

For Sublease

**CBRE**

# Turnkey Office Opportunity

Available Immediately

400 Cooper Street | Suite 7000  
Ottawa, Ontario

Beautiful, Bright and Recently Renovated!

**360°**  
VIRTUAL TOUR





Office Space  
400 Cooper Street | Suite 7000

# Property Information



Existing Improvements in Place



Fitness Room & On-site Showers



Indoor Secured Bicycle Parking



BOMA Best Certified GREEN



10-Minute Walk to Parliament LRT Station



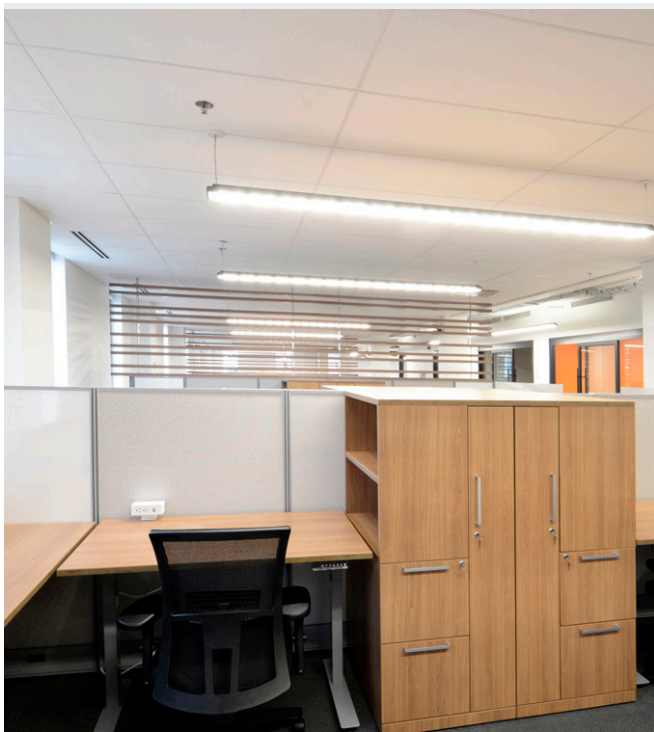
Multiple Amenities in the Area

Year Built	1977, Renovated in 1999 & 2020
Building Class	B
Operating Costs	\$11.48 PSF (2023 estimate)
Net Sublease Rate	Contact Listing Agent
Space Available	Suite 7000   4,925-12,110 SF
Availability	Immediate
Term Expiry	July 30, 2033
Available Parking	7 underground parking stalls & 10 surface/covered stalls
Parking Rate	\$154.59/stall/mo (underground) \$135.00/stall/mo (surface/covered)

Furniture is Negotiable

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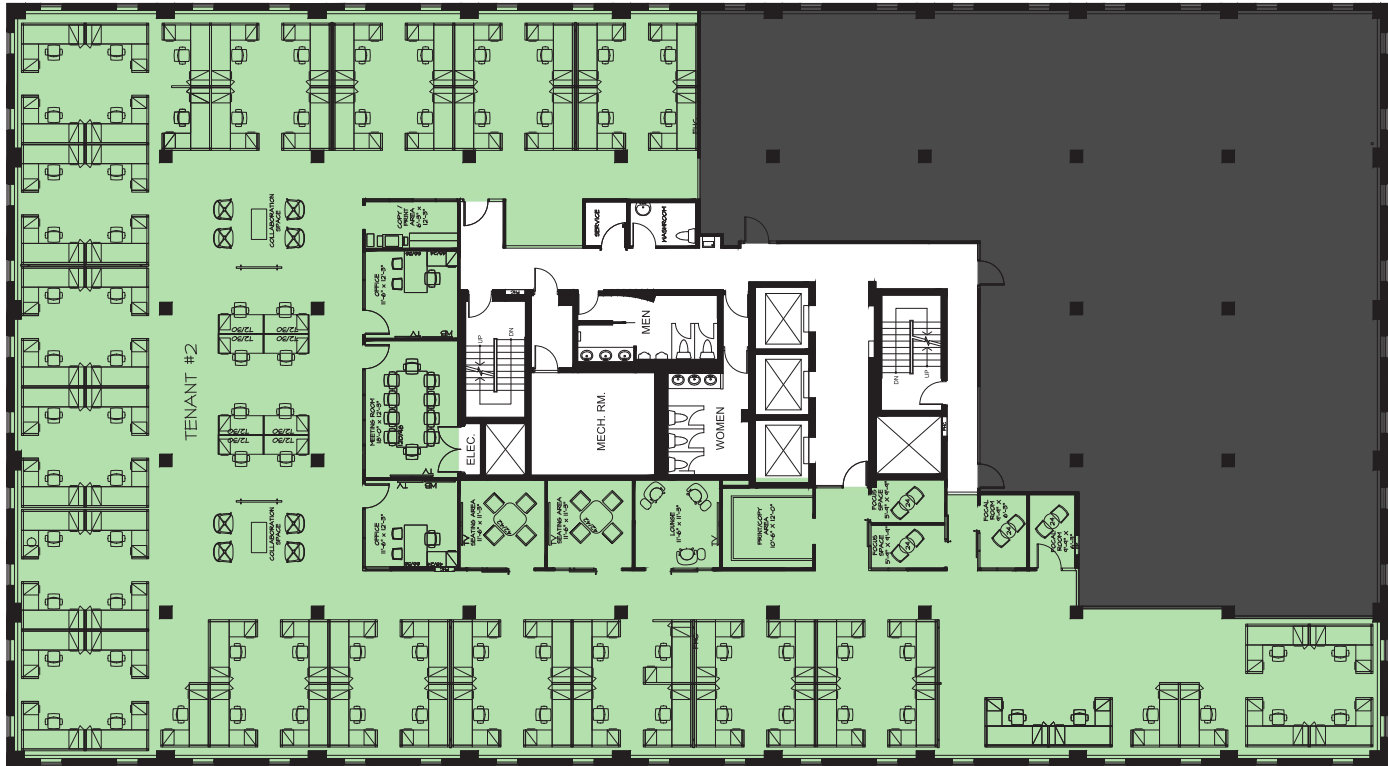
## Suite Photos





# Floor Plan

## Suite 7000 | 12,110 SF



## Smaller Suite | Option 1: 4,925 SF or Option 2: 6,734 SF



## Access and Amenities

400 Cooper Street occupies a prime location in the Centretown submarket, directly to the south of Ottawa’s Central Business District. Also known as the Chomley Building, this site benefits from direct proximity to major shopping destinations, fine dining, cultural and entertainment venues, government buildings, historic landmarks, and municipal parks. Within a ten-minute walking radius lies multiple national landmarks including Parliament Hill, the Centennial Flame, the Supreme Court, Confederation Park and multiple museums. Also within walking distance lies the CF Rideau Centre, Ottawa’s premier shopping destination. Easily accessible by transit along Bank Street – a major thoroughfare – Centretown boasts a bold and vibrant community including a mix of residential and commercial properties.





## Location Map

400 Cooper Street | Suite 7000

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## Contact Us

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