



OFFICE SPACE FOR LEASE

1223

MICHAEL STREET

SUITES 100, 300 & 401 — OTTAWA, ONTARIO



INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
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1223 MICHAEL STREET

UP TO
25,380 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
- 2 Holiday Inn Ottawa East
- 3 Lone Star Texas Grill
- 4 Comfort Inn Ottawa East
- 5 Ottawa Station Via Rail (6 min drive)
- 6 OC Transpo & LRT Station
- 7 Downtown Ottawa (14 min drive)
- 8 Cyrville LRT Station



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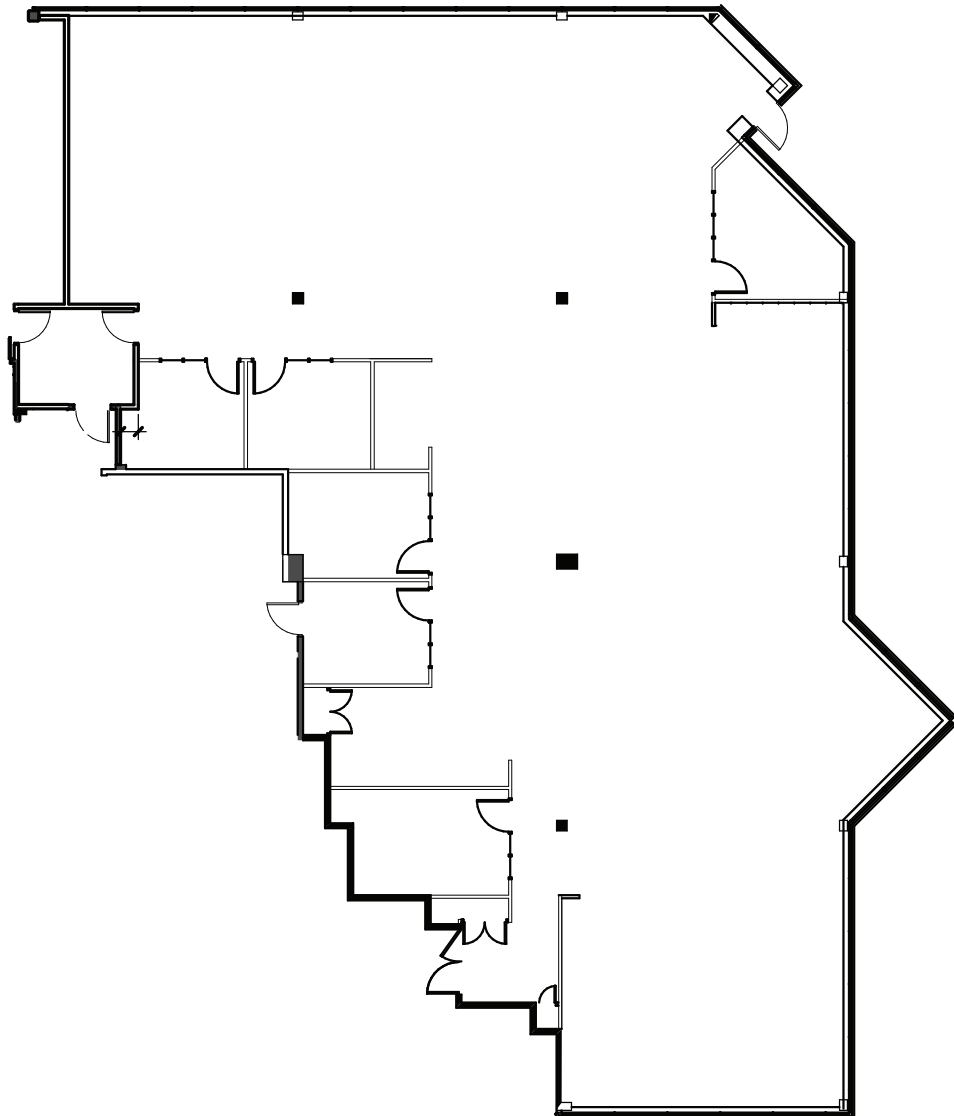
1223 MICHAEL STREET



