

FOR LEASE - OFFICE SPACE  
1770 WOODWARD DR.



Class "A" Office Space Available

## 1770 Woodward Dr. 1,872sf & 2,333sf space available

1770 Woodward Drive is a stunningly-renovated building that has gone through a complete transformation to reach "Class A" standards.

Newly-renovated common areas, washrooms- complete with showers, marble floors, exterior facade, landscaping, and second-floor skylights are some of the highlights that make this extremely attractive office space perfect to showcase your business.

Suite 101 at 2,333sf on the ground floor is available immediately and offers a spacious reception area, 2 offices and a kitchenette.

Suite 200 at 1,872sf offers 4 closed office, one open office, a reception area, a kitchenette and a file room.

Centrally located in Ottawa close to the Queensway and bus routes, 1770 Woodward is ideal for any firm looking for beautiful office space.

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup>  
Floor  
Ottawa, ON  
K2C 0P9

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## Property Highlights

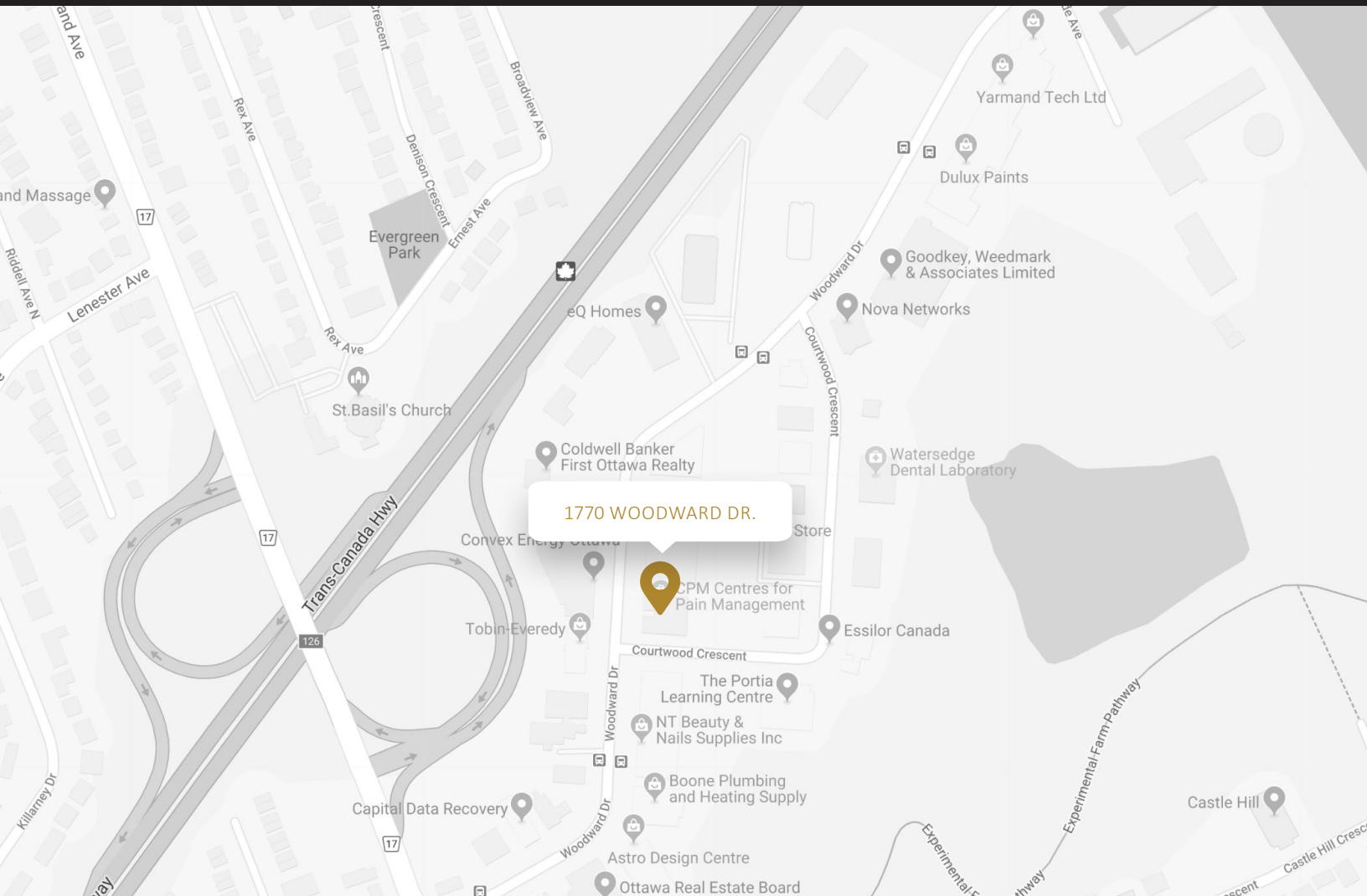
- Newly-renovated building, including modern lobby, common areas, and exterior
- Quiet professional building
- Ample parking for staff and clients
- Professionally managed building with 24/7 emergency on-call service
- Centrally located in Ottawa, along several bus routes



