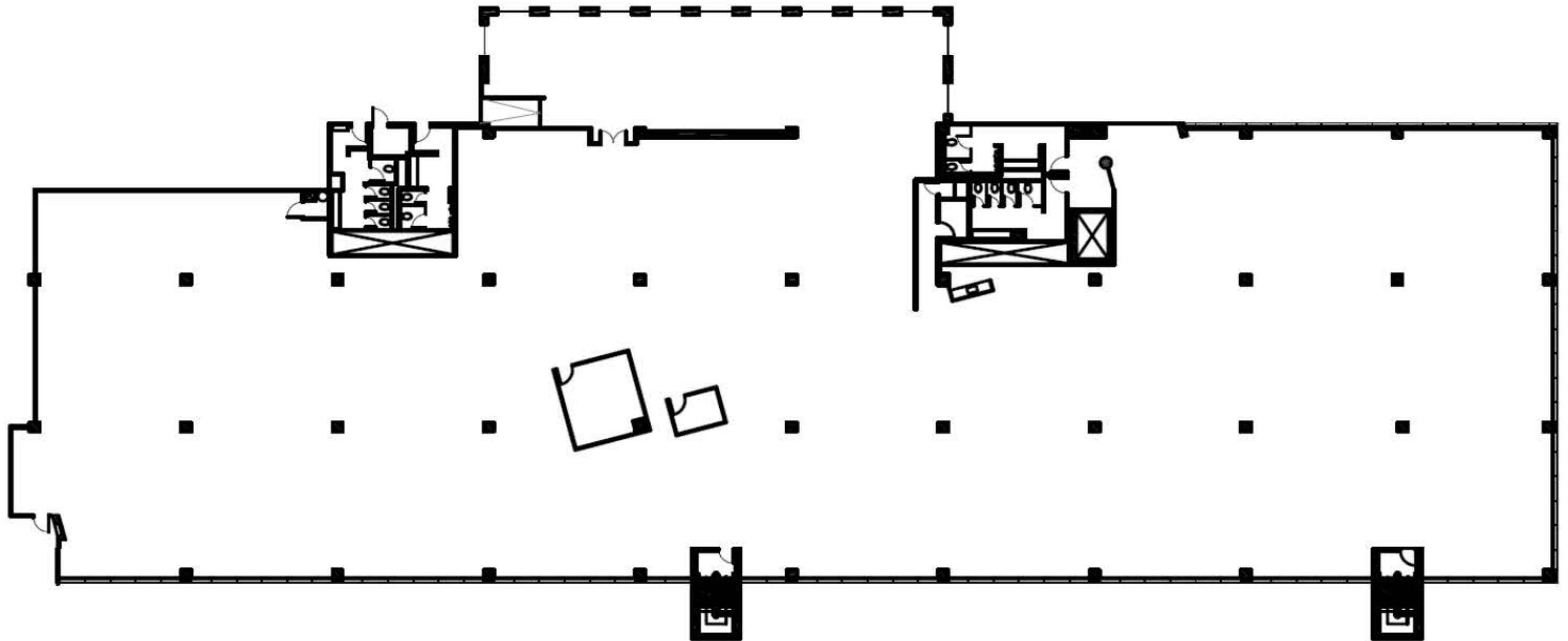
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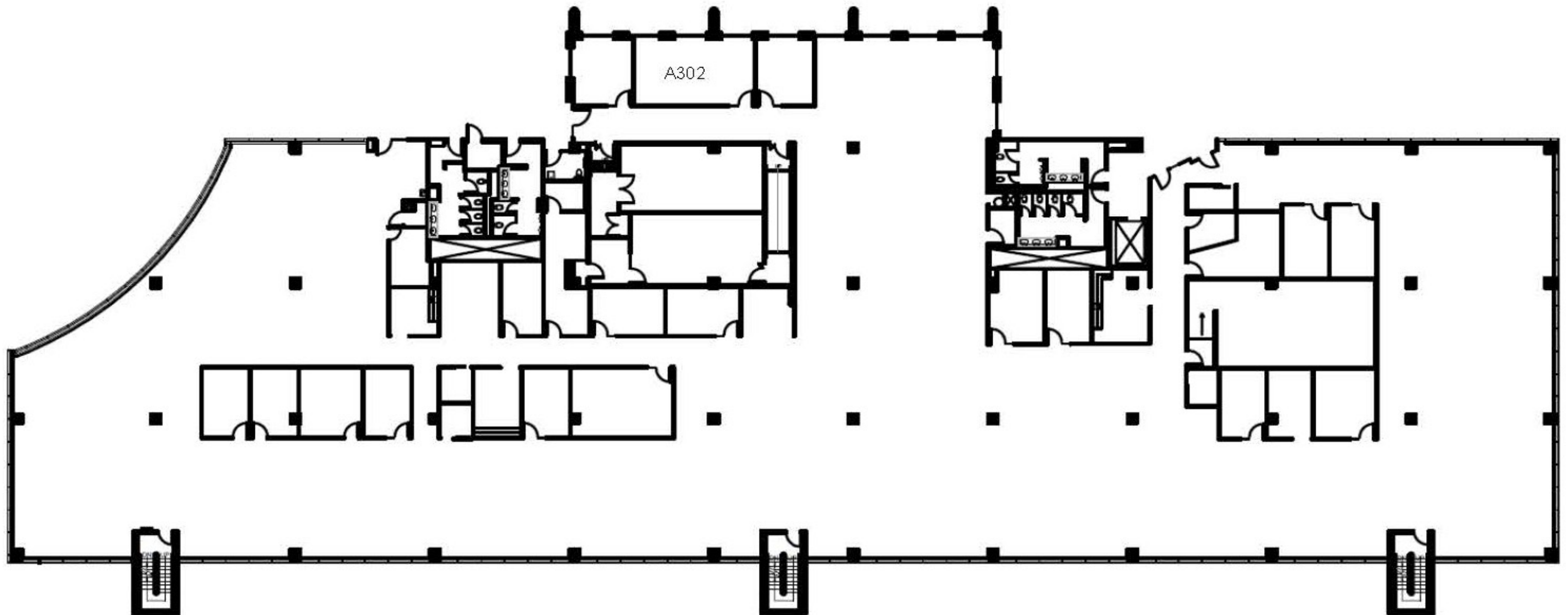
Floor Plan: Suite A100 - 31,193 sf



