



OFFICE SPACE FOR LEASE

1223

MICHAEL STREET

SUITES 100, 300 & 401 — OTTAWA, ONTARIO



INSIDE EDGE  
PROPERTIES  
BROKERAGE

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

613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1223 MICHAEL STREET

UP TO  
**25,380** SQ.FT.

OFFICE SPACE FOR LEASE

|                       |                                 |
|-----------------------|---------------------------------|
| BASIC RENT .....      | \$15.00 PSF                     |
| ADDITIONAL RENT ..... | \$22.86 PSF (2025 ESTIMATE)     |
| INCLUDED .....        | UTILITIES & IN-SUITE JANITORIAL |
| AVAILABILITY .....    | SEE FLOORPLANS                  |
| PARKING .....         | 4/1000                          |



ON-SITE  
CAFETERIA



CLOSE TO  
ST. LAURENT  
SHOPPING CENTRE



BUILDING  
SIGNAGE RIGHTS  
AVAILABLE



VEHICULAR  
TRAFFIC  
107,000/DAY



RECENTLY RENOVATED  
LOBBY, FRONT ENTRANCE  
& PARKING LOT



400m  
WALK TO  
LRT STATION



ADDITIONAL  
PARKING  
NEARBY

## CLASS "A" OFFICE BUILDING

With frontage on Highway 417 and just steps away from the Cyrville light-rail station, 1223 Michael Street is located within the Queensway Corporate Campus in east Ottawa. Nearby, you'll also find the restaurants, shops and services of the St. Laurent Shopping Centre.

## LOCATION



## POINTS OF INTEREST

- |                               |   |
|-------------------------------|---|
| 1 St. Laurent Shopping Centre | 5 Ottawa Station Via Rail (6 min drive) |
| 2 Holiday Inn Ottawa East     | 6 OC Transpo & LRT Station              |
| 3 Lone Star Texas Grill       | 7 Downtown Ottawa (14 min drive)        |
| 4 Comfort Inn Ottawa East     | 8 Cyrville LRT Station                  |



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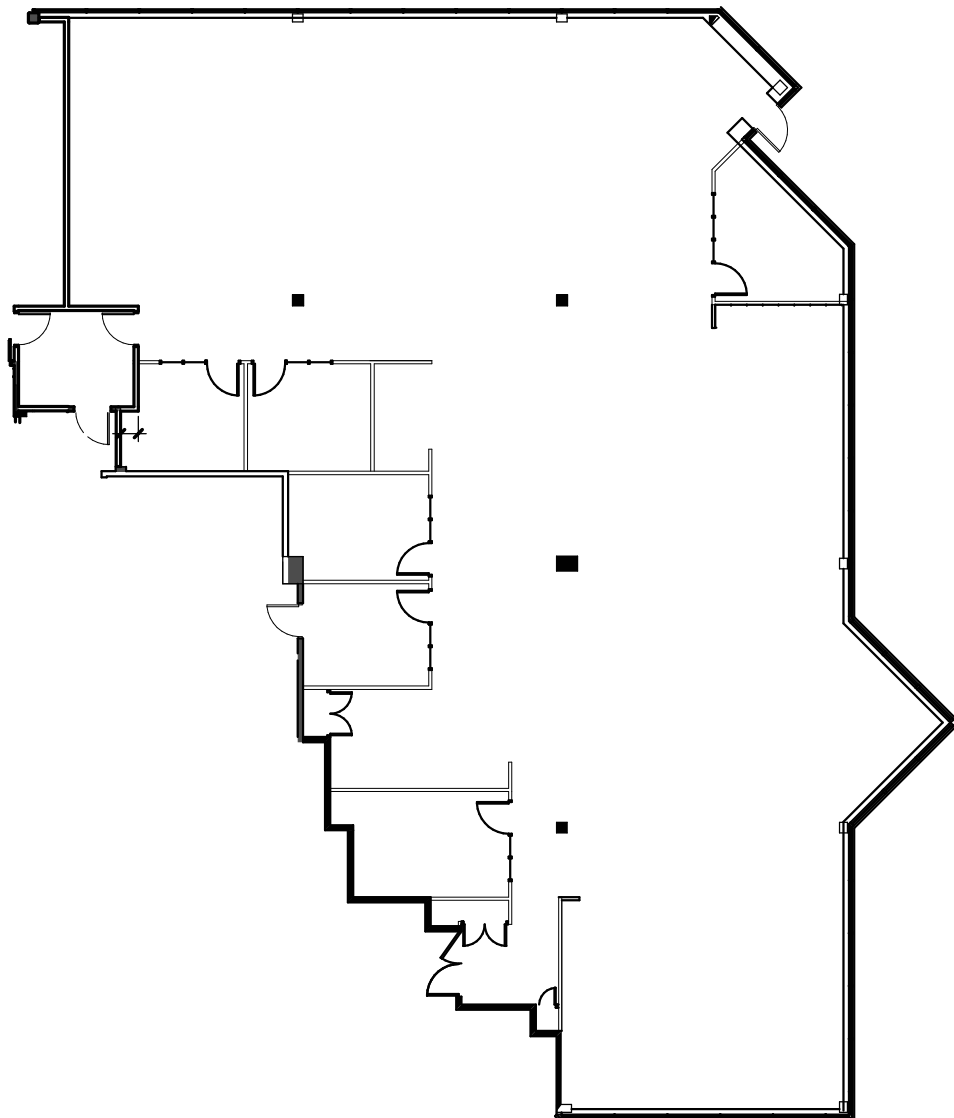
INSIDE EDGE  
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1223 MICHAEL STREET



