



OFFICE SPACE FOR LEASE

1223

MICHAEL STREET

SUITES 100, 300 & 401 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

1223 MICHAEL STREET

UP TO
24,665 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	\$15.00 PSF
ADDITIONAL RENT	\$25.23 PSF (2024 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 new 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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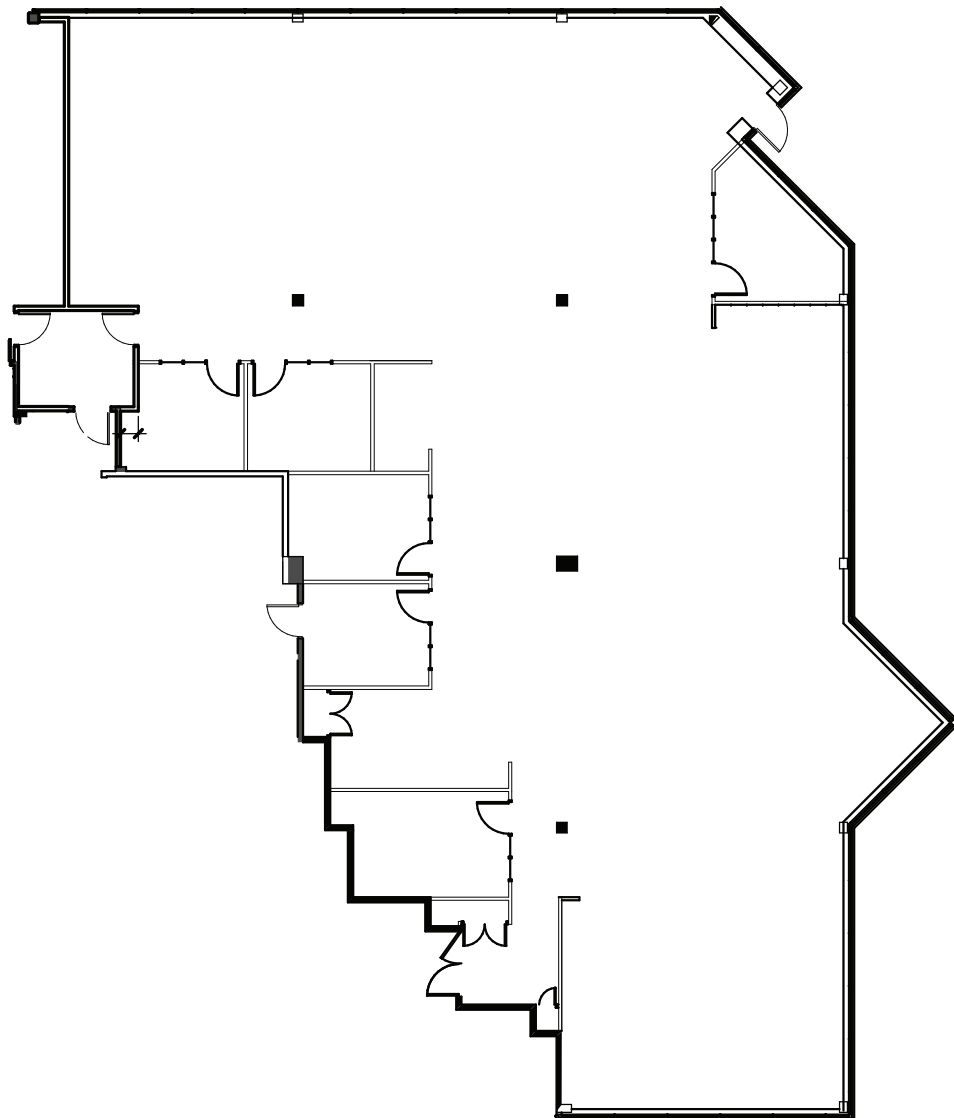


FLOORPLAN

SUITE 100

6,468 SQ. FT.