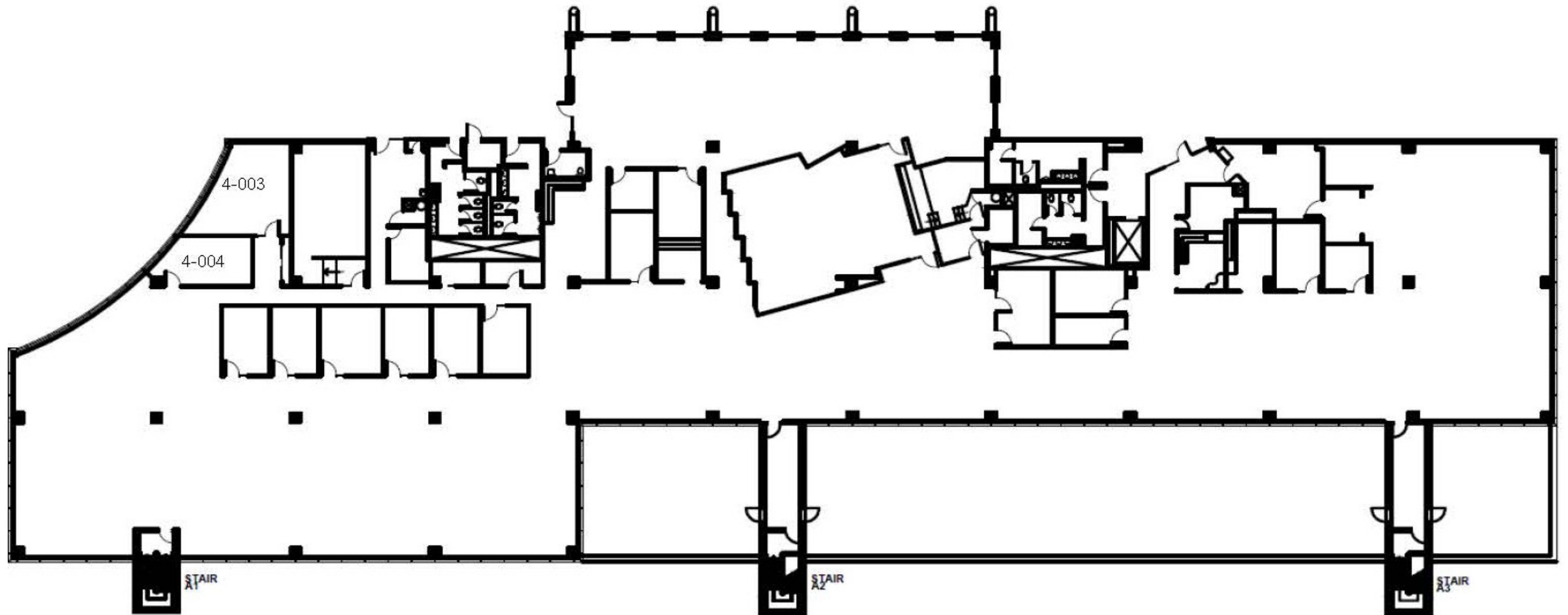
Floor Plan: Suite A200 - 33,815 sf



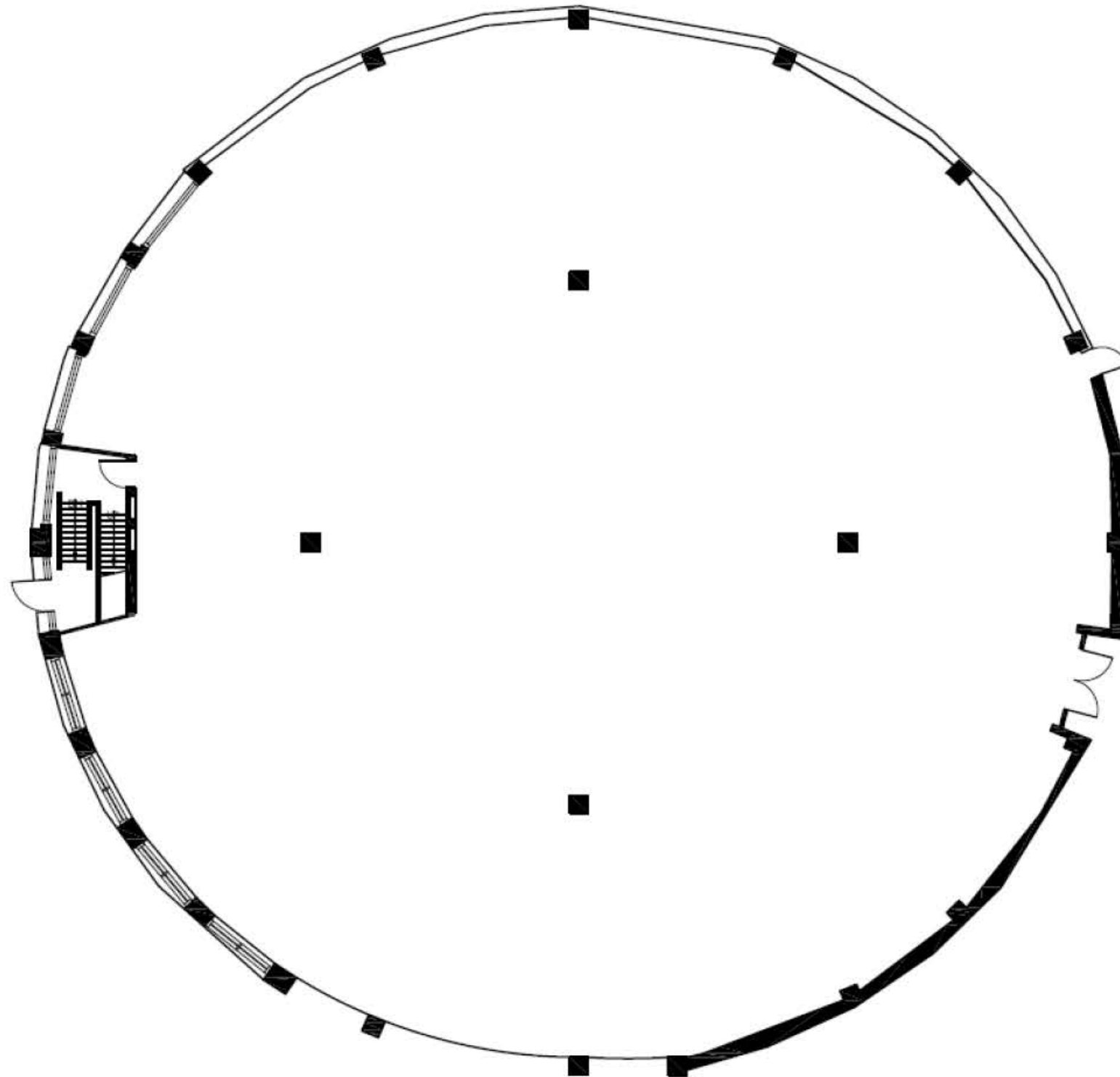
Floor Plan: Suite A300 - 32,662 sf



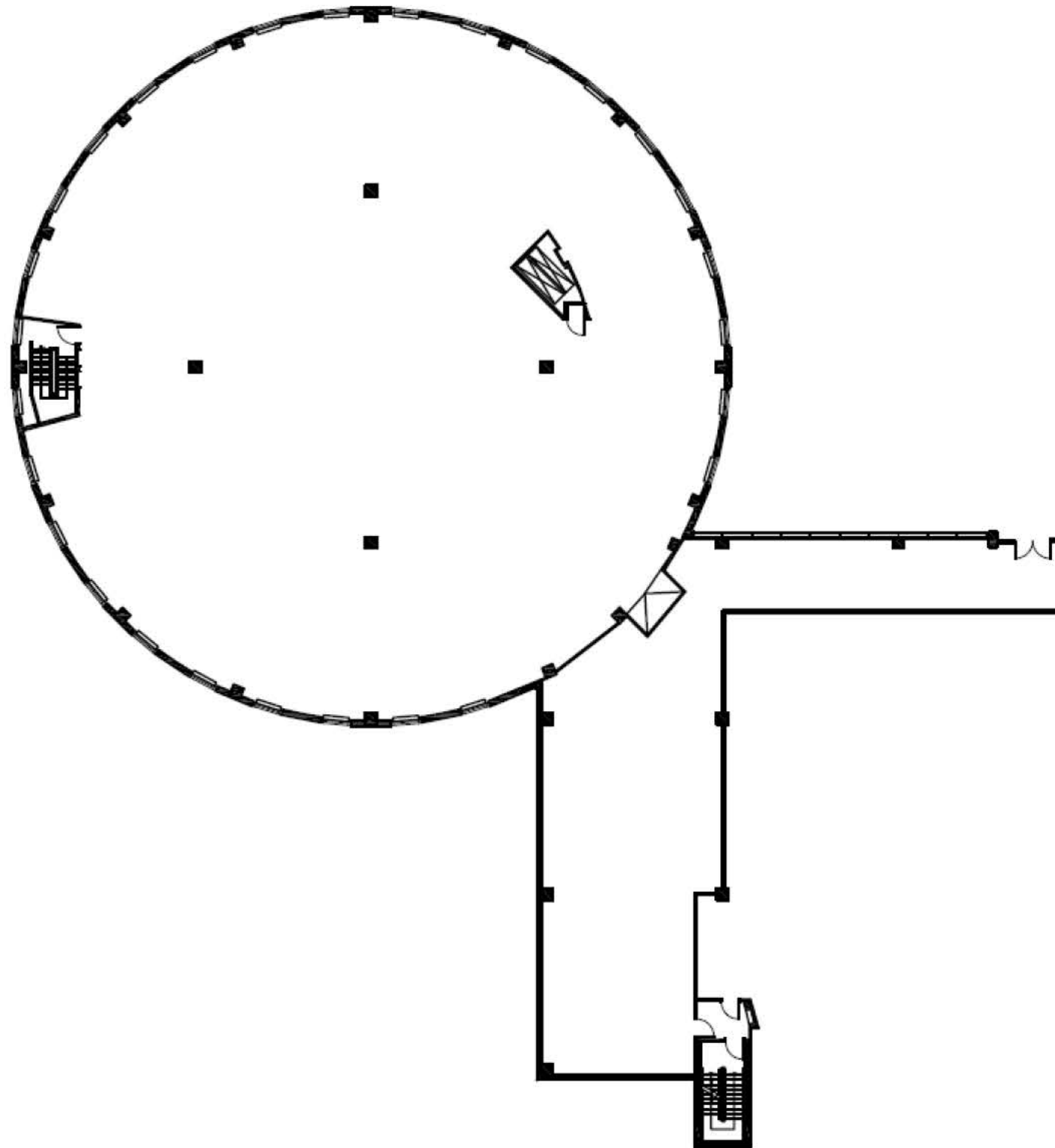