FLOORPLAN

SUITE 100

6,672 SQ. FT.
AVAILABLE
IMMEDIATELY



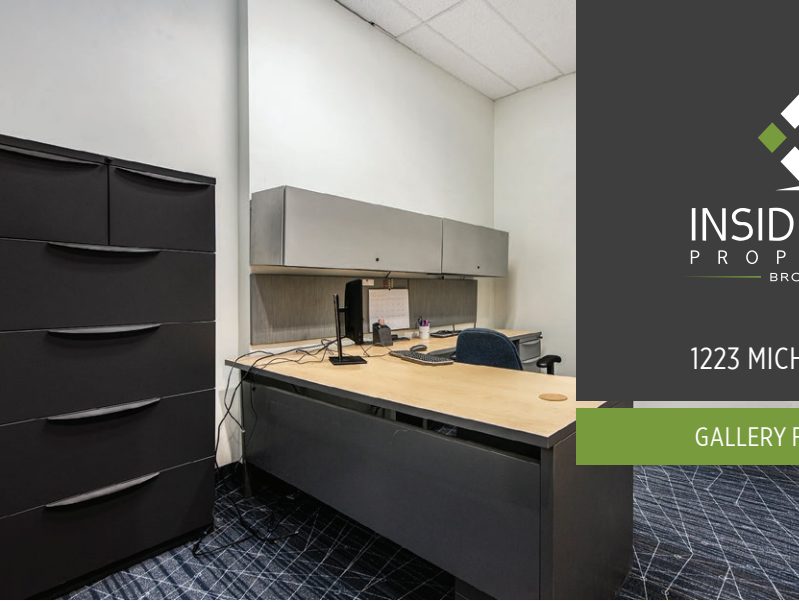
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1223 MICHAEL STREET

GALLERY FOR SUITE 100

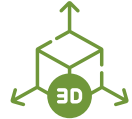


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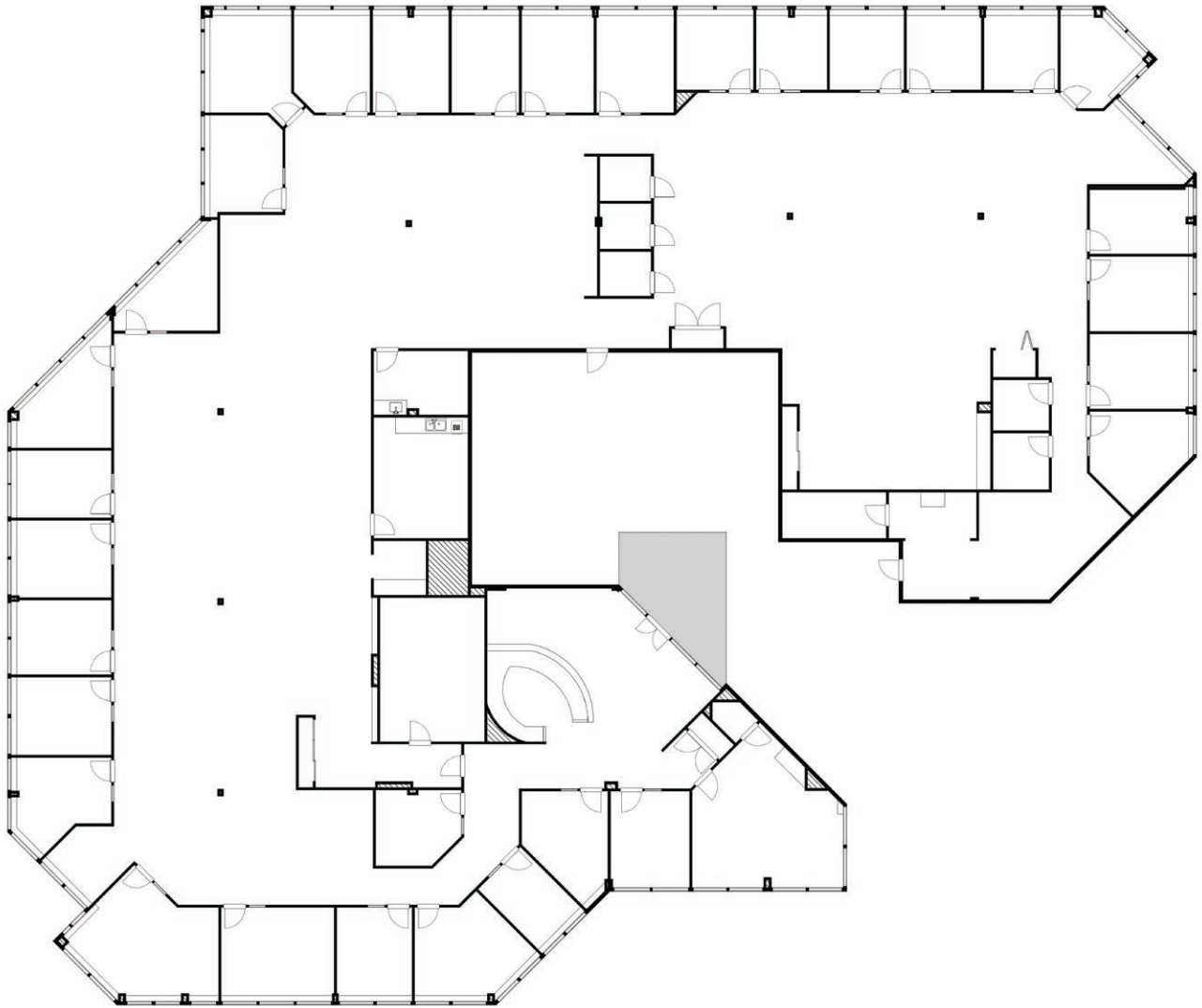