AVAILABLE IMMEDIATELY



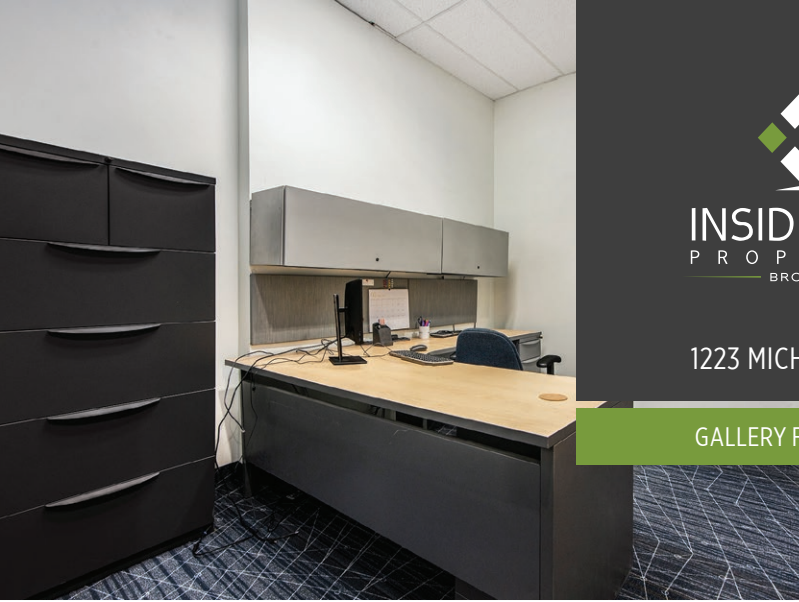
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GALLERY FOR SUITE 100



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FLOORPLAN

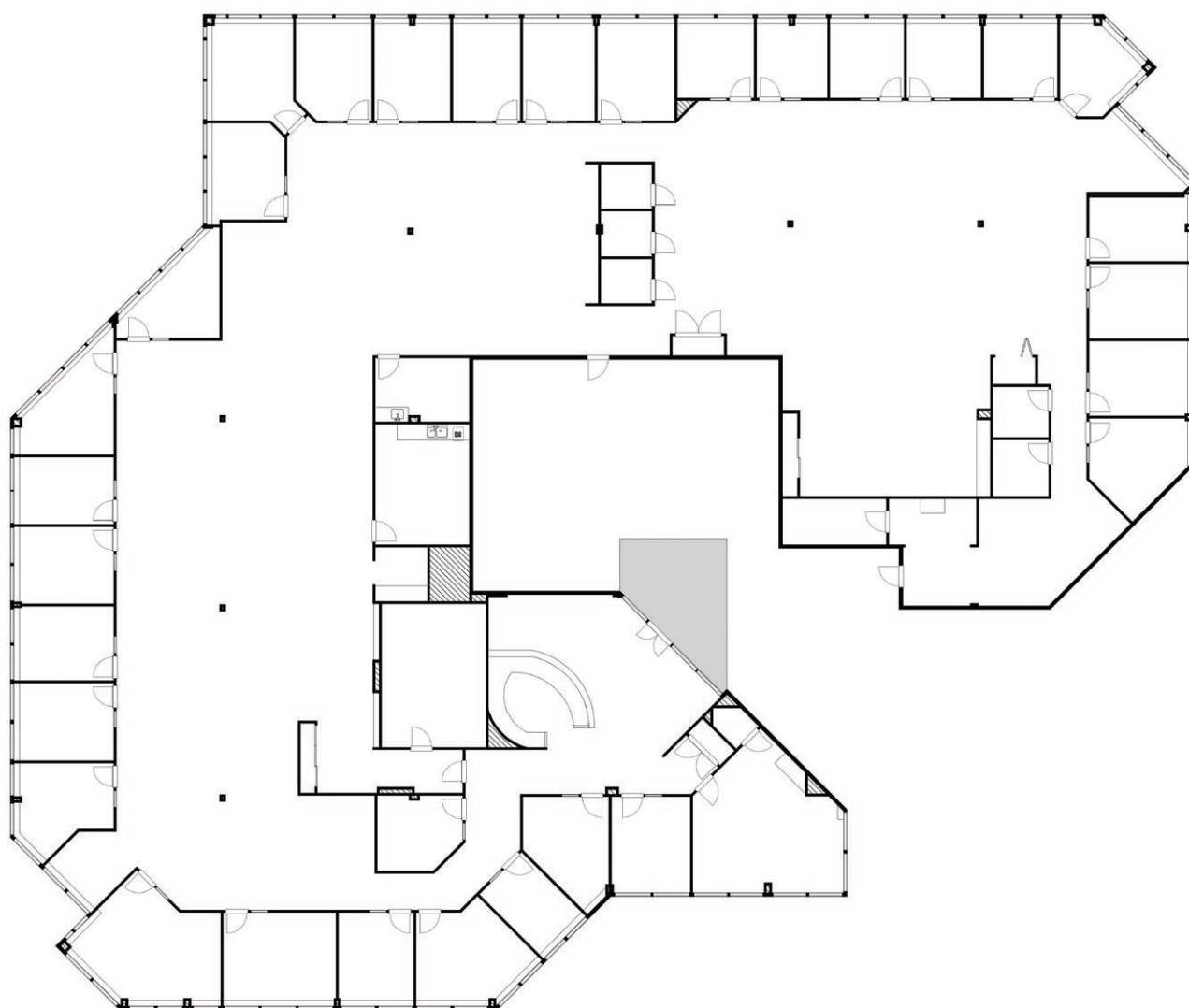


[CLICK TO VIEW VR TOUR](#)

SUITE 300

14,528 SQ. FT.

