



**TURNKEY OFFICE SPACE | UPDATED OFFERING**

# 10 RIDEAU STREET

OTTAWA, ONTARIO

**OFFICE SPACE FOR SUBLEASE  
SUITE 450**

**CBRE**



# OFFICE SPACE DETAILS

## *Suite 450*

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|                 |                  |
|-----------------|------------------|
| Available Space | approx. 1,750 SF |
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| Gross Rent | Contact Broker <b>Reduced Rate!</b> |
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| Availability | 90 days notice |
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| Sublease Term | December 30, 2030 |
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### **Suite Comments**

- Up to 12 open workstations
  - 1-2 enclosed offices/meeting rooms
  - 1 secure entrance vestibule
  - 1 dedicated kitchen/collaboration space
  - Access to shared meeting room (8-10 people)
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|           |            |
|-----------|------------|
| Furniture | Negotiable |
|-----------|------------|

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| Parking | Available at market rates located in the Rideau Centre parking garage. EV charging stations available onsite. |
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# PROPERTY DETAILS

Make a statement and establish your business presence in this professionally managed, historic heritage building located at the corner of Rideau Street and Colonel By Drive. Steps from the financial business district and seat of Canada's federal government, the Ottawa Convention Centre, CF Rideau Centre and directly attached to the Rideau Street LRT station, this turnkey office opportunity offers the perfect blend of history, charm, professionalism and accessibility. Located steps from a wide variety of restaurants, retail shops, business services and cultural/entertainment venues in the Byward Market and Central Business District.

Enjoy plentiful natural light and unique views of Parliament, the magnificently restored former Union Station (heritage building) now home to the Senate of Canada, the Ceremonial Route and glimpses of the Rideau Canal (a UNESCO world heritage site). This office offers shared amenities including on-site showers, access to an outdoor terrace as well as secure lobby access. The suite is freshly painted, has new carpet and dedicated kitchen, ready to receive your personalized brand. Ideal for a professional services firm (accounting, engineering, law, marketing, creative businesses) and many more. Parking available within CF Rideau Centre underground parking garage. Available within 90 days on a gross rent basis (utilities included).



**PRESTIGIOUS DOWNTOWN LOCATION**



**COMMON SHOWERS ON THE 4<sup>TH</sup> FLOOR**



**SHARED MEETING ROOM ON THE 4<sup>TH</sup> FLOOR**



**ACCESS TO ROOFTOP TERRACE**



**BOMA BEST CERTIFIED**



**DIRECT ACCESS TO RIDEAU LRT STATION**



**ATTACHED TO THE RIDEAU CENTRE**



# SUITE PHOTOS



Floor lobby and shared meeting space off elevators



Unique views from Suite 450



Open office furniture



Boardroom



Open workspace

# FLOORPLAN

Plans can accommodate up to 12 workstations, 2 meeting rooms or enclosed offices, reception, lunchroom and copy area.

## COLONEL BY DRIVE



RIDEAU STREET







## NEARBY AMENITIES & POINTS OF INTEREST

- |                    |                   |
|--------------------|-------------------|
| 1 STARBUCKS        | A CHATEAU LAURIER |
| 2 CHIPOTLE         | B RIDEAU CENTRE   |
| 3 JOEY RIDEAU      | C WESTIN HOTEL    |
| 4 LITTLE VICTORIES | D ROGERS CENTRE   |
| 5 TIM HORTONS      | E NAC             |
| 6 NANDO'S CHICKEN  | F CITY HALL       |



**PARLIAMENT HILL**  
3 MINUTE WALK | 250M



**ACCESS TO HIGHWAY 417**  
3 MINUTE DRIVE | 600M



**WALK  
SCORE**

99



**TRANSIT  
SCORE**

92



**BIKE  
SCORE**

93

## CONTACT

### Victoria Scott\*

Senior Sales Associate  
+1 613 296 5992  
victoria.scott@cbre.com

\*Broker

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CBRE Limited | Real Estate Brokerage | 340 Albert Street, Suite 1900 | Ottawa, ON | K1R 7Y6 | T: +1 613 782 2266 | [www.cbre.ca/ottawa](http://www.cbre.ca/ottawa)

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