# FLOORPLAN

**SUITE 100**  
6,672 SQ. FT.



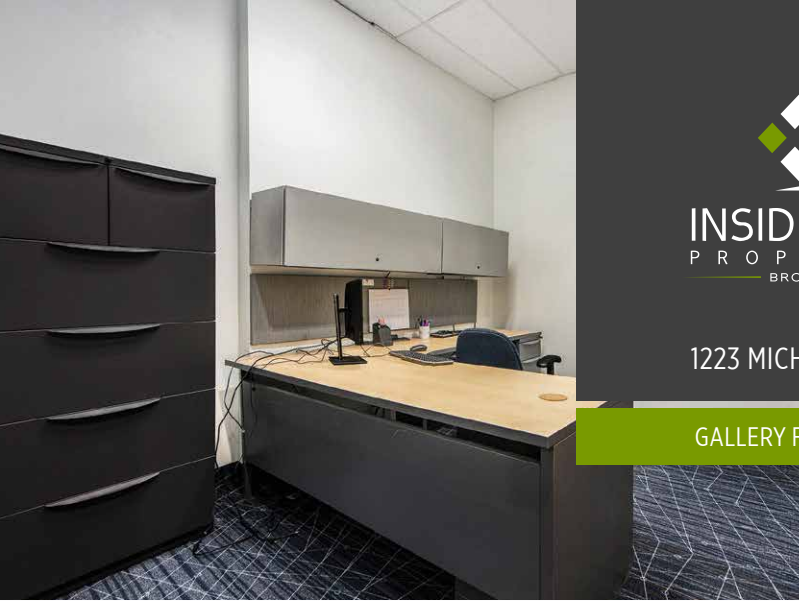
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GALLERY FOR SUITE 100



