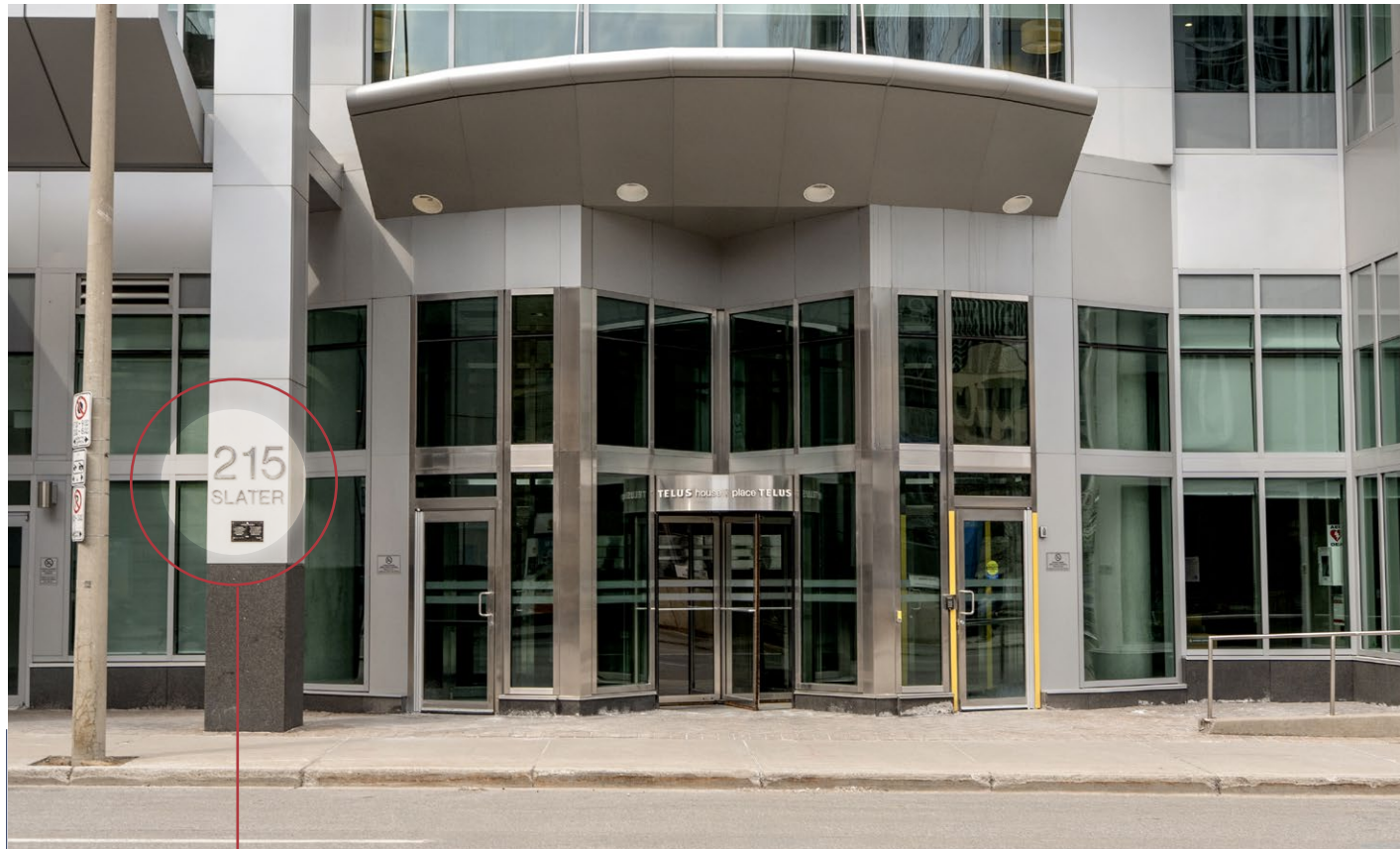




215 SLATER STREET 215

\$2.15/SF/YEAR COMMISSION
TURNKEY SUBLEASE OFFICE SPACE AVAILABLE NOW





A BETTER WAY TO WORK

2

Located in the heart of Downtown Ottawa, this Class A office building offers an exceptional sublease opportunity featuring fully improved, turnkey space ready for immediate occupancy. Positioned just one block from Parliament LRT station and surrounded by diverse dining options, the location provides unmatched accessibility for employees and clients alike.

