

FOR LEASE - OFFICE SPACE
214 MONTREAL ROAD



Office Space in East End of Downtown Ottawa

214 Montreal Road 1,588sf to 5,200sf available

Conveniently located and highly accessible office space for lease in the east end of downtown Ottawa. This professionally managed 5-story office building is well located just off the Vanier Parkway at Montreal Road and features efficient floor plates, high end existing improvements and heated underground parking.

Tenants are sure to enjoy scenic alternatives that will save time commuting from Orleans (East) via Montreal Road or from downtown (West) via Rideau Street.

This property is located mid-point approximately 2km west of the Monfort Hospital and approximately 2km east of Rideau Centre and the Byward Market. Clients and staff will find ample amenities within walking distance and many parks within short driving/biking distance.

Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa, ON
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Property Highlights

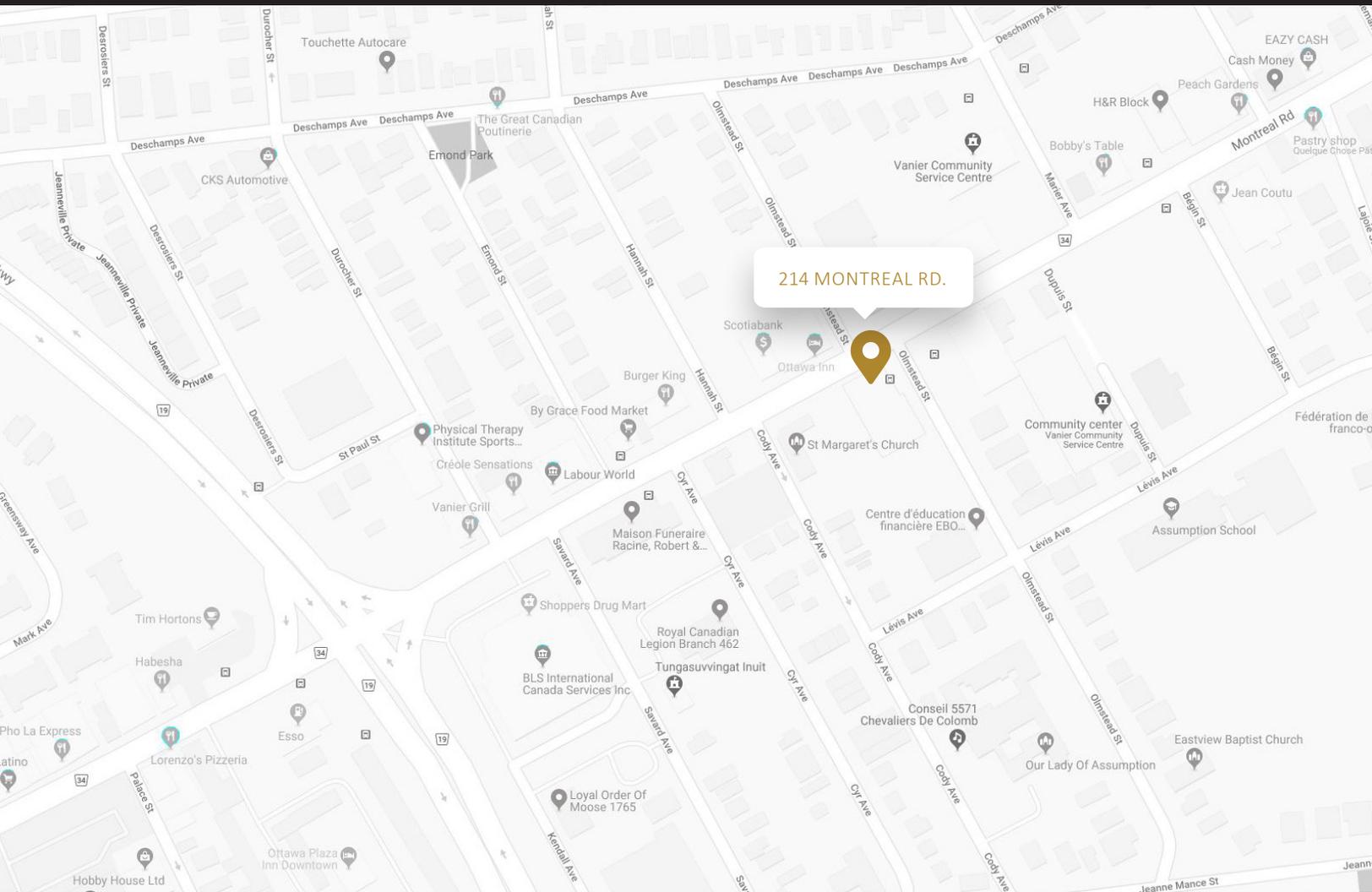
- Quiet professional building
- Abundant natural light with pleasant views of the surrounding areas
- Perimeter key access system, capable of “synchronization” with tenant suite access system
- High power- 2500amp, 600/347v, 4-wire electrical
- Professionally managed building with 24/7 emergency on-call service
- Abundant heated underground parking
- Overnight security patrols
- Barrier-free, fully-accessible building
- Short drive to downtown via Montreal Rd.
- Building signage opportunity