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FLOORPLAN

SUITE 300

15,038 SQ. FT.
AVAILABLE
IMMEDIATELY

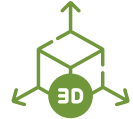


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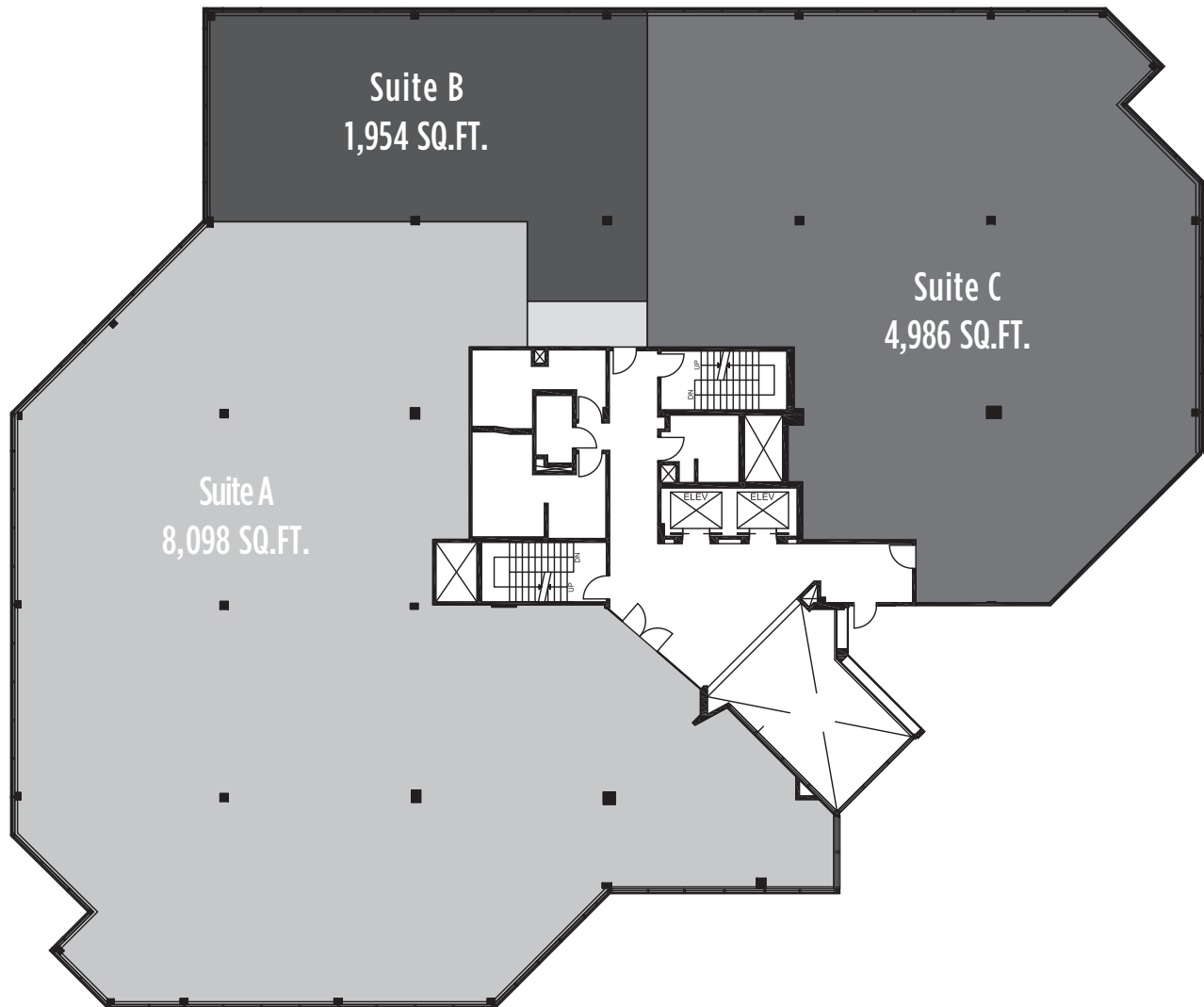