Floor Plan: Suite A400 - 25,574 sf



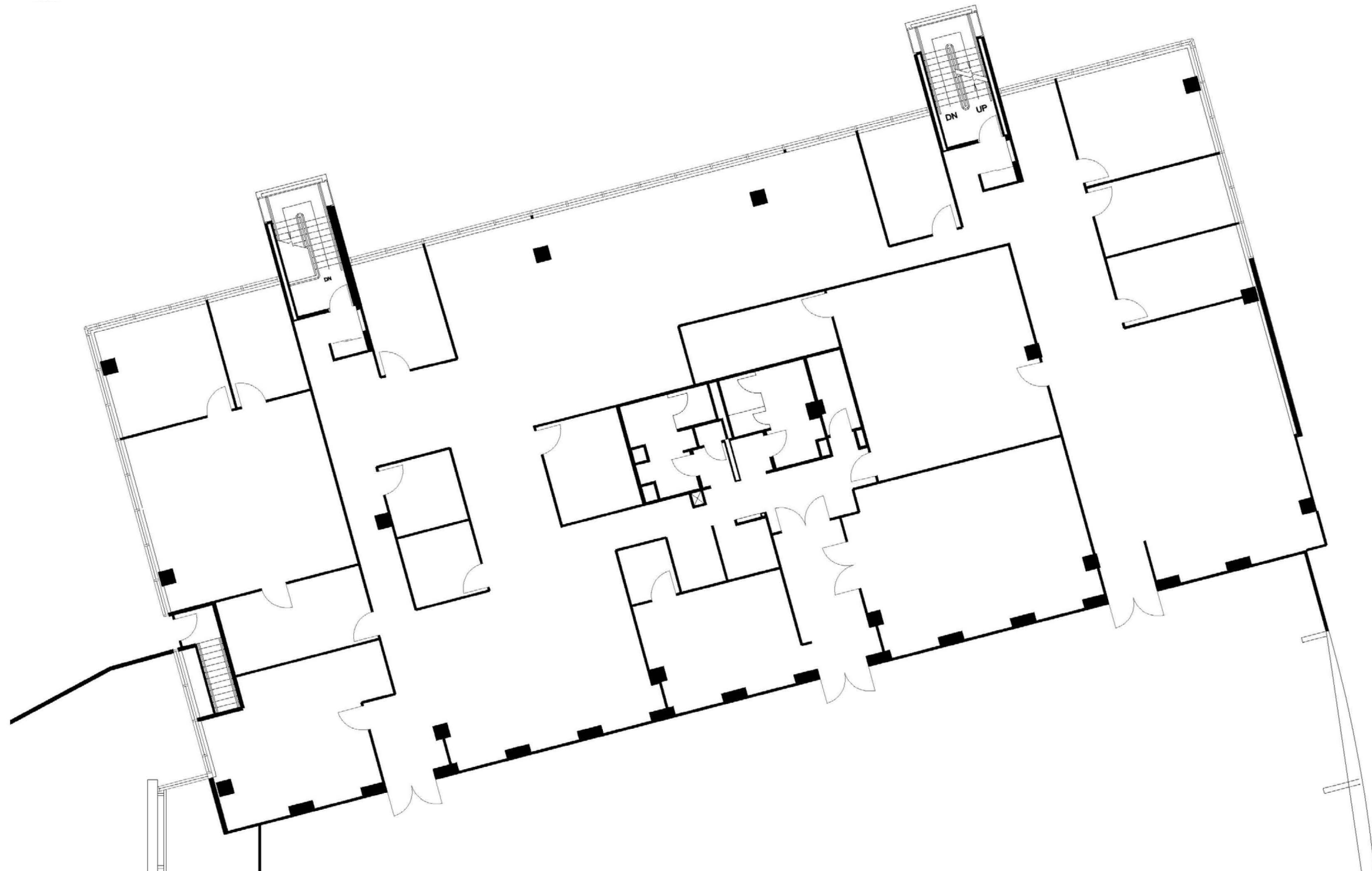
Floor Plan: Suite B100 - 13,915 sf



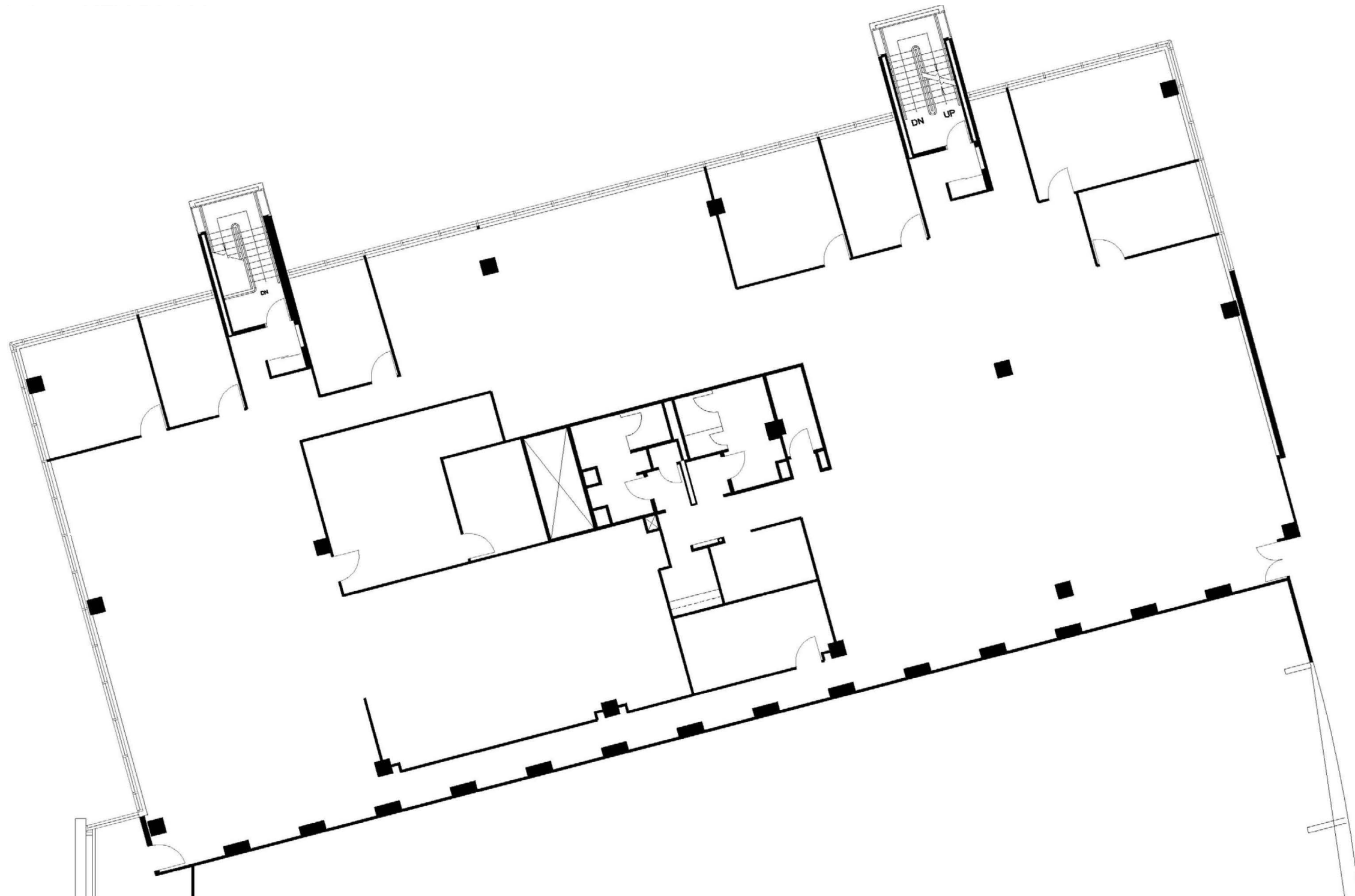
