



OFFICE SPACE FOR LEASE

# 14 | CHAMBERLAIN AVE

SUITE 202 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)

613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

14 CHAMBERLAIN AVE

**UP TO  
2,751 SQ.FT.**

**OFFICE SPACE FOR LEASE**

BASIC RENT .....	\$16.00 PSF
ADDITIONAL RENT .....	\$20.09 PSF (2024 ESTIMATE)
ADDITIONAL COSTS .....	IN-SUITE JANITORIAL
AVAILABILITY .....	OCTOBER 1, 2025
PARKING .....	UP TO 5 SPOTS



TURN KEY OFFICE  
WITH HIGH QUALITY  
FINISHES



EXPANSIVE  
WINDOWS



SIGNAGE  
RIGHTS  
AVAILABLE



ELEVATOR ACCESS  
TO THE  
SECOND FLOOR



EXCELLENT  
ACCESS  
TO 417



SPECTACULAR  
3-STOREY  
ATRIUM



ACCESSIBLE BY BOTH  
REGULAR & EXPRESS  
OC TRANSPRO ROUTES

## TURNKEY CLASS “B” OFFICE SPACE

14 Chamberlain is located along the border of Centretown and the Glebe, in an amenity-rich area that offers a wide variety of restaurants, shops and services. It features excellent accessibility to Highway 417, the central business district and both regular and express OC Transpo bus routes. This office building offers an impressive three-storey atrium and expansive windows throughout.

## LOCATION



## POINTS OF INTEREST

- |                             |                             |
|-----------------------------|-----------------------------|
| 1 Patterson's Creek Park    | 4 Central Business District |
| 2 Rideau Canal              | 5 Lansdowne/TD Place        |
| 3 Canadian Museum of Nature | 6 The Glebe                 |



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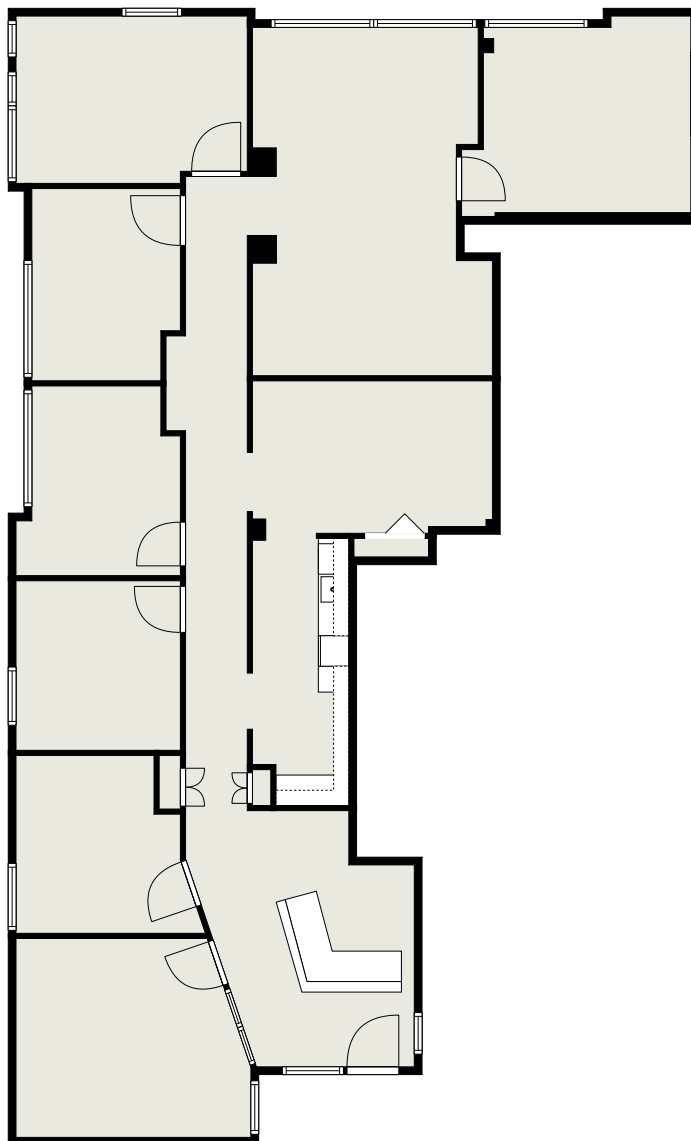


# FLOORPLAN




[CLICK TO VIEW VR TOUR](#)

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