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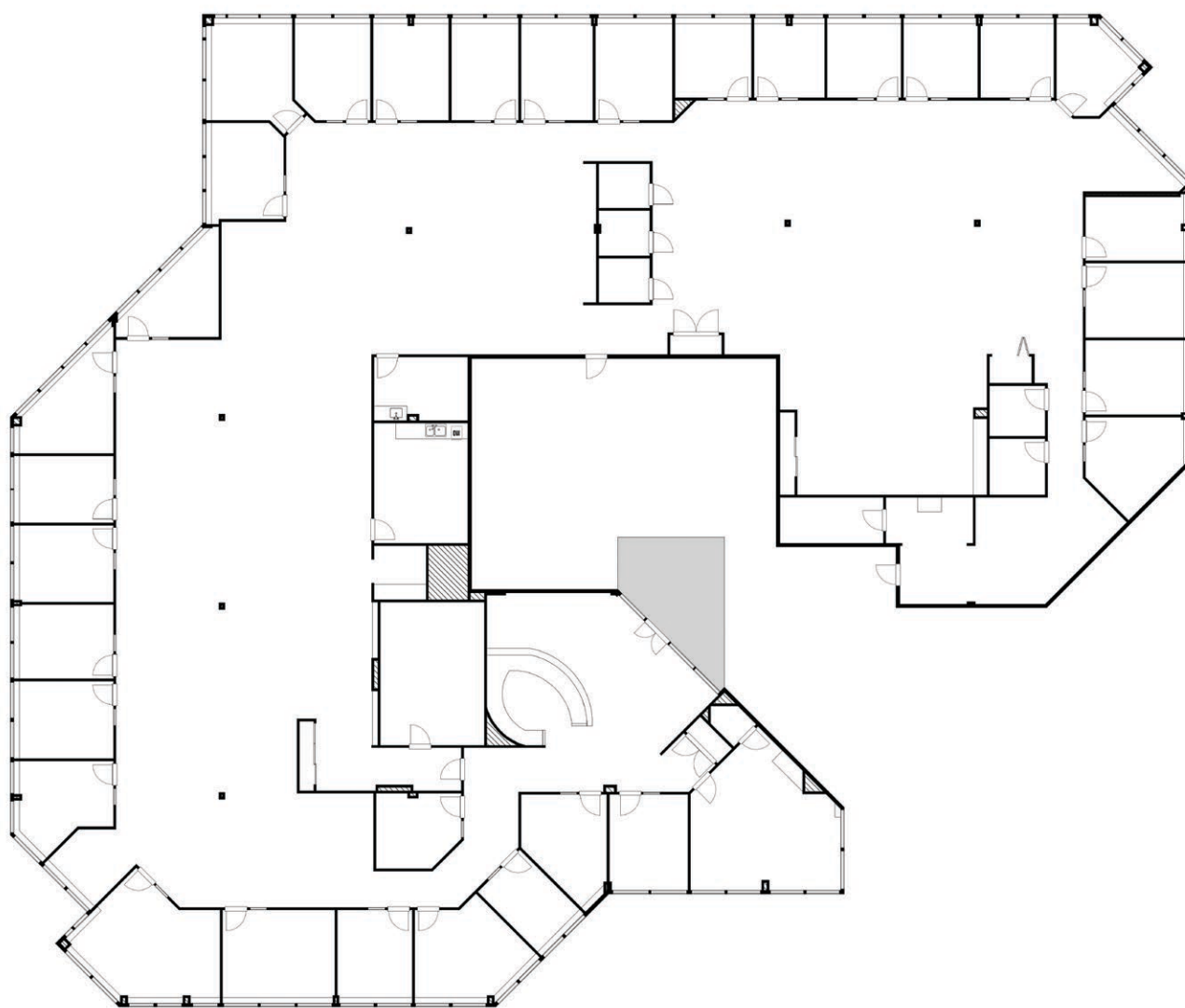
# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

## SUITE 300

15,038 SQ. FT.



