



Space Highlights

- Full floor turnkey space available of 7,243 sf
- Building features a co-working operator on 4th floor
- 3rd floor features: Nice mix of open and closed ceiling design, strategically placed meeting rooms for enhanced security, ten enclosed offices, and shower facility
- Daily security
- Parking available onsite
- Tim Hortons located onsite

Get more information

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Floor Plan

Office Space For Lease 396 Cooper Street, Ottawa, ON

Address:	396 Cooper Street, Ottawa, ON K2P 0G8	
Location:	Located corner of Bank Street and Cooper Street	
Year Built:	1962	
Building Size:	28,485 sf	
Available Area	Unit 201	1,697 sf
	Unit 300	7,243 sf *
Asking Net Rent	\$16.00 psf \$18.00 psf *	
Additional Rent	\$15.86 psf	
Parking:	available onsite	
Occupancy	60 days or to be determined	

- Key Highlights
- Suites have been recently upgraded with high end finishes
 - New elevator (2020), new windows (2012), and recent upgrades to buildings HVAC system
 - Close to many great amenities and high traffic tourist hot spots including Parliament Hill, Sparks Street, and the Rideau Canal



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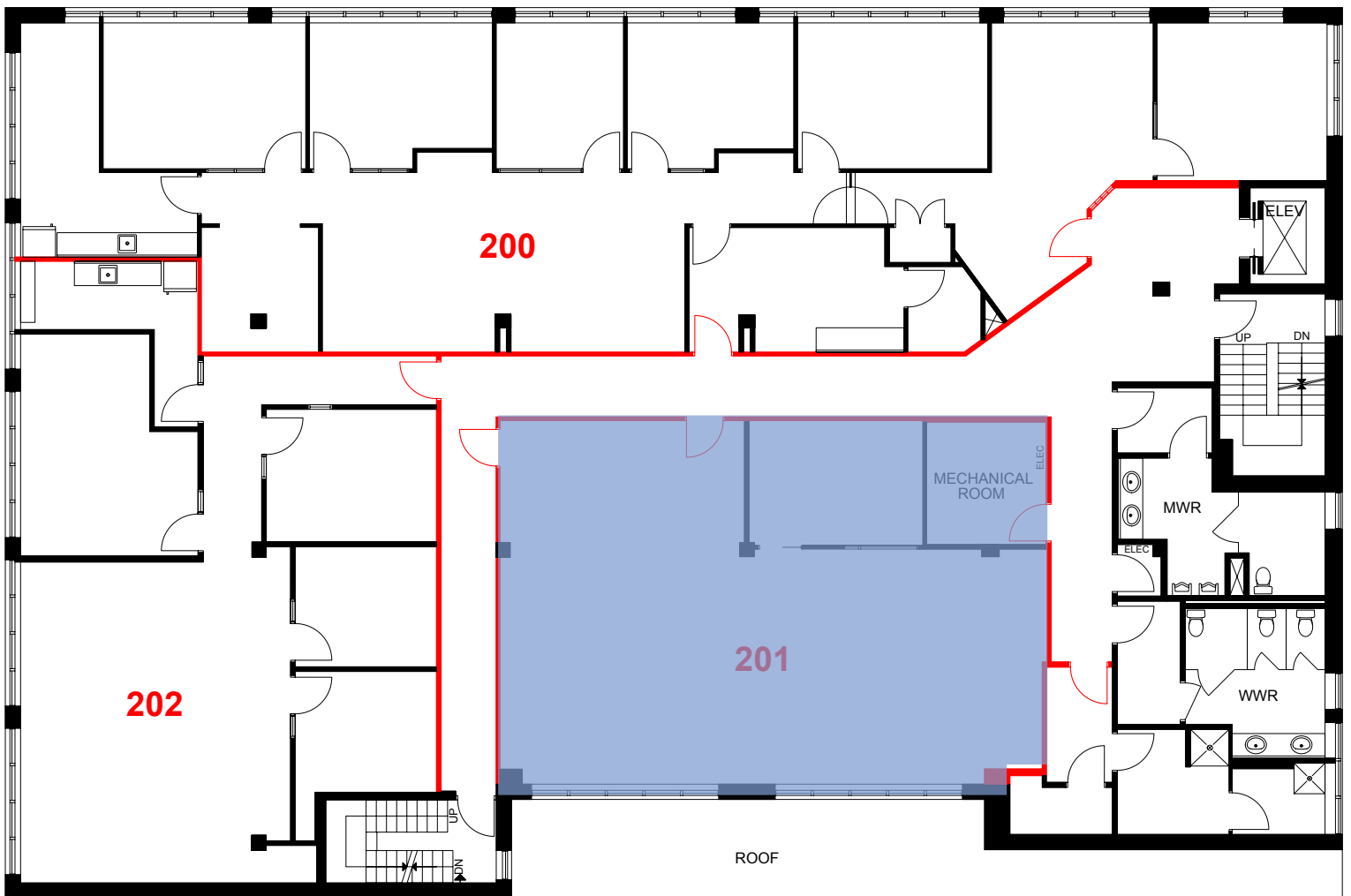
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Floor Plan

