

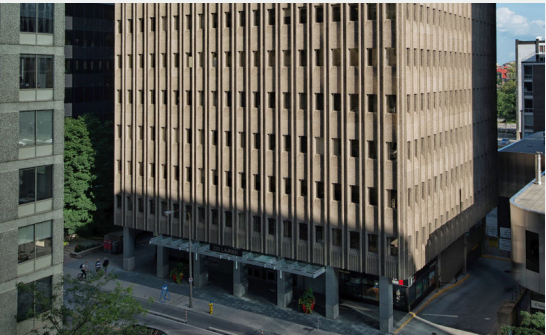





	Total (sf)	Net Rent (psf)	Op. Costs (psf)	Highlights	Brochure
<div>55 Metcalfe Street</div> <div></div>	<div>Suite 870: 4,628</div> <div>Suite 950: 11,836</div> <div>Suite 1300: 21,447</div> <div>Suite 1400: 21,438</div>	<div>Please contact Stephanie Lui</div> <div>42,885 SF of contiguous space</div>	<div>\$20.53 (Est.2025)</div>	<div><ul style="list-style-type: none">Suite 870: Base building condition with new ceiling standards.Suite 950: Available Q2 2024. Base build condition.Suite 1300: Full floor opportunity. Contiguous with suite 1400 for 42,885 rentable SFSuite 1400: Full floor opportunity. Space offered in base-building condition with new ceiling standards</div>	<div></div>
<div>220 Laurier Avenue</div> <div></div>	<div><u>Suite 400: 8,690</u> (view virtual tour)</div> <div>Suite 540: 939</div> <div>Suite 930: 1,207</div> <div><u>Suite 950: 1,291</u> (view virtual tour)</div> <div>Suite 1000: 8,690</div> <div><u>Suite 1100: 2,795</u> (view virtual tour)</div> <div>Suite 1420: 3,292</div>	<div>Please contact Stephanie Lui</div>	<div>\$19.62 (Est.2025)</div>	<div><ul style="list-style-type: none">Suite 400: Full floor opportunity (can be demised up to 3,500 + SF) – mix of open and closed officesSuite 540: Open concept space with kitchenetteSuite 930: Fully built space with 4 offices, 1 meeting room, reception and kitchenette. Contiguous with Suite 950: 2,498 SFSuite 950: Base-building condition. Contiguous with Suite 930: 2,498 SFSuite 1000: Full floor opportunity; mix of offices and training roomsSuite 1100: Fully built space; 3 offices, 1 meeting room, kitchen and open work stationsSuite 1420:</div>	<div></div>
<div>55 Murray Street</div> <div></div>	<div>Suite 310: 1,255</div> <div>Suite 450: 1,806</div>	<div>Please contact Stephanie Lui</div>	<div>\$22.89 (Est.2025)</div>	<div><ul style="list-style-type: none">Suite 310: Existing ImprovementsSuite 450: Fully improved space with furniture</div>	<div></div>

	Total (sf)	Net Rent (psf)	Op. Costs (psf)	Highlights	Brochure
<div>301 Moodie Drive</div> <div></div>	Suite 301: 10,000	Please contact Stephanie Lui	\$18.49 (Est.2025)	<ul style="list-style-type: none">Suite 301: Space can be demised to 3,500 SF or 6,500 SF. Available May 1, 2025	
<div>303 Moodie Drive</div> <div></div>	Suite 102: 2,625 <u>Suite 110: 2,964</u> Suite 310: 4,049	Please contact Stephanie Lui	\$20.58 (Est. 2025)	<ul style="list-style-type: none">Suite 102 – Base-building condition and is semi-below grade with direct access to outsideSuite 110 – Ground floor with direct access to outside with signage opportunity facing Moodie Drive. Excellent location for a retail / medical use.Suite 310 - Fully improved space; lots of natural light and exposure directly off of the elevator. Available February 1, 2025.	
<div>270 Albert Street</div> <div></div>	Suite 100A: 5,350 Suite 100B: 1,968 Suite 200: 8,978 <u>Suite 300: 10,518</u> Suite 400: 2,682 Suite 403: 4,138 <u>Suite 1210: 4,153</u> <u>Suite 1401: 3,352</u>	Please Contact Steven Powell	\$20.67 (Est.2024)	<ul style="list-style-type: none">Parking: 1 Stall per 1,500 SFSuite 200: Full floor opportunity with existing improvements. Several private offices, large boardroom and collaboration areaSuite 300: Base building conditionSuite 403: Built-out space with boardroom, internal meeting room, 3-offices, kitchen, reception, open area and large secure roomSuite 1210: Show-suite completedSuite 1401: Show-suite completed	

EXCLUSIVE LISTINGS

OTTAWA | JANUARY 2025

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