Availability & Rates

| Suite | Area (sf) | Net Rent (PSF) | Additional Rent (PSF) | Availability |
|--------------|-----------|----------------|-----------------------|---------------|
| 100 (Retail) | 1,850 | \$24.00 | \$19.31 | March 1, 2026 |
| 110 | 1,975 | \$15.00 | \$19.31 | Immediate |
| 200 | 1,588 | \$15.00 | \$19.31 | Immediate |
| 301 & 302 | 5,200 | \$15.00 | \$19.31 | Immediate |
| 401 & 402 | 4,151 | \$15.00 | \$19.31 | Immediate |
| 500A | 2,158 | \$15.00 | \$19.31 | Immediate |

TI Allowance – Negotiable



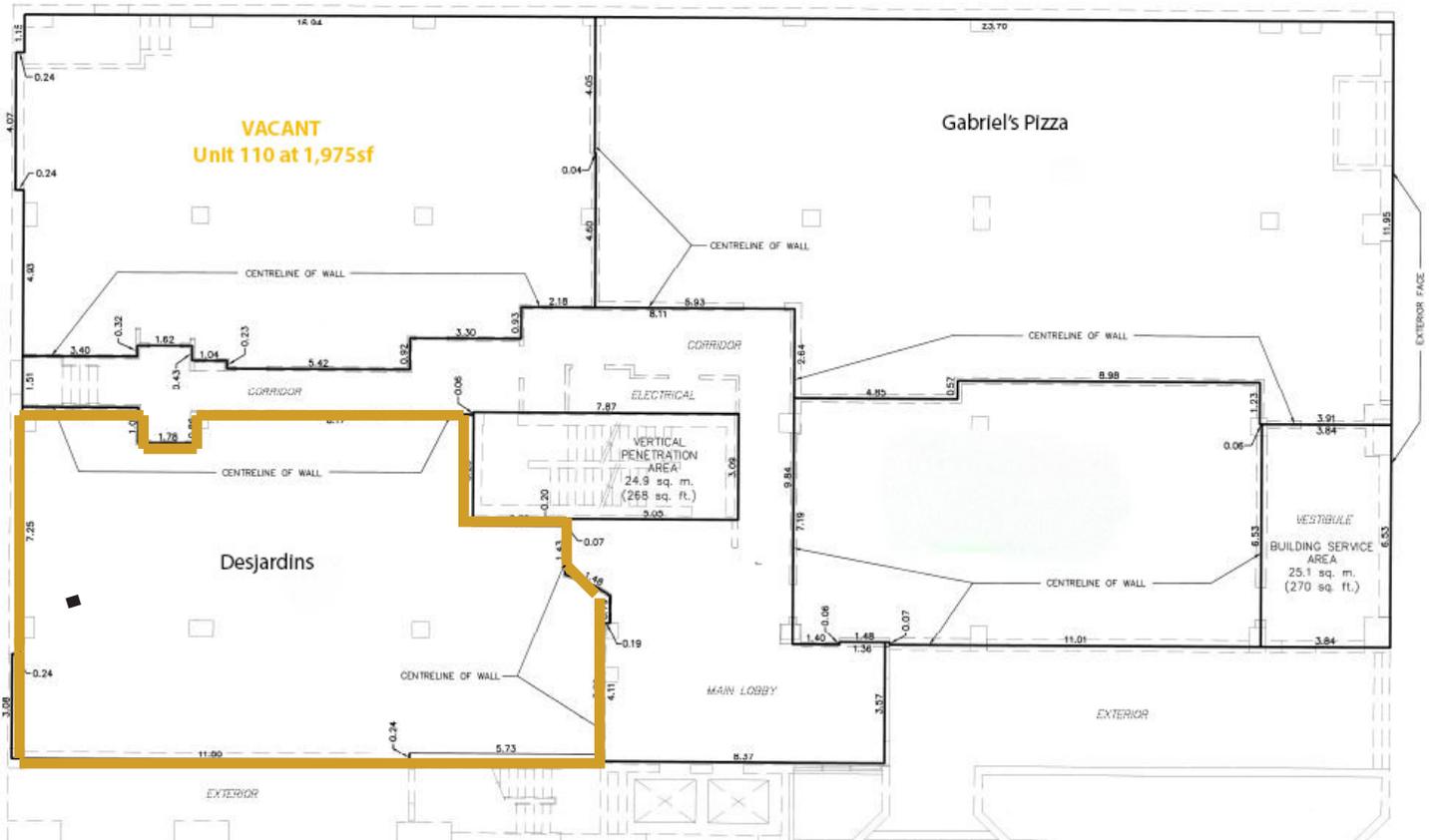
Property Specifications

| | |
|--------------------|---|
| Year Constructed | 1990 |
| Construction | Concrete |
| Exterior Walls | Brick |
| Roof Type | Inverted membrane, sloped metal roofing |
| Ceiling Height | 18' to slab (ground floor) |
| Power | 347/600 with step down transformers |
| Loading Facilities | No |
| Air Conditioning | 64 heat pumps |
| Heat | Boilers |
| Sprinklered | Yes |
| Parking Spots | 22 underground; 64 surface |
| Elevator | Yes |
| Separately Metered | Yes |



