



OFFICE SPACE FOR LEASE

1223

MICHAEL STREET

SUITE 300 OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

1223 MICHAEL STREET, SUITE 300

UP TO
9,622 SQ.FT.

OFFICE SPACE FOR LEASE

DEMISING OPTIONS AVAILABLE

| | |
|-----------------------|---------------------------------|
| BASIC RENT | \$15.00 PSF |
| ADDITIONAL RENT | \$23.33 PSF (2026 ESTIMATE) |
| INCLUDED | UTILITIES & IN-SUITE JANITORIAL |
| AVAILABILITY | IMMEDIATE |
| PARKING | 4/1000 |

6,775 SQ.FT. 2,847 SQ.FT.



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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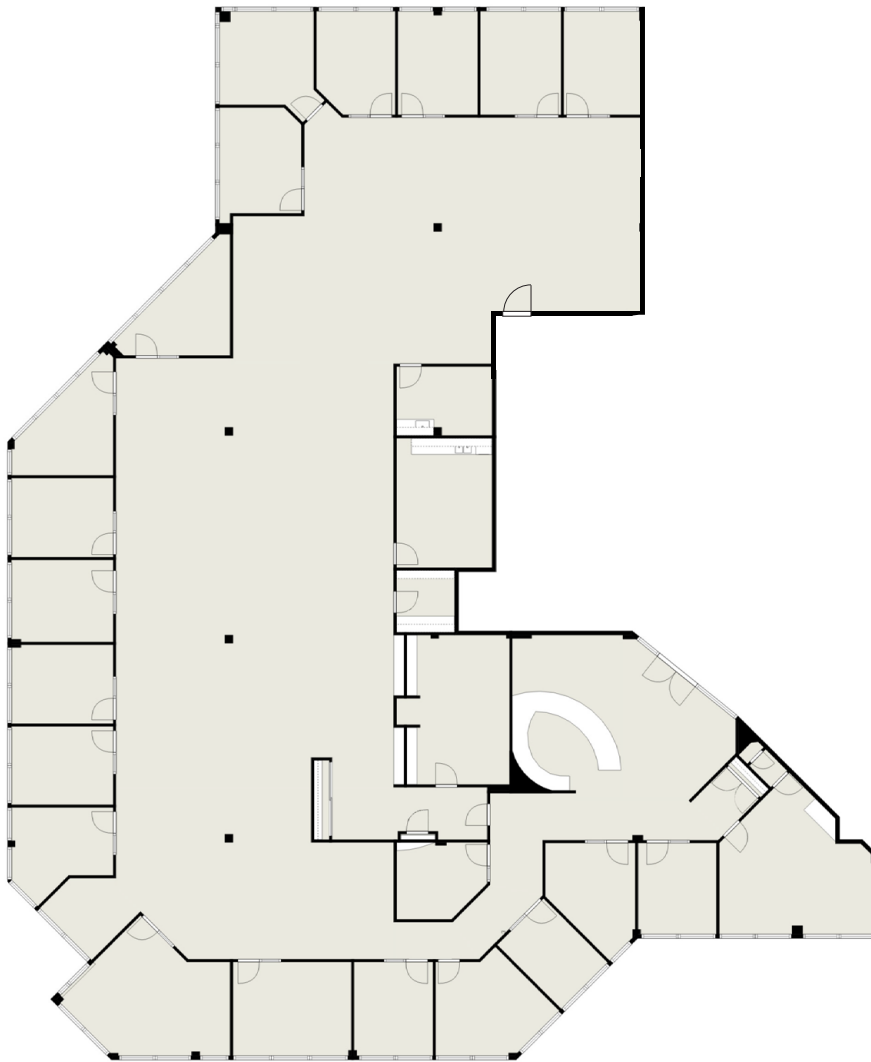
INSIDE EDGE
PROPERTIES
BROKERAGE



1223 MICHAEL STREET, SUITE 300

FLOORPLAN: AS BUILT

SUITE 300
UP TO 9,622 SQ. FT.



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1223 MICHAEL STREET, SUITE 300

FLOORPLAN: PROPOSED DEMISING OPTIONS

300 A 6,775 sq.ft. 300 B 2,847 sq.ft.



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