



OFFICE SPACE FOR LEASE

1223 | MICHAEL STREET
SUITE 302 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

1223 MICHAEL STREET, SUITE 302

2,089 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	\$15.00 PSF
ADDITIONAL RENT	\$22.86 PSF (2025 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	IMMEDIATE
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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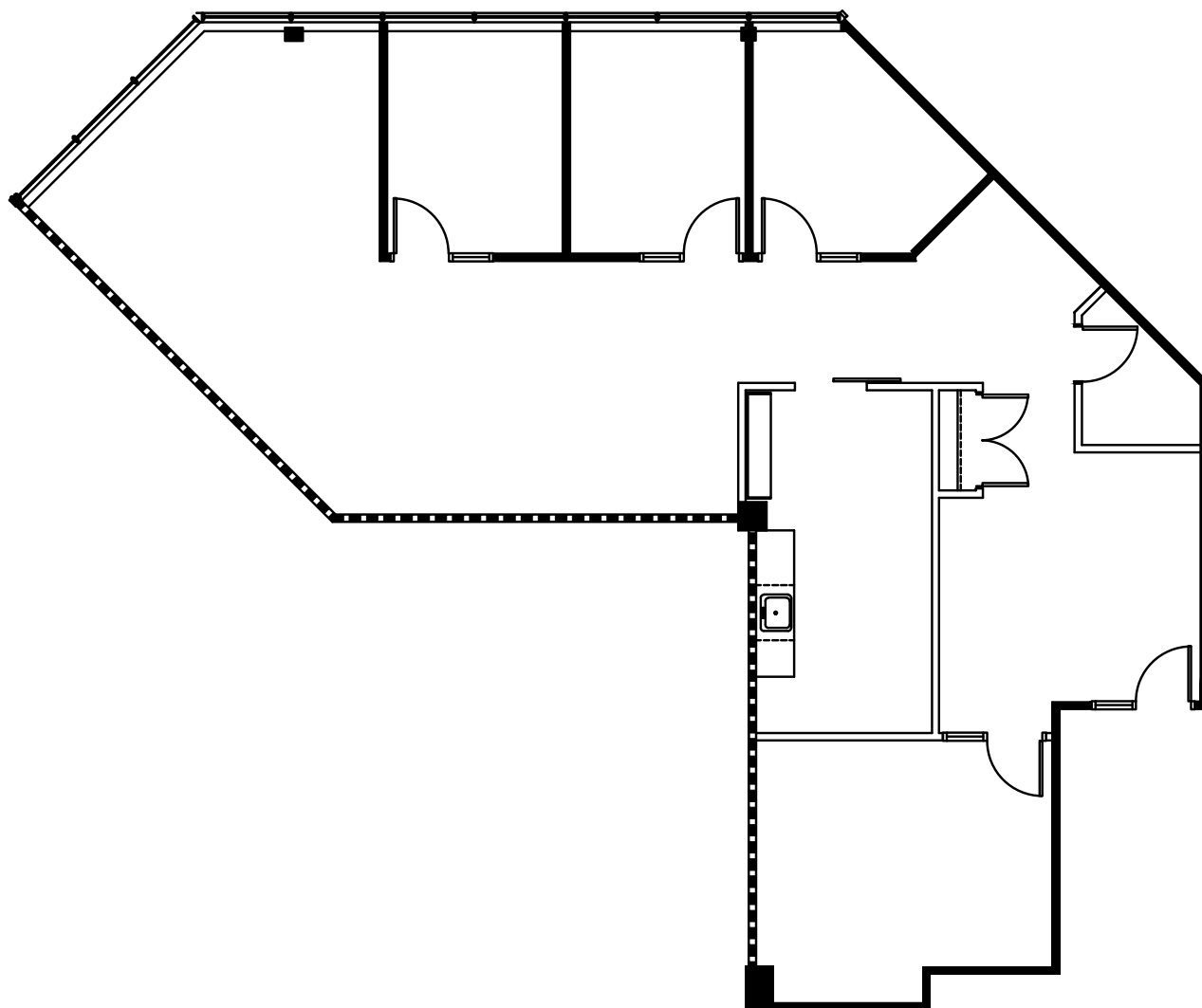
1223 MICHAEL STREET, SUITE 302



FLOORPLAN

SUITE 302

2,089 SQ. FT.



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