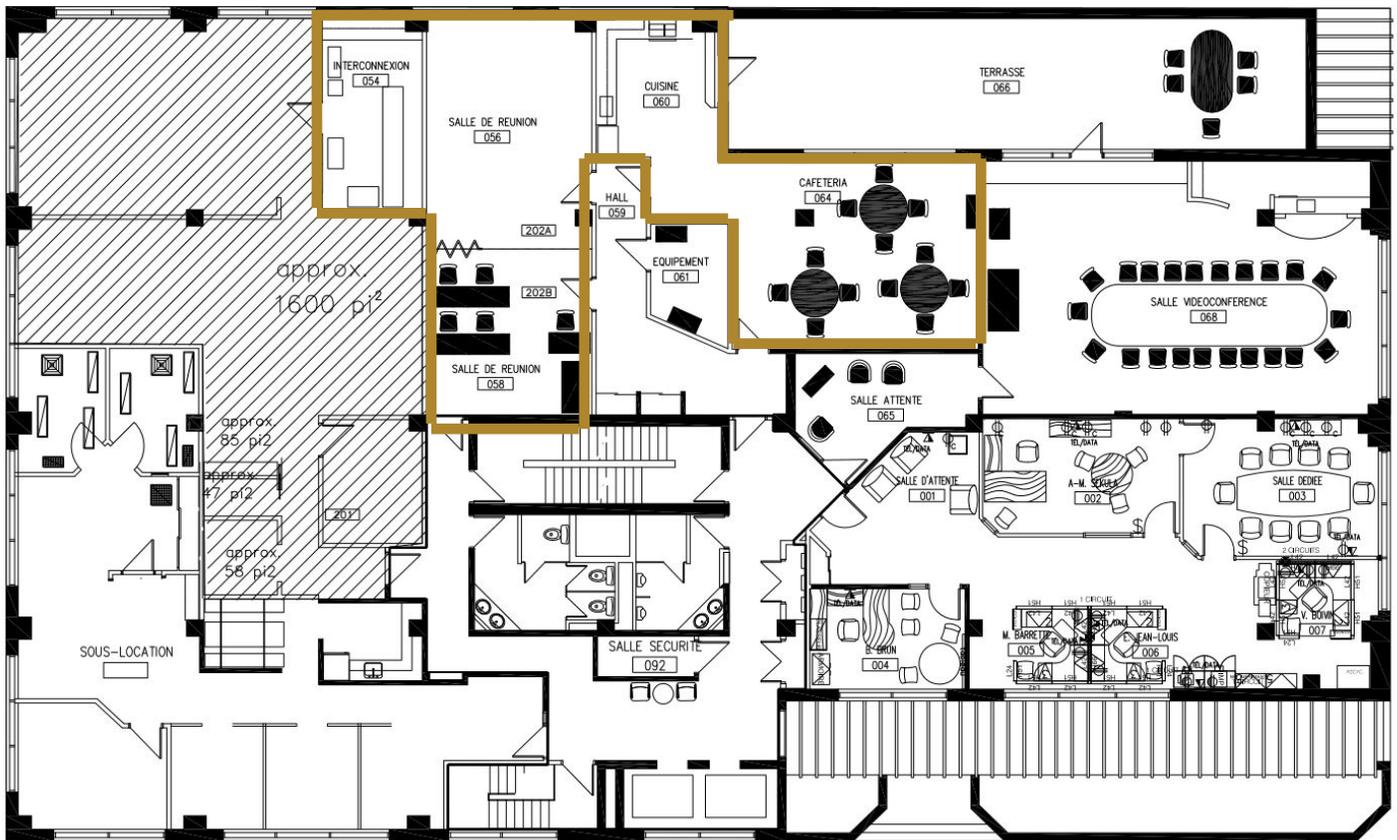
Ground Floor

Unit #100- 1,850sf