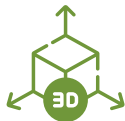
AVAILABLE IMMEDIATELY



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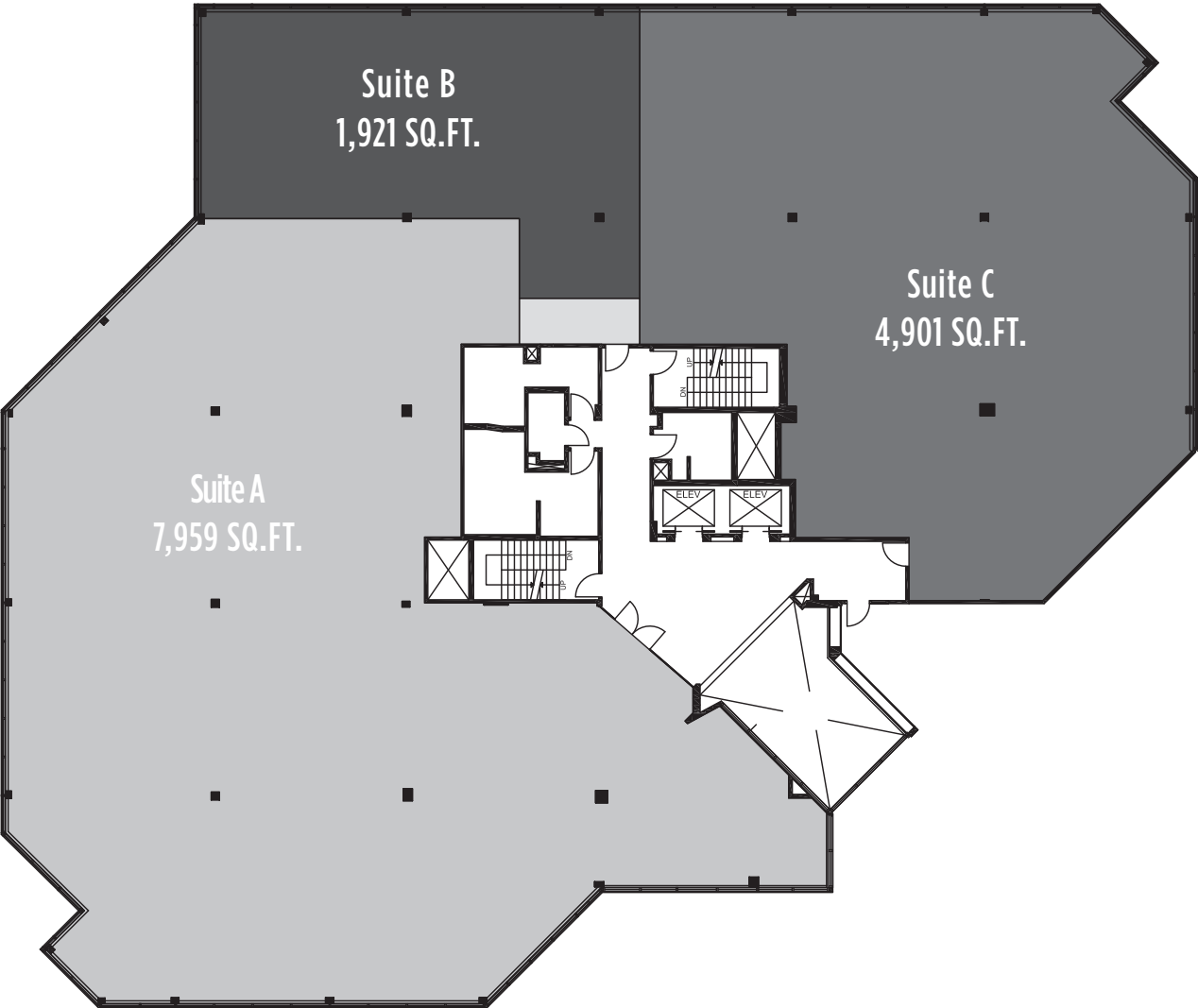