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GALLERY FOR SUITE 300



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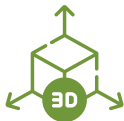


**INSIDE EDGE**  
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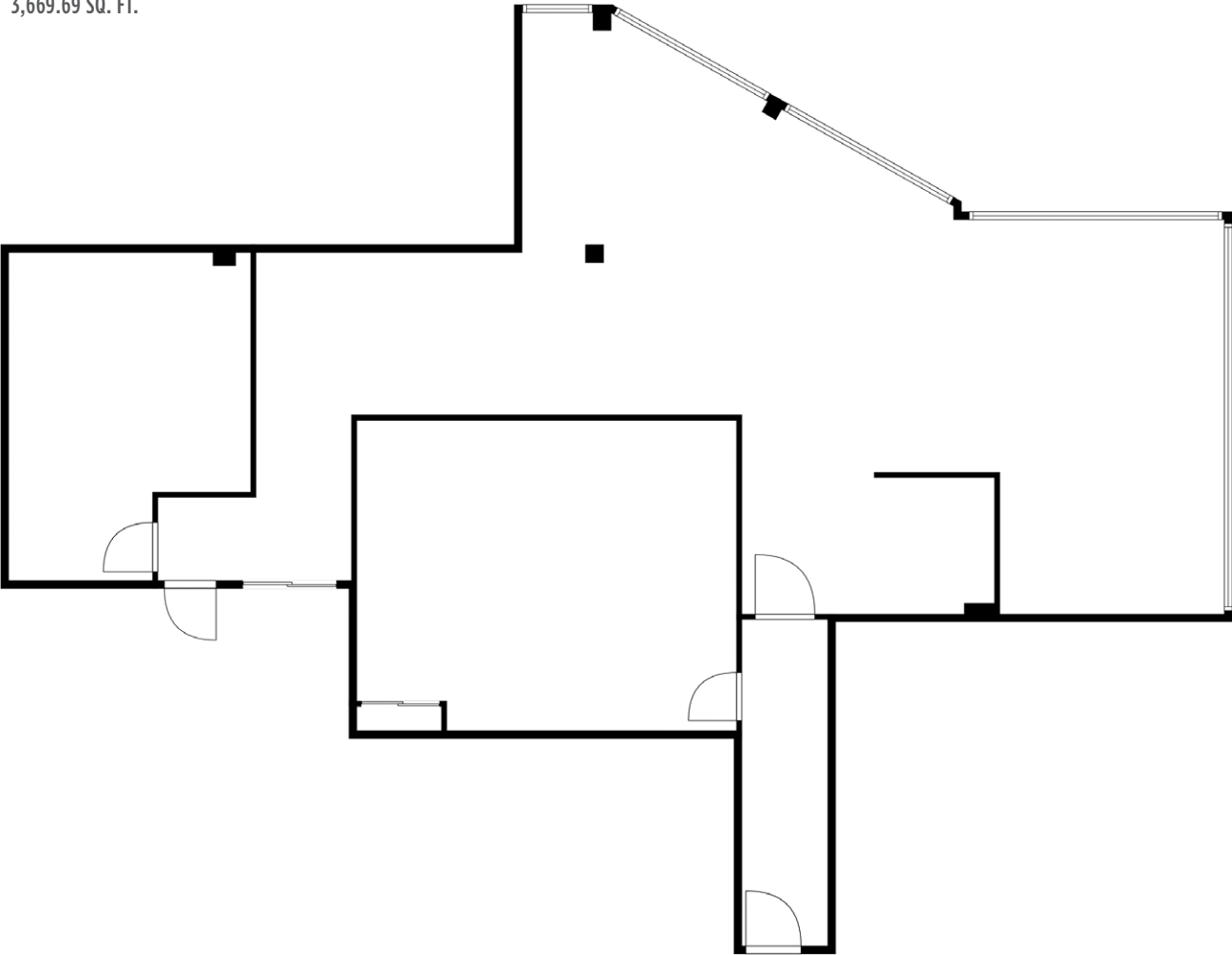
# FLOORPLAN



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## SUITE 401

3,669.69 SQ. FT.



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GALLERY FOR SUITE 401



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