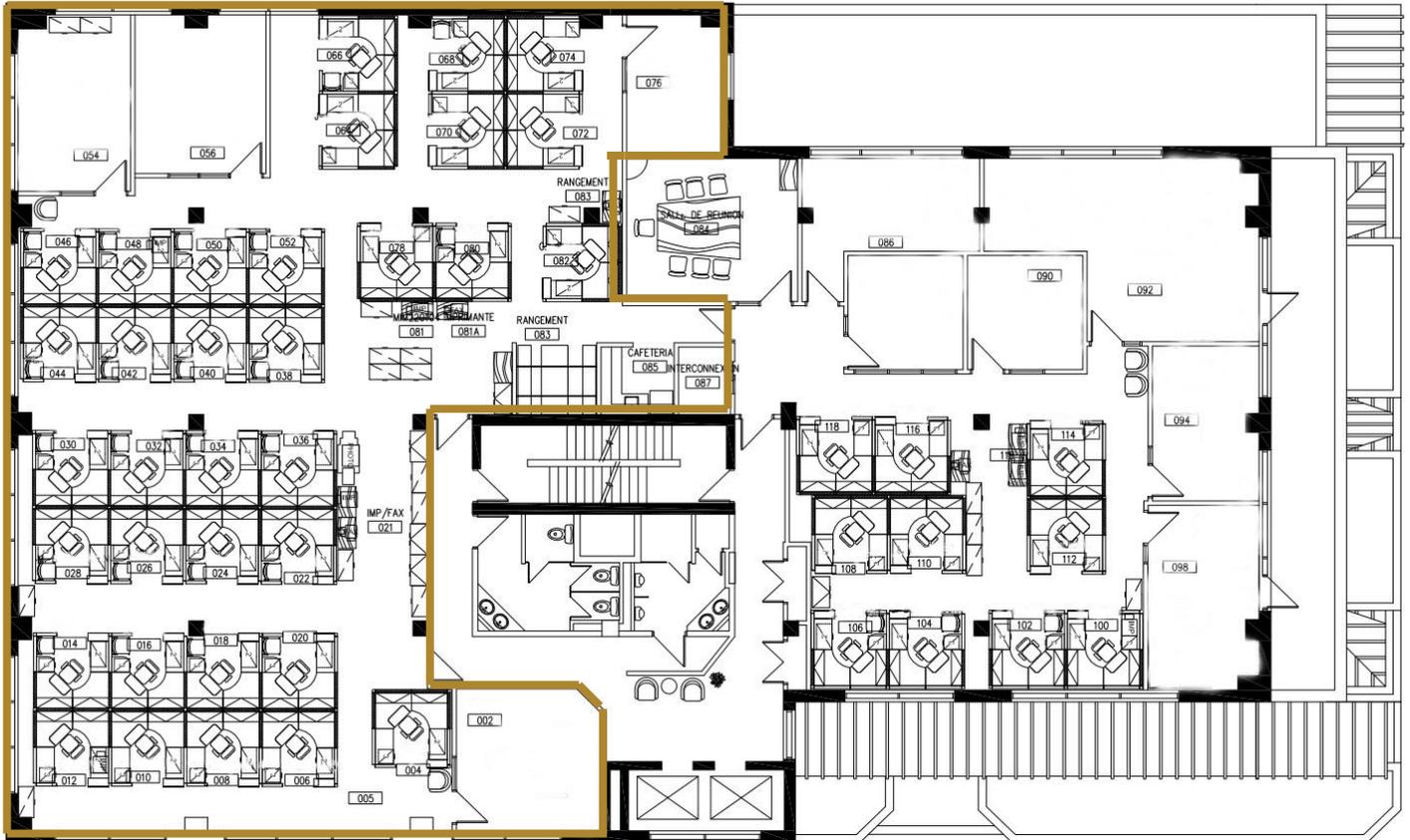
Suite 200

1,588sf