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FLOORPLAN - CONCEPTUAL LAYOUTS

SUITES 300 A - C

8,098 SF, 1,954 SF, 4,986
SF AVAILABLE
IMMEDIATELY



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GALLERY FOR SUITES 300 A - C



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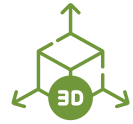


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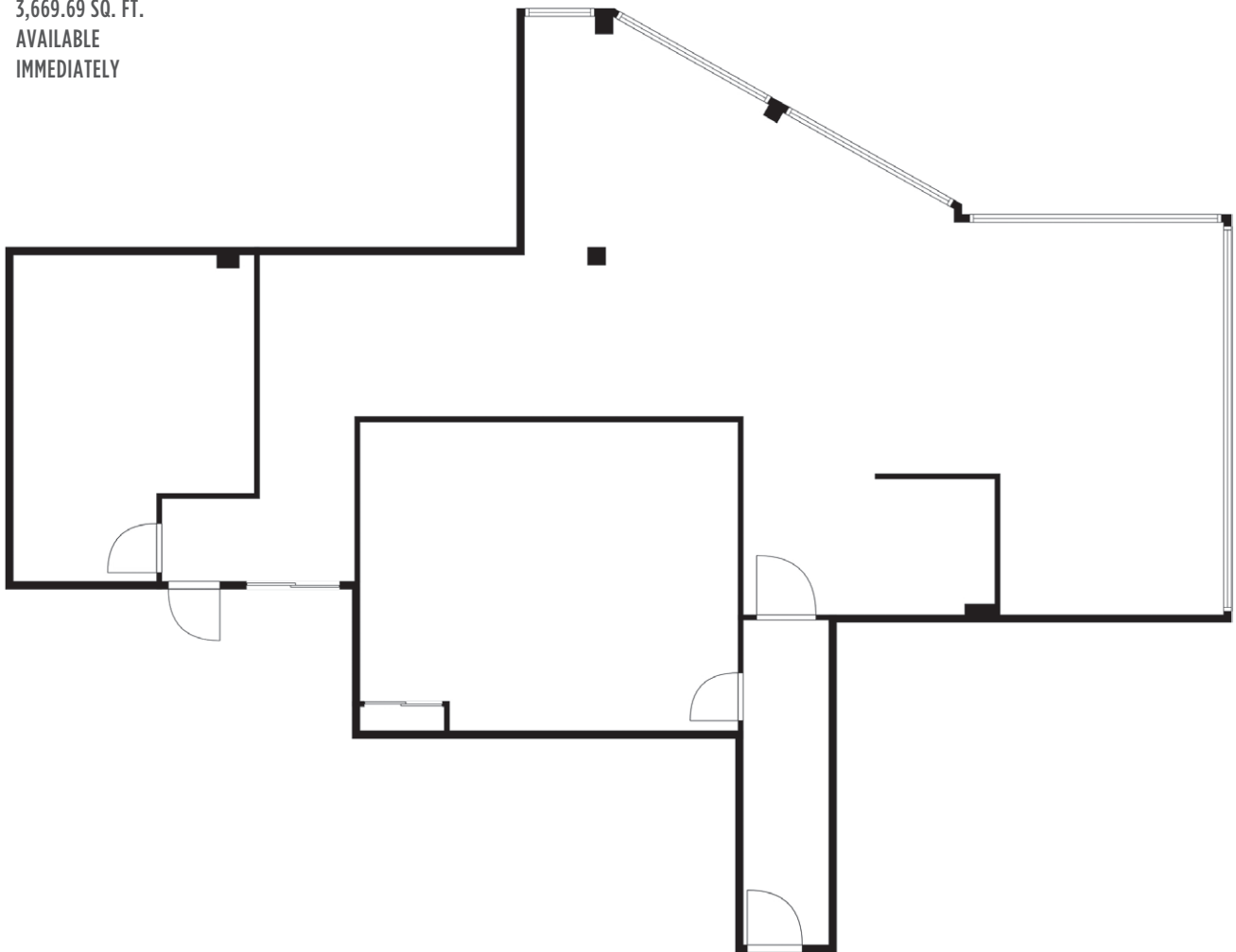
FLOORPLAN



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SUITE 401

3,669.69 SQ. FT.
AVAILABLE
IMMEDIATELY



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