Floor Plan: Suite B200 - 12,542 sf



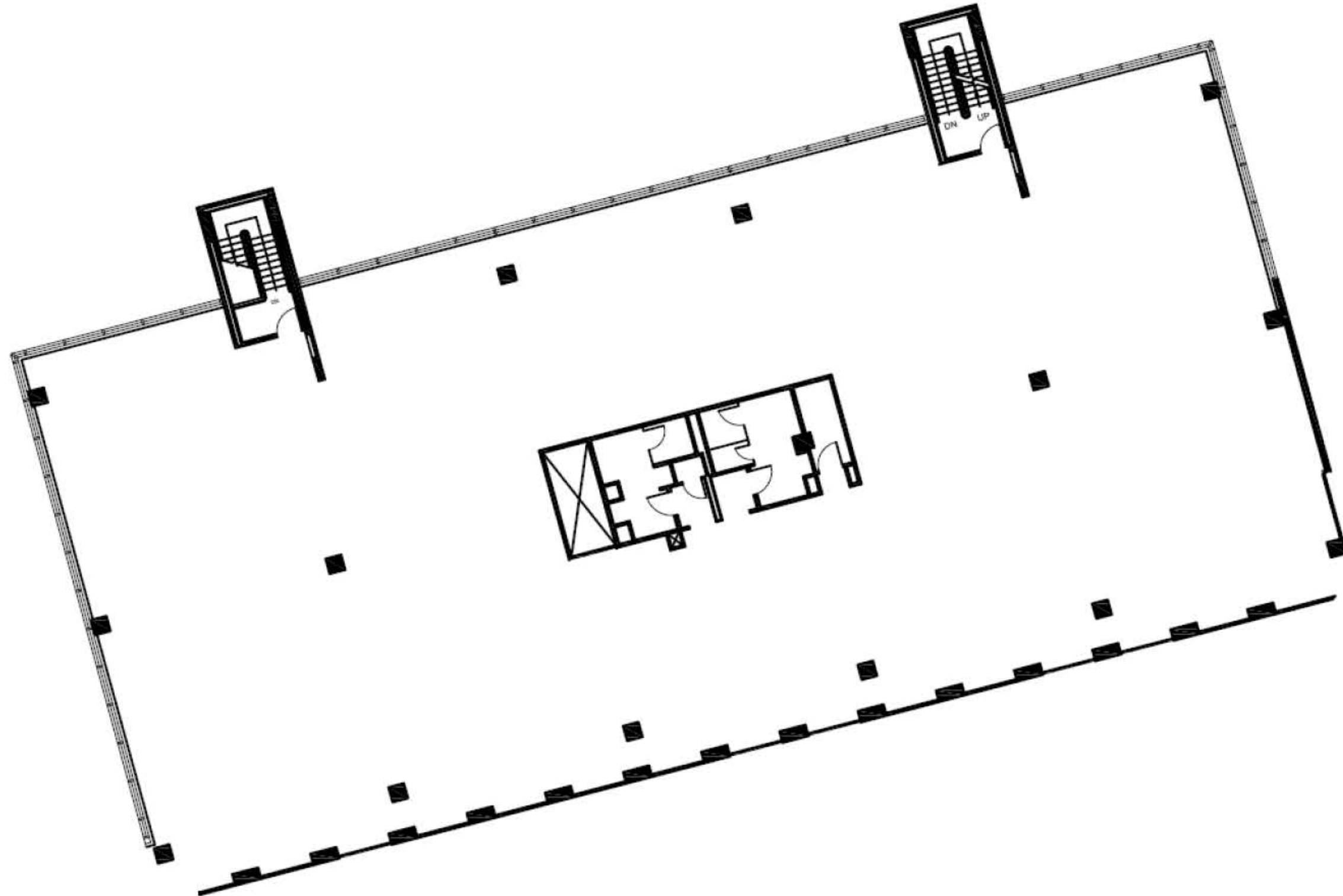
Floor Plan: Tower C100 - 11,190 sf



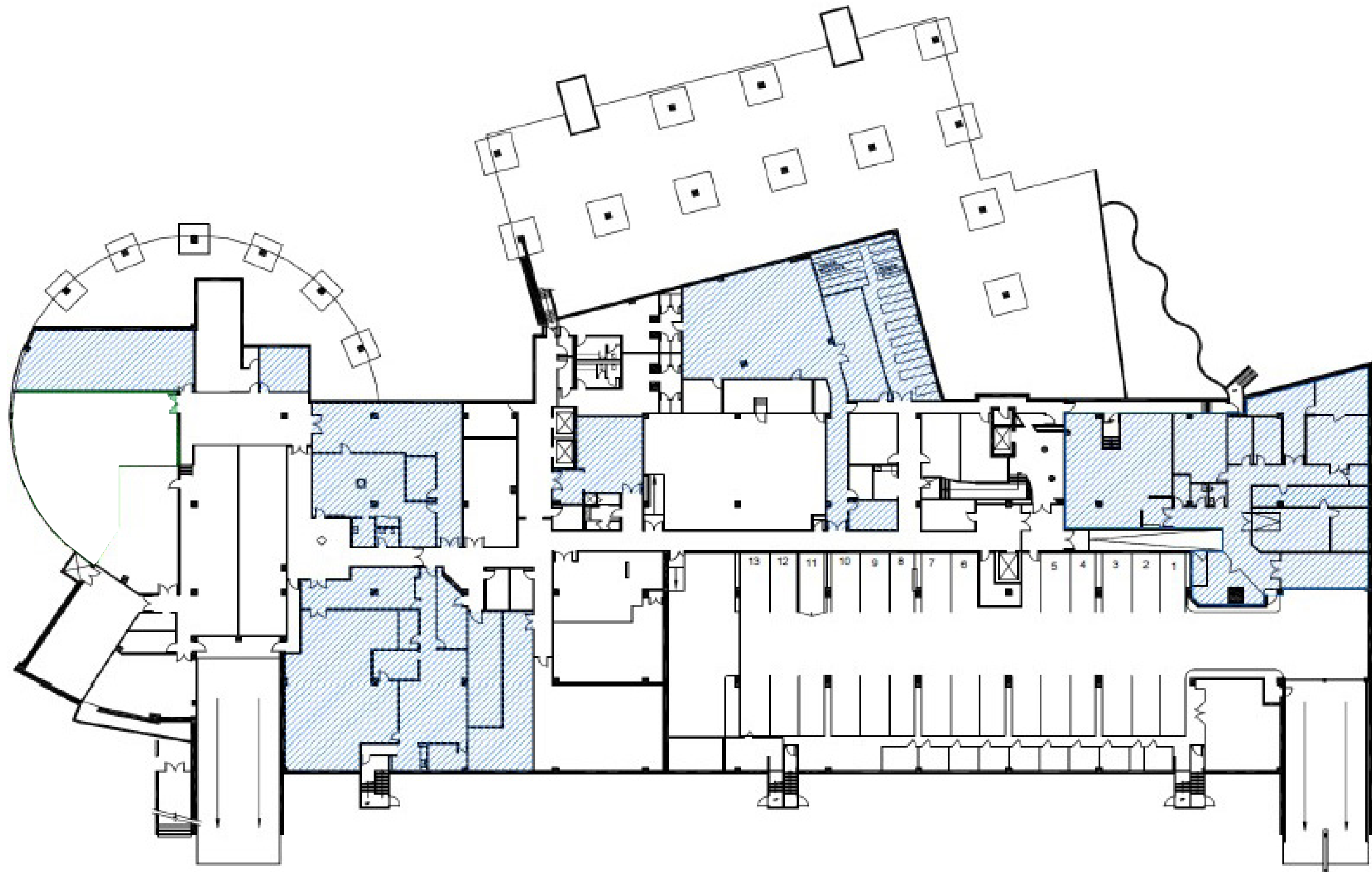