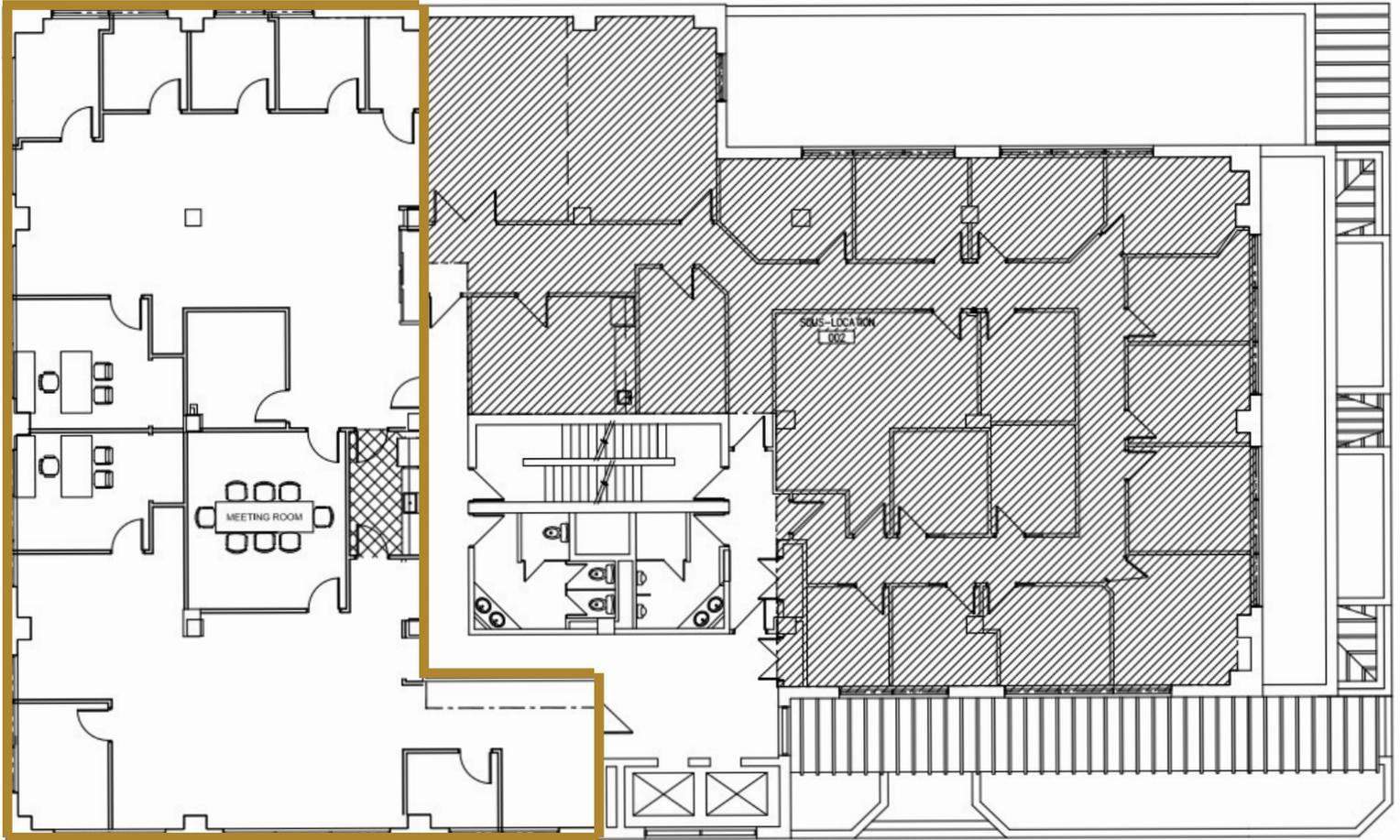
Suite 301 & 302

5,200 sf (Can be sub-divided)