The building delivers comprehensive amenities, including 24/7 onsite security, underground parking, multiple conference rooms, and a fully equipped fitness center with showers and change rooms. This turnkey solution eliminates renovation delays and costs, allowing your business to establish operations immediately in a space designed to drive productivity and employee satisfaction.



AVAILABILITY



8TH FLOOR | 14,446 SF
DIRECT AVAILABLE

7TH FLOOR | 14,401 SF

6TH FLOOR | 14,401 SF

4TH FLOOR | 7,000 SF

3RD FLOOR | 11,456 SF

AMENITIES



SHARED CATERING KITCHEN - 2ND FLOOR

 MULTIPLE MEETING ROOMS AVAILABLE

 PRIVATE ROOFTOP PATIO

 SHARED CATERING KITCHEN

 CONFERENCE SPACE WITH BOOKABLE MEETING ROOMS

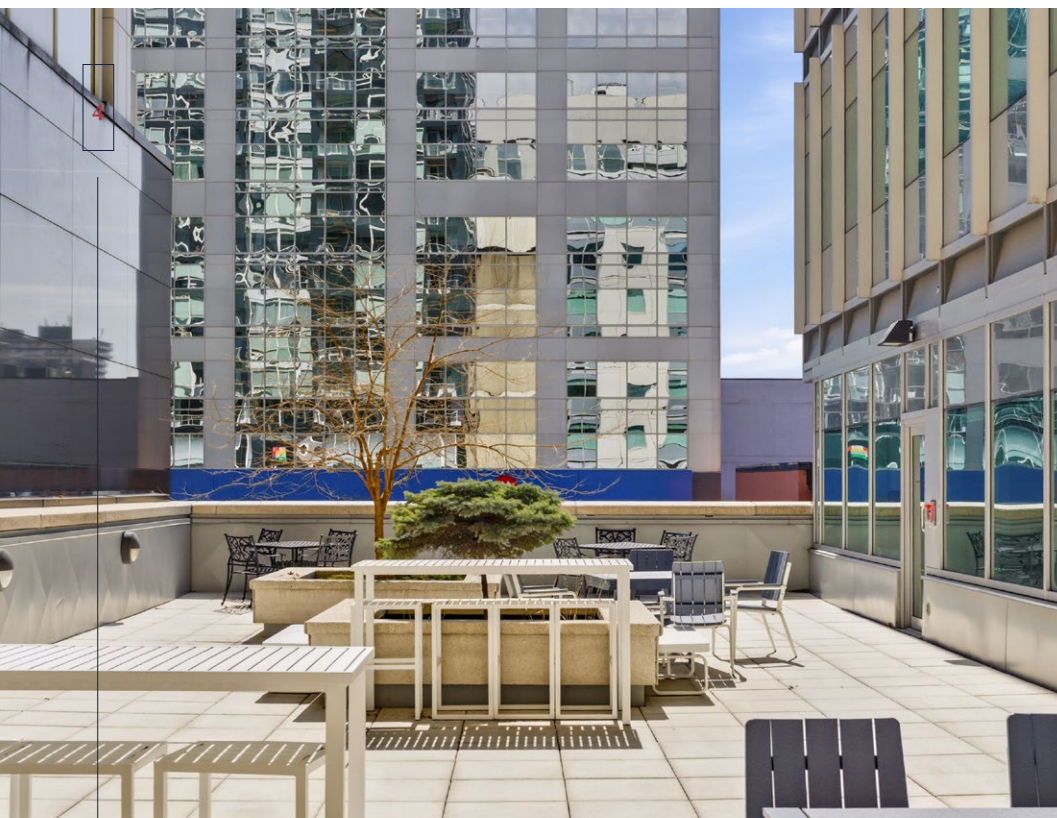
 24/7 ON-SITE SECURITY

 UNDERGROUND PARKING

 SIGNAGE OPPORTUNITY



FITNESS CENTER W/ CHANGE ROOMS AND SHOWERS - 3RD FLOOR



PRIVATE ROOFTOP PATIO



SHARED CATERING KITCHEN - 2ND FLOOR



SHARED MEETING ROOM - 2ND FLOOR

HIGHLIGHTS



6TH FLOOR

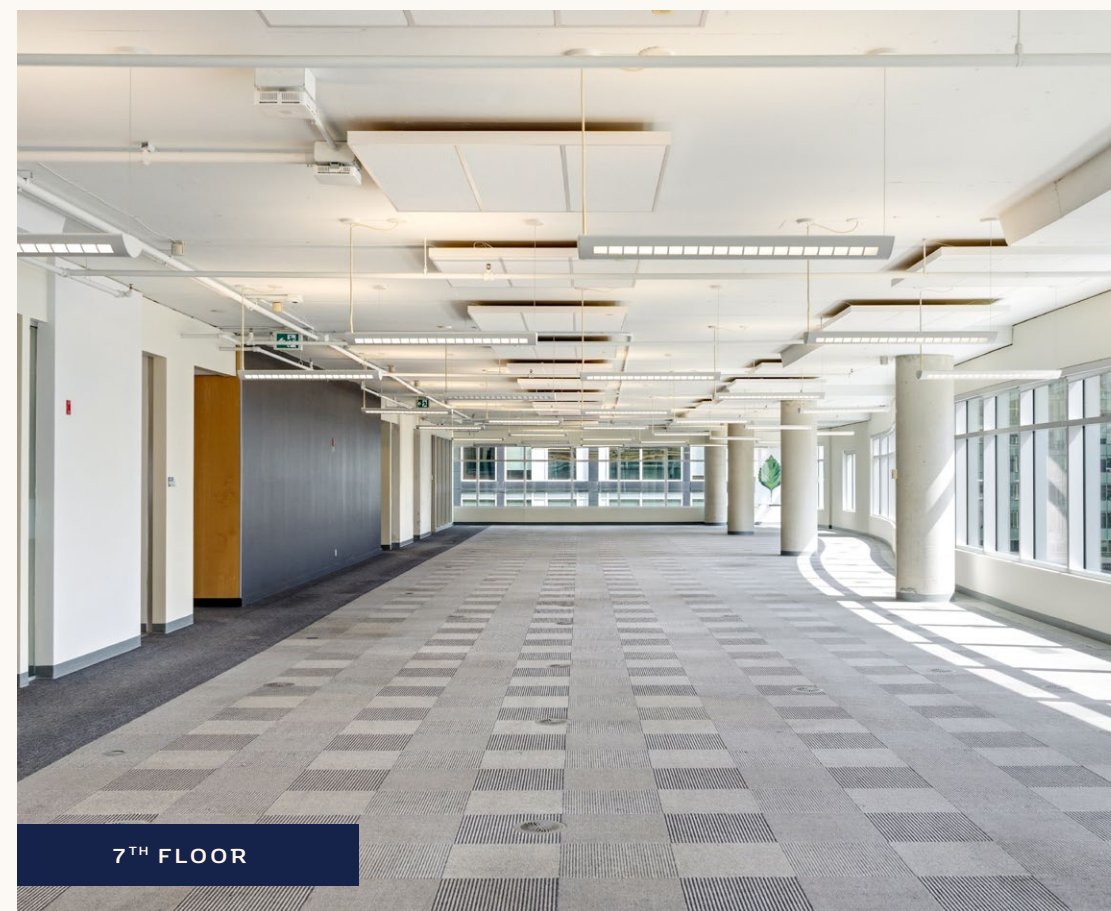
- UP TO 61,705 SFR
OVER 5 FLOORS
- SUBLEASE EXPIRY
NOVEMBER 29, 2029
- ASKING RENT
PLEASE CONTACT
LISTING AGENTS
- ADDITIONAL RENT
\$24.80 PSF
- BROKER INCENTIVE FEES
\$2.15/SF/YEAR