Floor Plan: Tower C200 - 11,237 sf

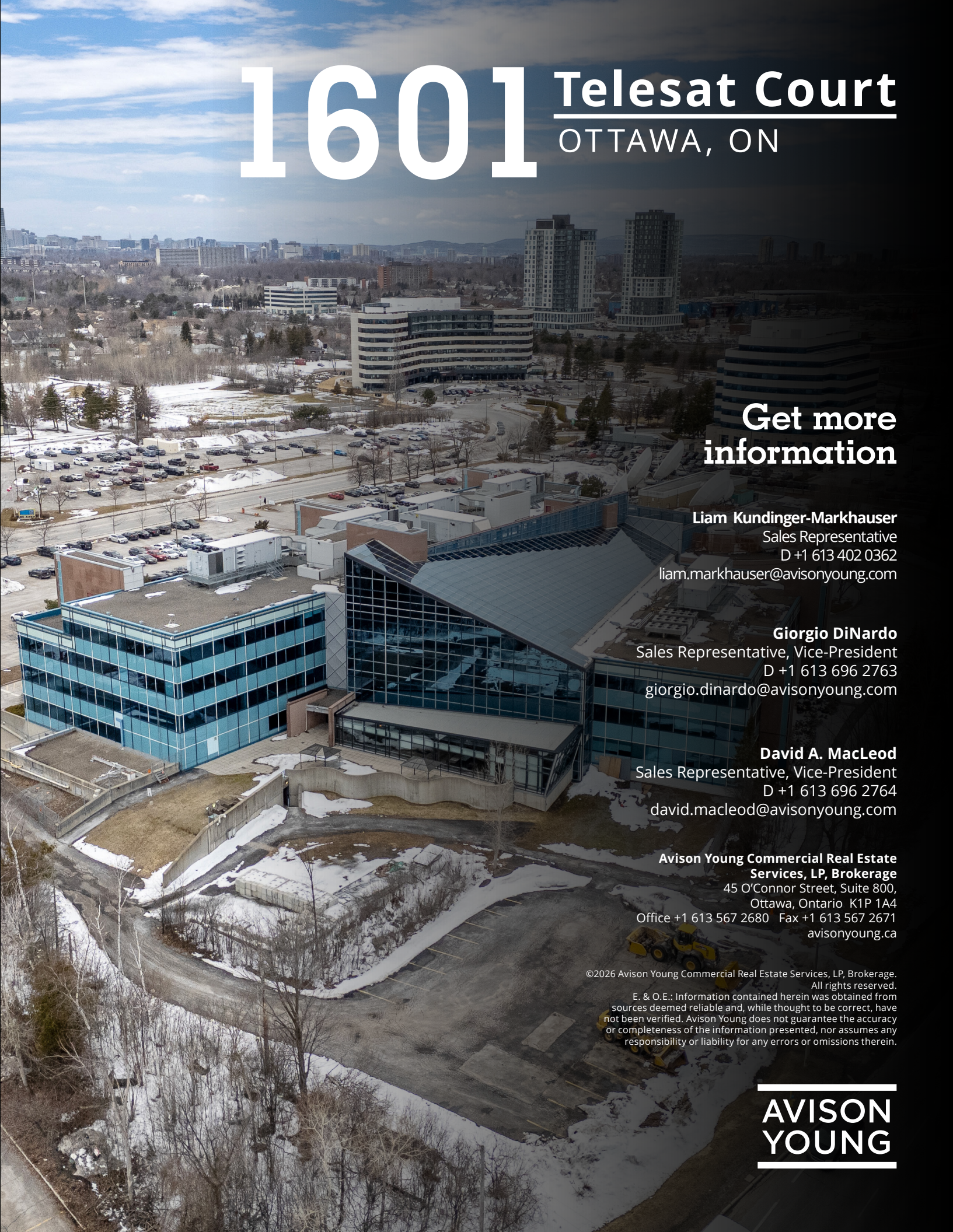


Floor Plan: Suite C300 - 11,752 sf



Floor Plan: Suite A-100P - 14,131 sf





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Get more
information

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Drive Times

Location	Travel Times	Distance
Highways		
Highway 417 - E	06 Minutes	3.1 km
Highway 417 - W	05 Minutes	2.8 km
Highway 416 - S	16 Minutes	21.9 km
Airports & Railroads		
Ottawa International Airport (YOW)	19 Minutes	20.3 km
VIA Rail - Fallowfield Station	26 Minutes	25.7 km
Cities		
Downtown Core	14 Minutes	9.8 km
Nepean	23 Minutes	21.2 km
Kanata	21 Minutes	29.7 km

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