Office Space For Lease
396 Cooper Street, Ottawa, ON

*Suite 201 * Floorplan not to scale*



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Gallery

Office Space For Lease
396 Cooper Street, Ottawa, ON



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Floor Plan

Office Space For Lease
396 Cooper Street, Ottawa, ON



Suite 300 * Floorplan not to scale



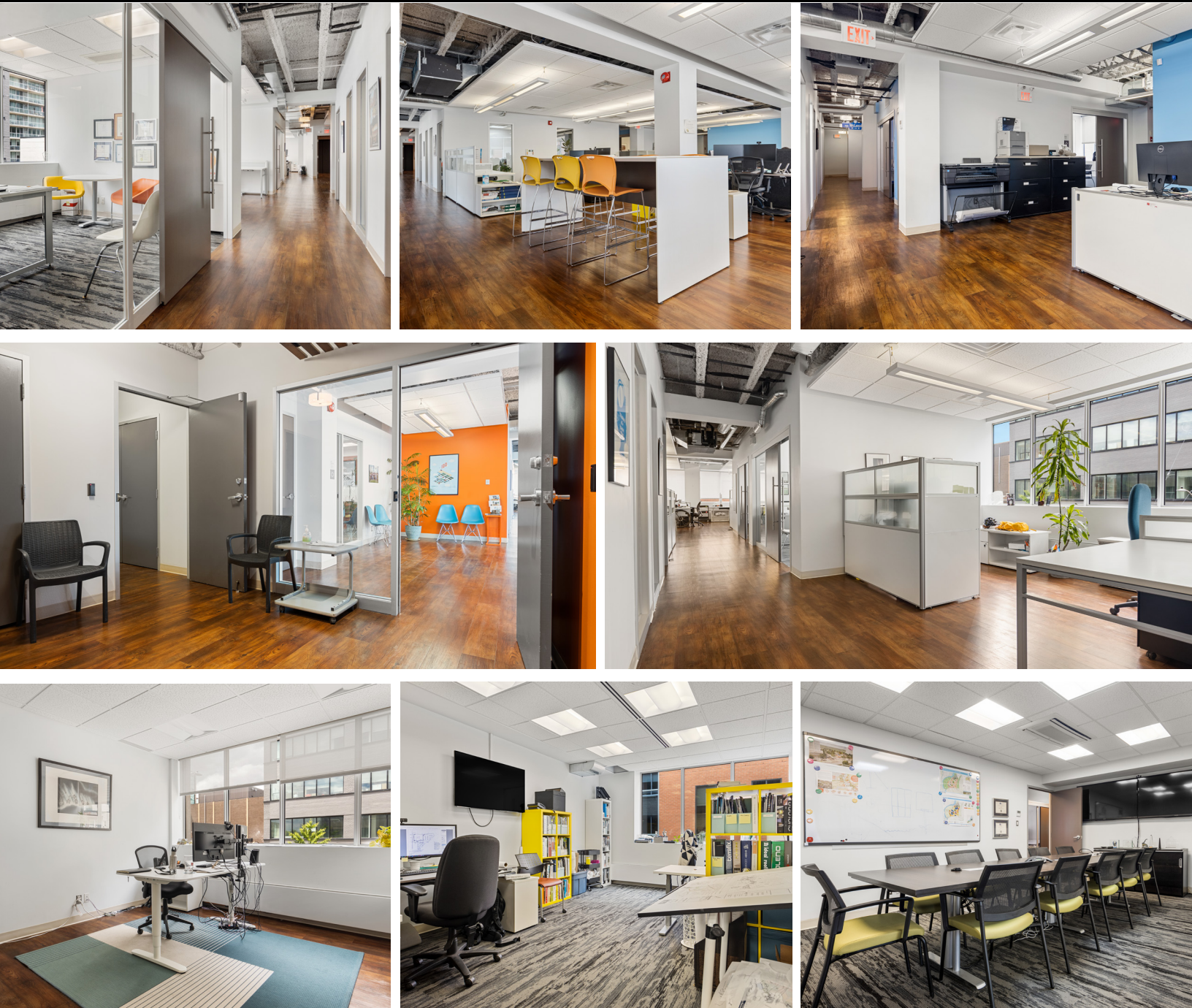
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Location: 396 Cooper at Bank Street is a brisk 10-minute walk from the Parliament Hill LRT station.

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