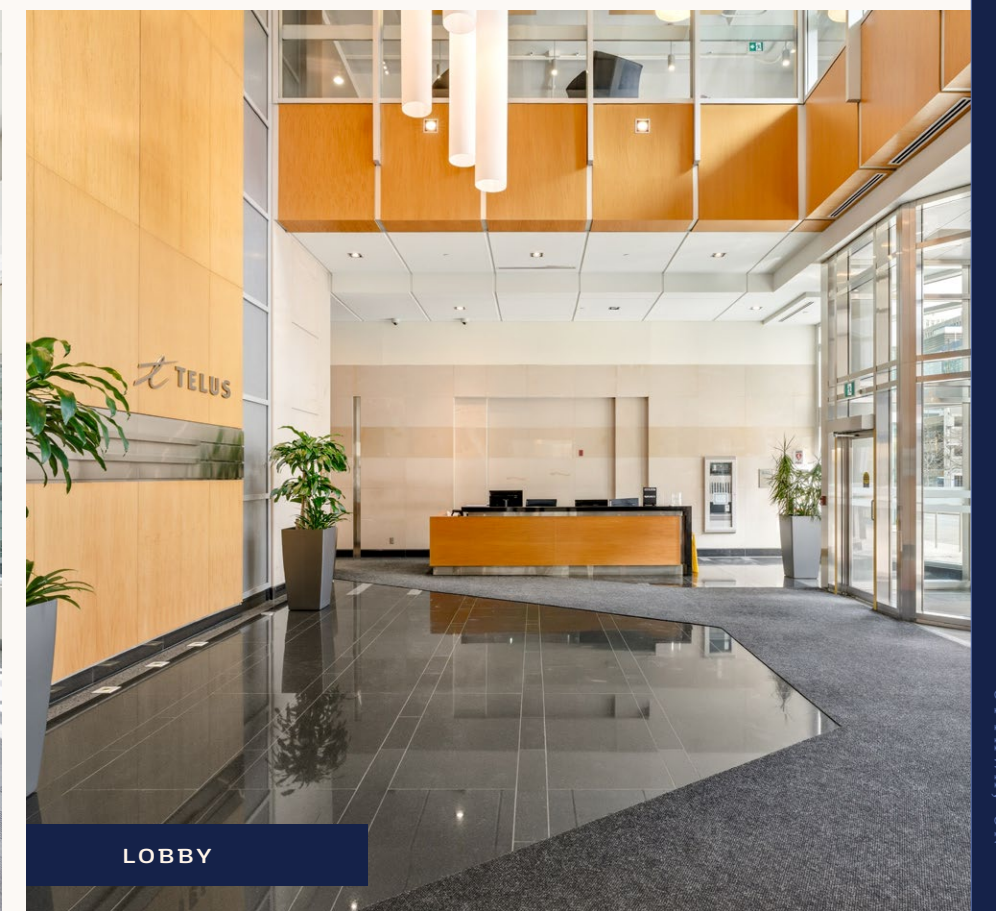
3RD FLOOR



7TH FLOOR VIEW



7TH FLOOR

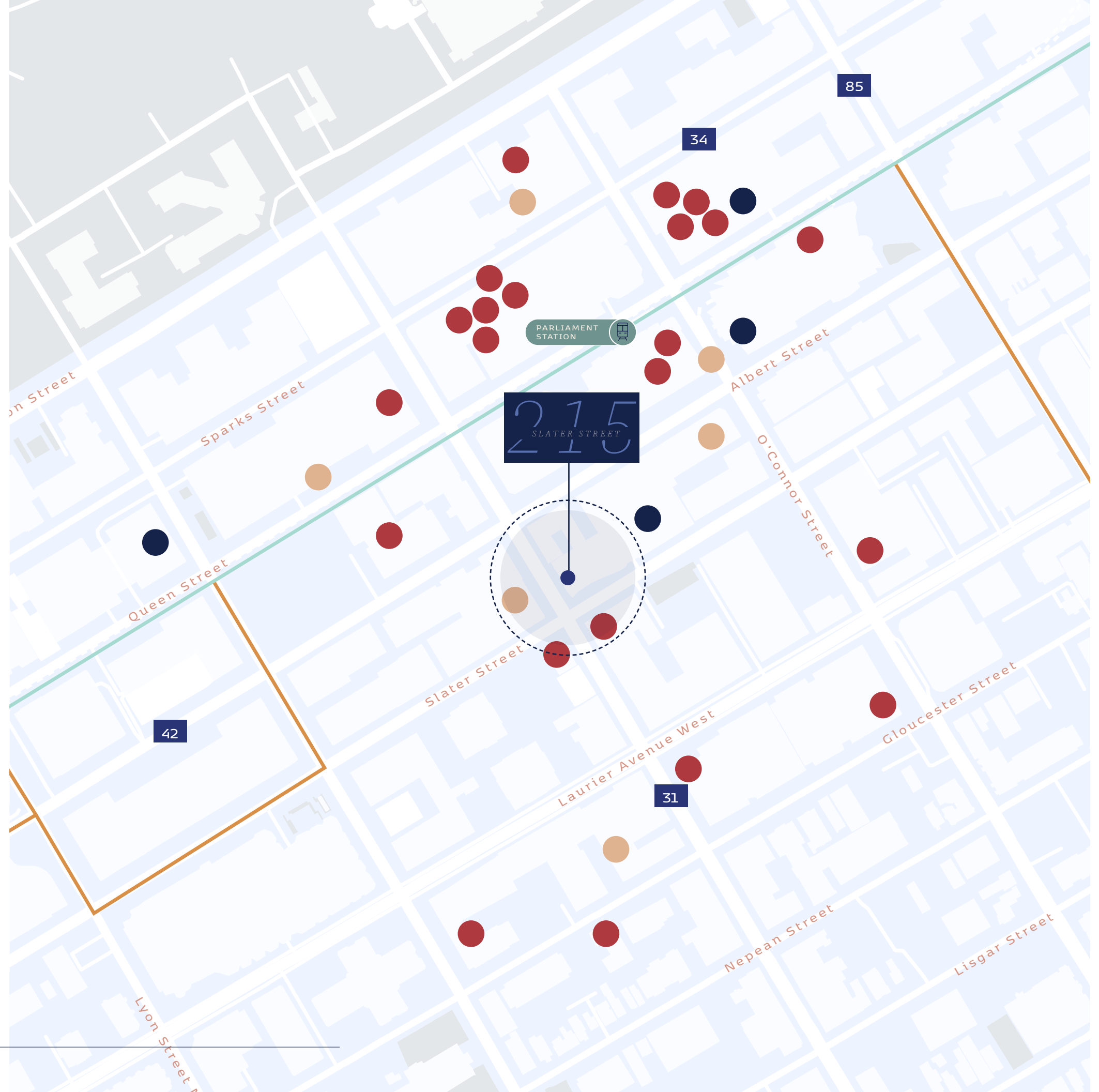


LOBBY

THE LOCATION

215 Slater Street occupies a premier position in Ottawa's central business district, immersed in a vibrant ecosystem of professional services, retail destinations, and dining establishments. **This dynamic urban environment positions your business at the center of the city's commercial and cultural activity, where work, networking, and lifestyle intersect seamlessly.**

- RESTAURANTS
- CAFES
- HOTELS
- BUS ROUTES
- LRT LIGHT RAIL TRANSIT



215 SLATER STREET

\$2.15/SF/YEAR COMMISSION
TURNKEY SUBLEASE OFFICE SPACE AVAILABLE NOW



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