## Availability & Rates

| Suite | Area (sf) | Net Rent (PSF) | Additional Rent (PSF) | Availability |
|-------|-----------|----------------|-----------------------|--------------|
| 101   | 2,333     | \$18.50        | \$18.11               | Immediate    |
| 200   | 1,872     | \$18.50        | \$18.11               | June 1, 2026 |

TI Allowance – Negotiable

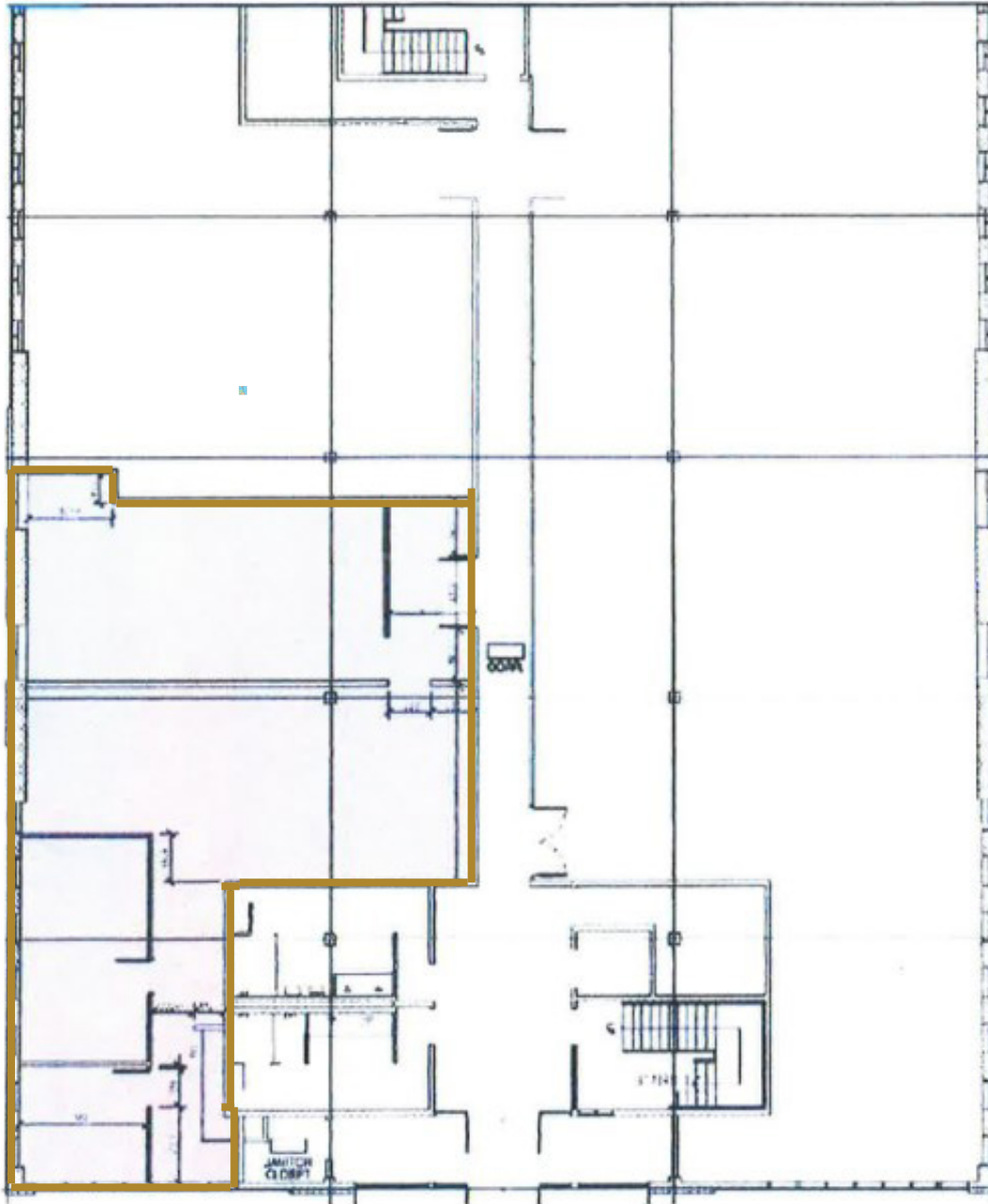


## Property Specifications

|                    |   |
|--------------------|---|
| Year Constructed   | 1965. Fully-renovated in 2018                           |
| Construction       | Concrete and steel-framed                               |
| Exterior Walls     | Masonry, clad with metal siding, and glass curtain wall |
| Roof Type          | Bitumous membrane over rigid insulation                 |
| Ceiling Height     | 8.5'  |
| Power              | 400 amps, 600v with 45 kVA step-down transformer        |
| Loading Facilities | No  |
| Air Conditioning   | (7) new gas-fired rooftop HVAC units                    |
| Heat               | (7) new gas-fired rooftop HVAC units                    |
| Sprinklered        | Yes   |
| Elevator           | Yes (Accessible Lift only)                              |
| Separately Metered | No  |