FLOORPLAN - CONCEPTUAL LAYOUTS



CLICK TO VIEW VR TOUR

SUITES 300 A - C
7,959 SF, 1,921 SF, 4,901 SF
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GALLERY FOR SUITES 300 A - C



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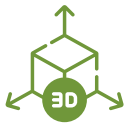


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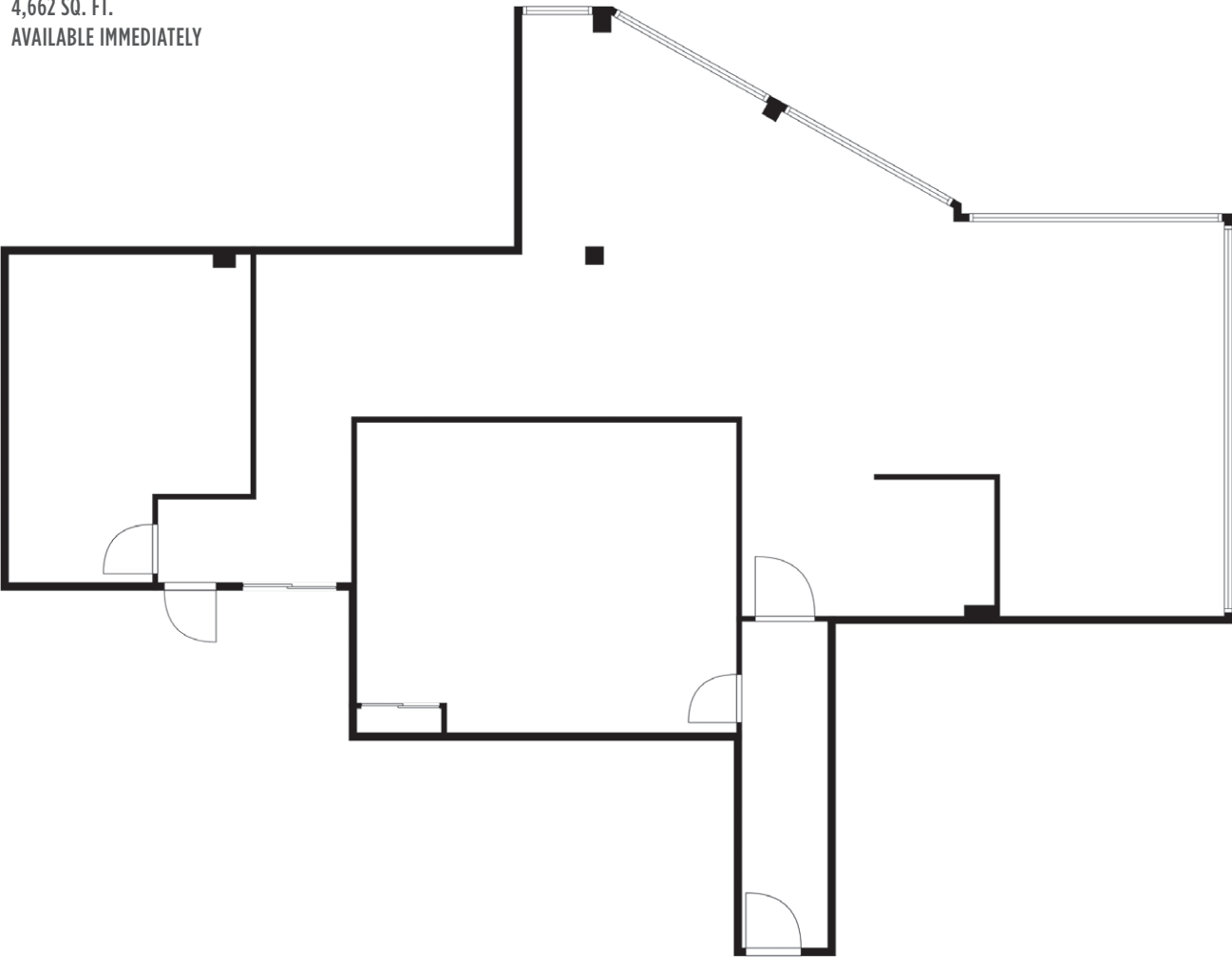
FLOORPLAN



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SUITE 401

4,662 SQ. FT.
AVAILABLE IMMEDIATELY



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