

OFFICE SPACE DETAILS

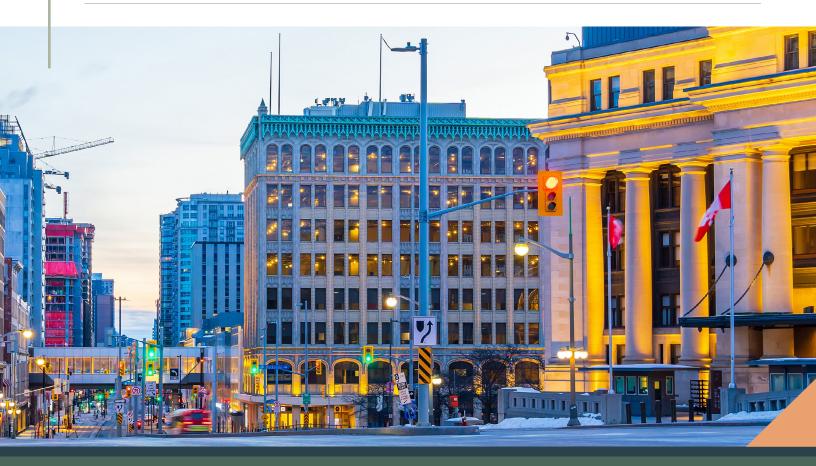
Suite 450

Available Space	approx. 1,750 SF	
Gross Rent	Contact Broker Reduced Rate!	
Availability	90 days notice	
Sublease Term	December 30, 2030	

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)

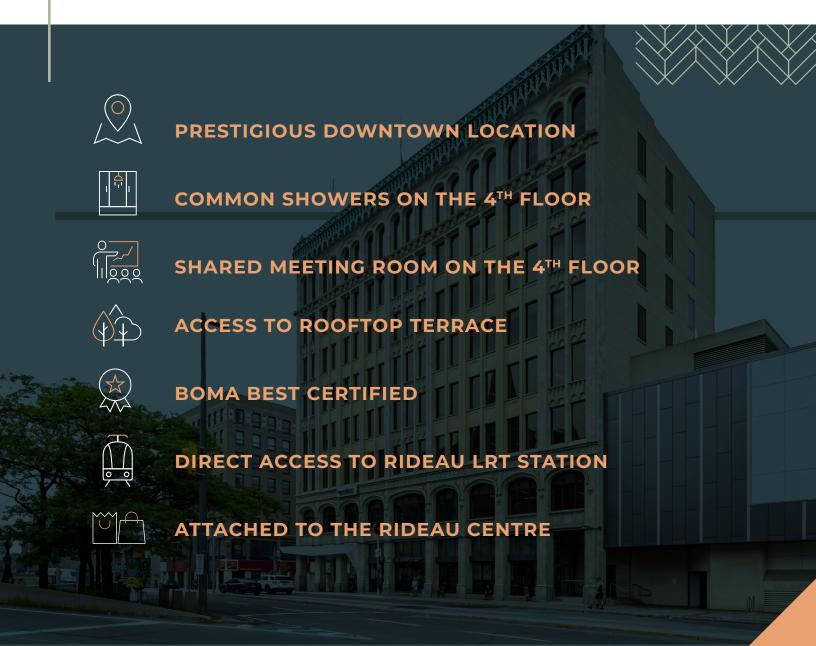
Furniture	Negotiable
Parking	Available at market rates located in the Rideau Centre parking garage. EV charging stations available onsite.



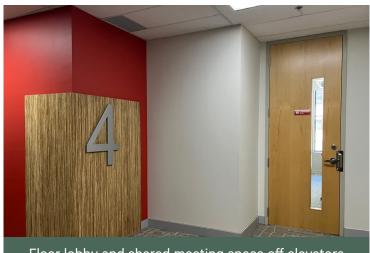
PROPERTY DETAILS

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).

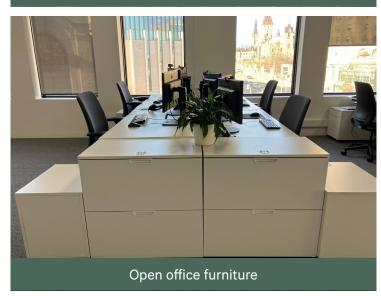


SUITE PHOTOS

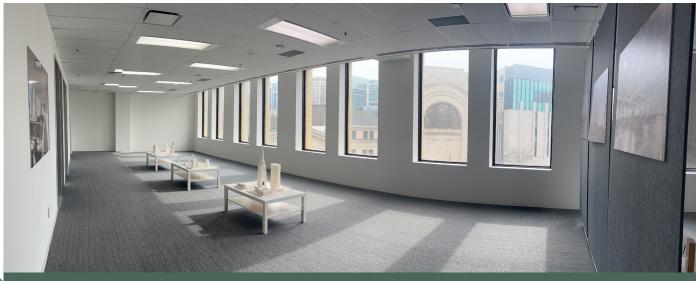










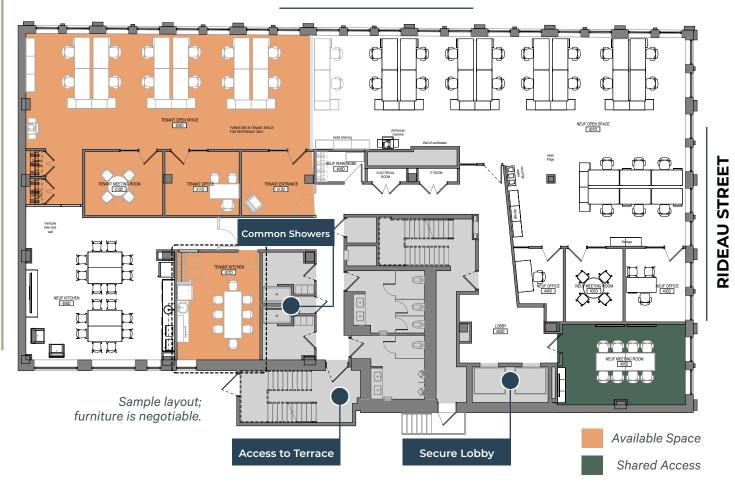


Open workspace

FLOORPLAN

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

COLONEL BY DRIVE







NEARBY AMENITIES & POINTS OF INTEREST

- STARBUCKS
- 2 CHIPOTLE
- JOEY RIDEAU
- 4 LITTLE VICTORIES
- TIM HORTONS
- 6 NANDO'S CHICKEN

- CHATEAU LAURIER
- RIDEAU CENTRE
- **WESTIN HOTEL**
- **ROGERS CENTRE**
- NAC
- **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

10 RIDEAU STREET

OFFICE SPACE FOR SUBLEASE **SUITE 450**

CONTACT

Victoria Scott*

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

*Broker

CBRE

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

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