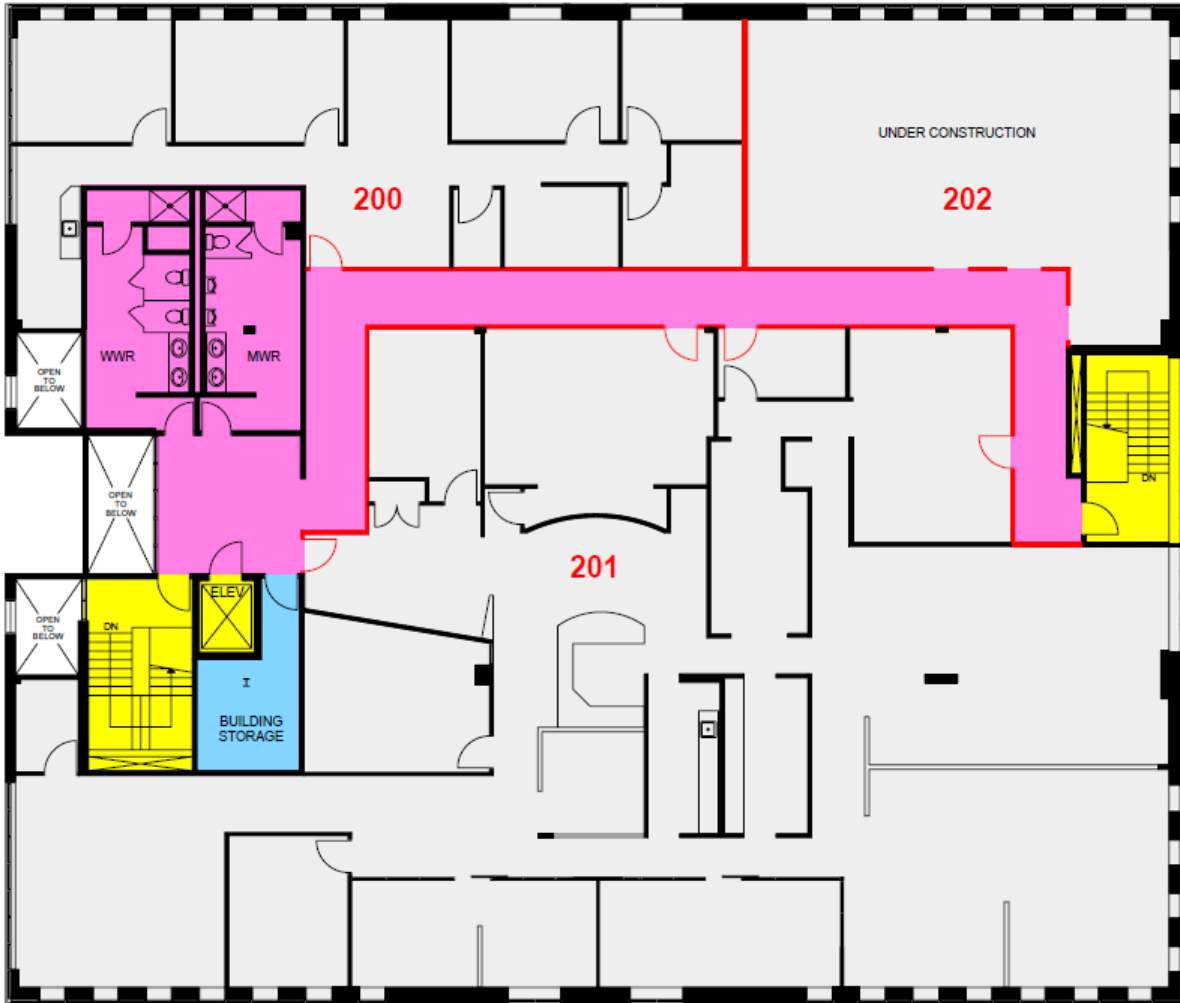
# Suite 101

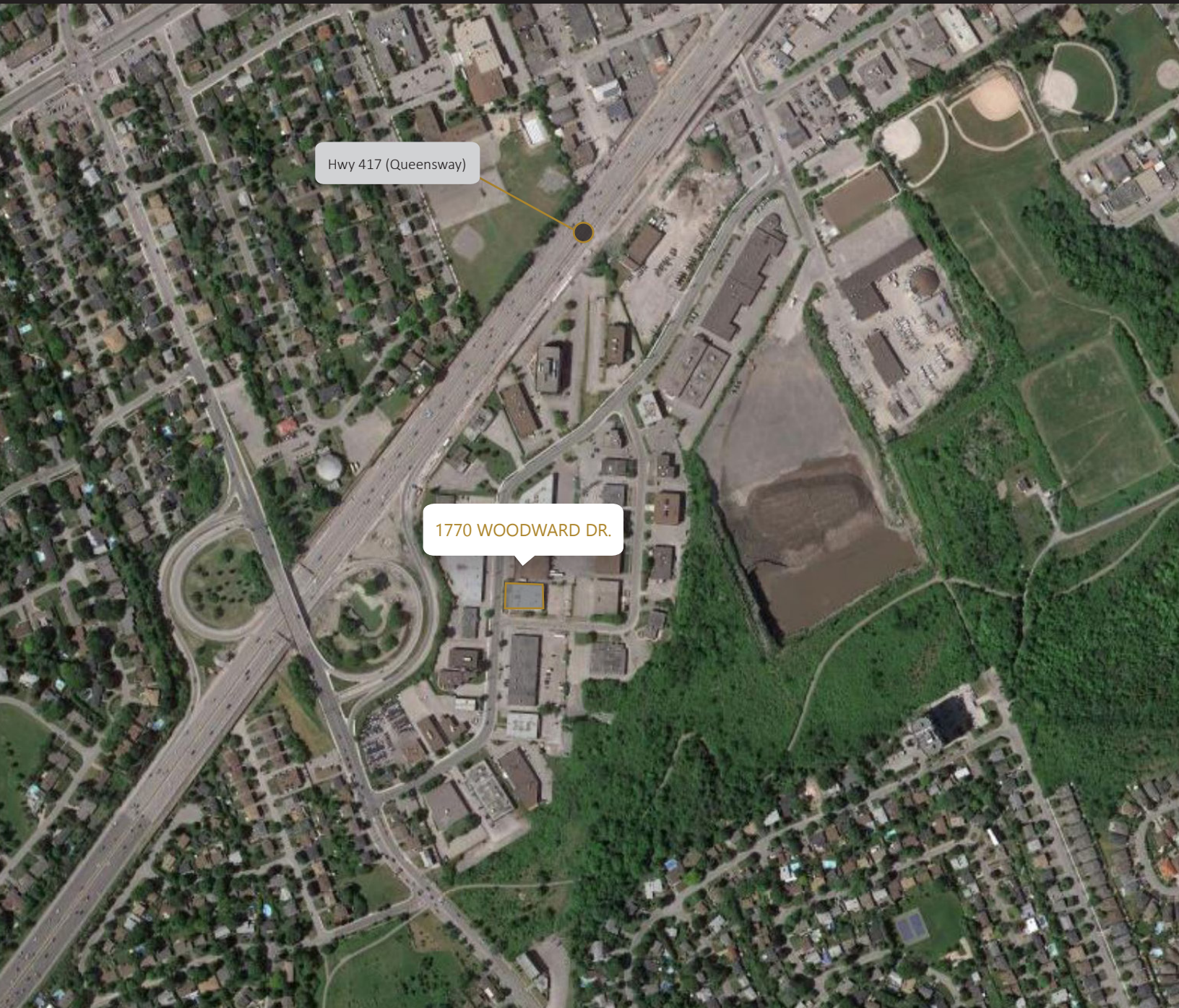
2,333sf



# Suite 200

1,872sf





## Contact us

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