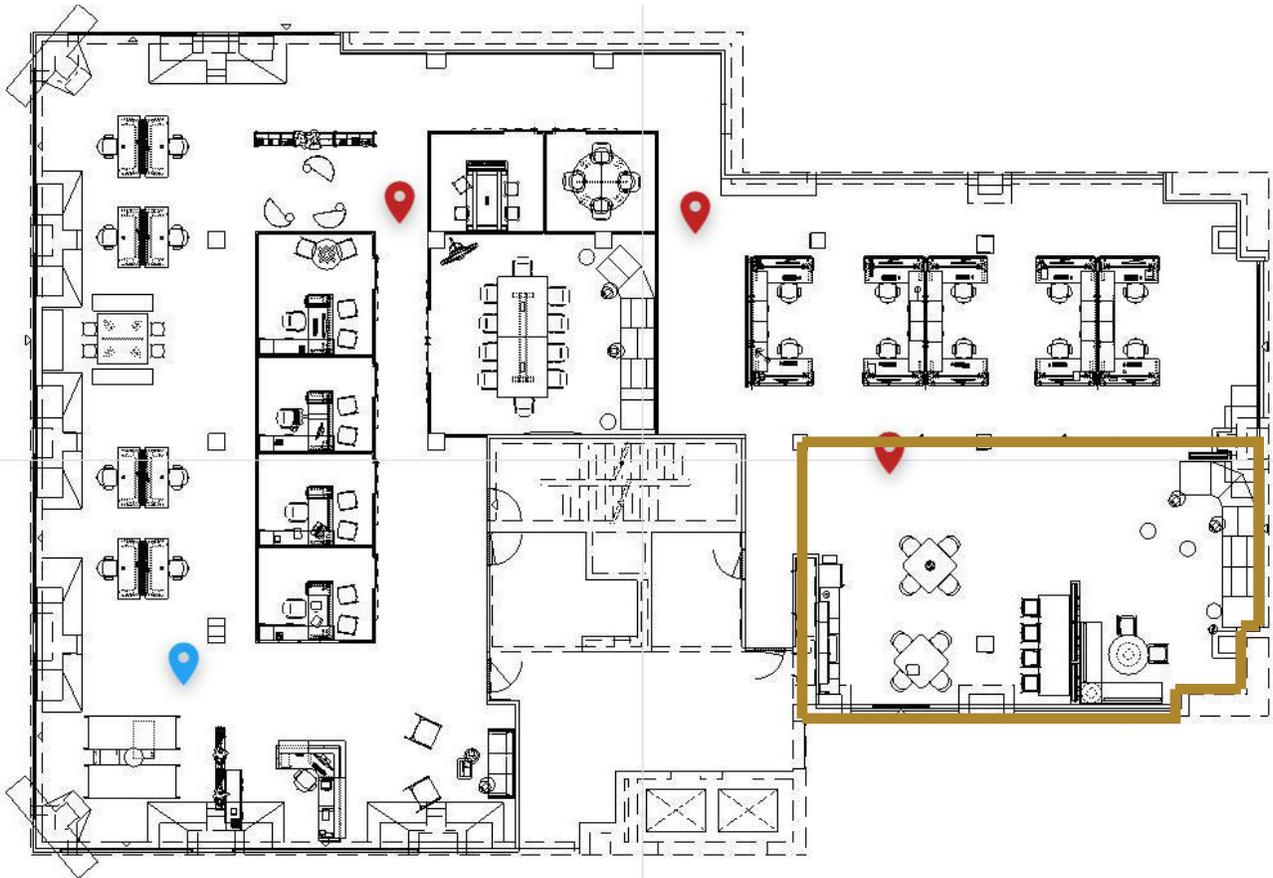
Suite 401 & 402

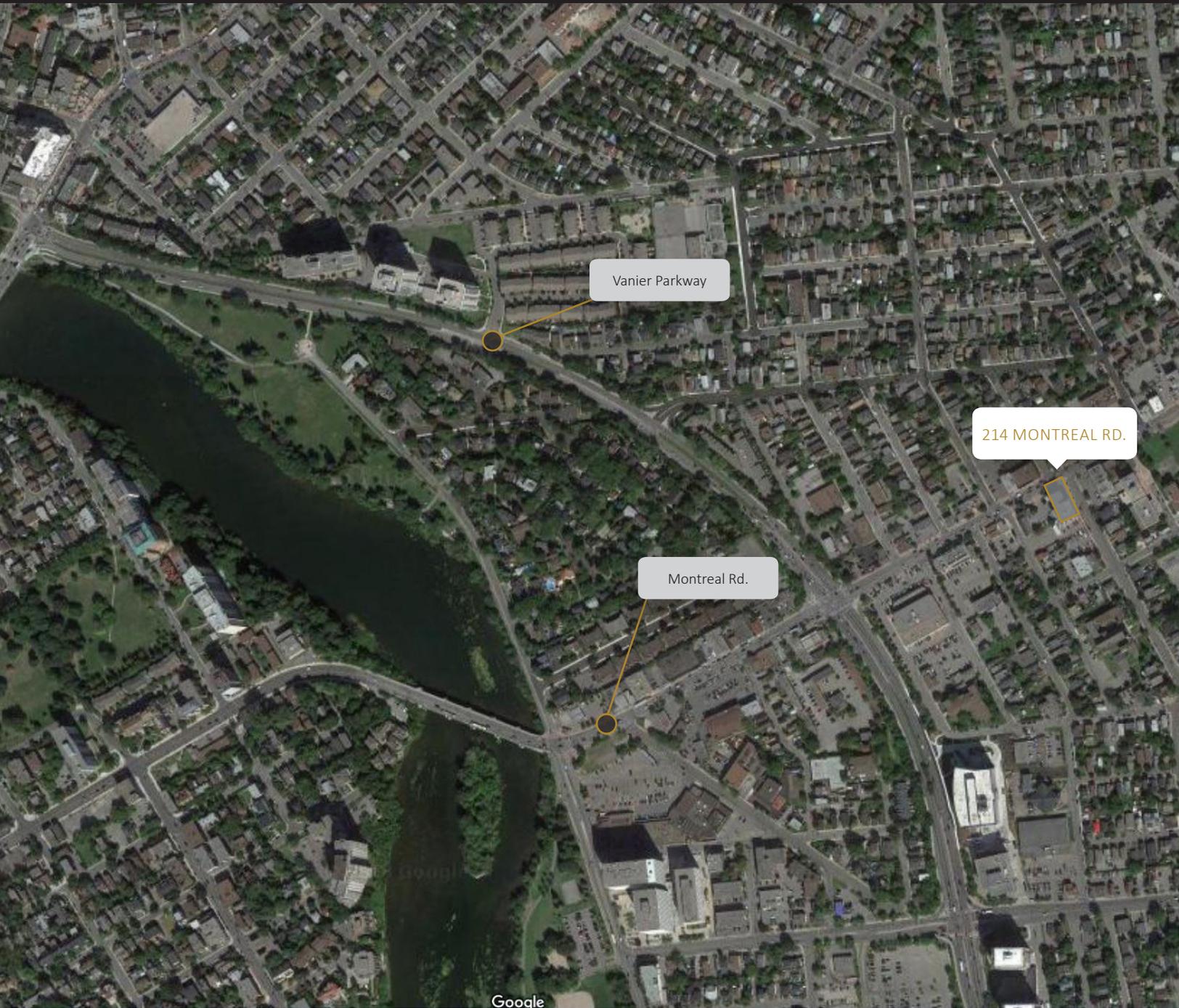
4,151sf



Suite 500A

2,158sf





Contact us

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