

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, 2<sup>nd</sup> Floor  
Ottawa, ON  
K2C 0P9

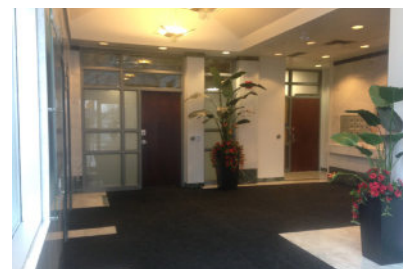
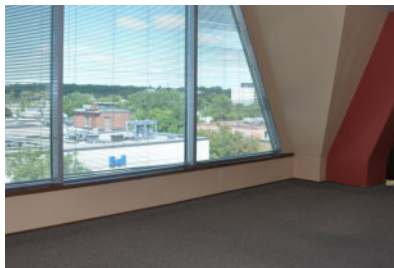
(613) 230-2100

[info@regionalgroup.com](mailto:info@regionalgroup.com)  
[regionalgroup.com](http://regionalgroup.com)



## 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

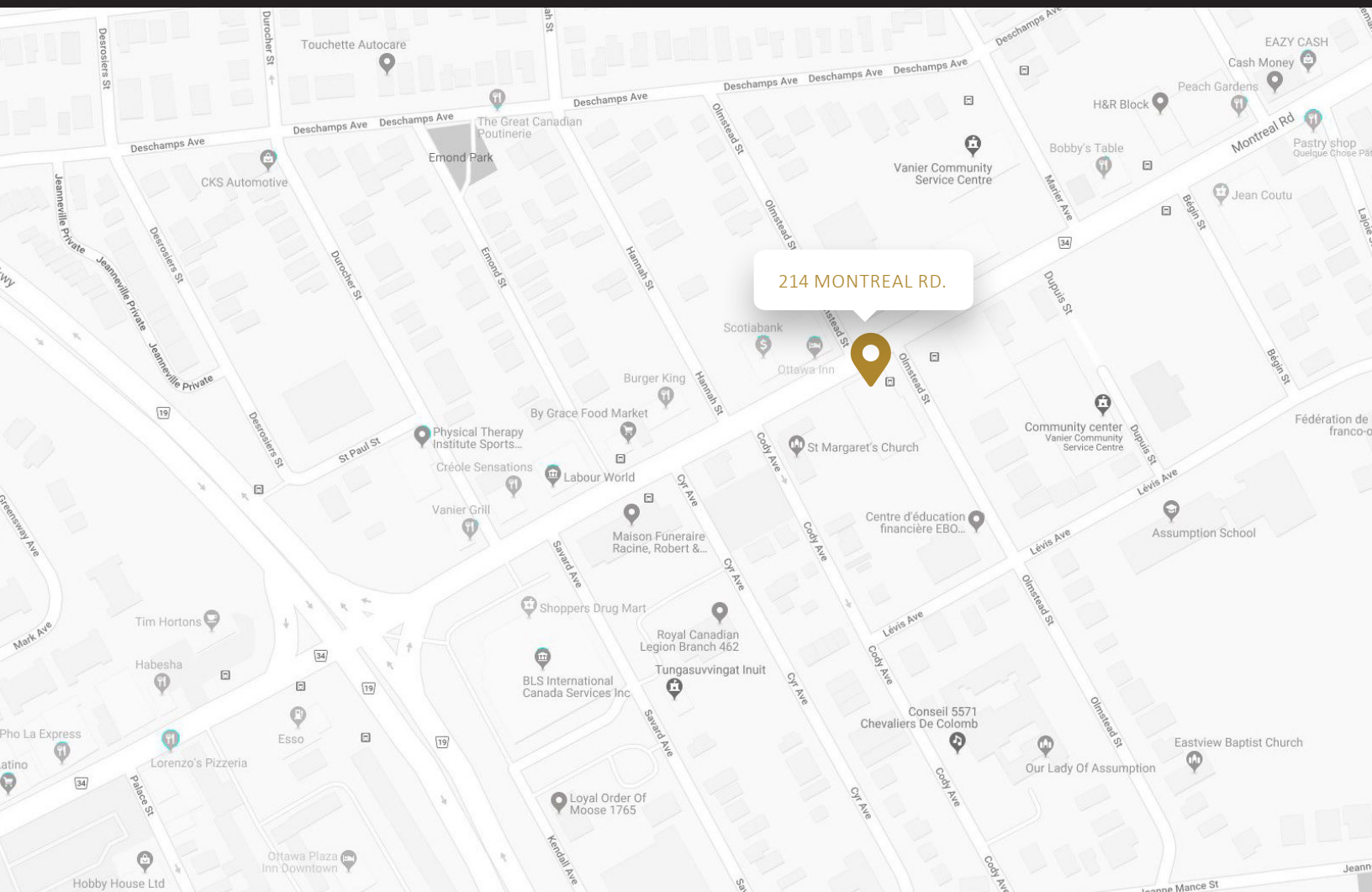


## Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
110	1,975	\$15.00	\$18.08	Immediate
200	1,588	\$15.00	\$18.08	Immediate
301 & 302	5,200	\$15.00	\$18.08	Immediate
401 & 402	4,151	\$15.00	\$18.08	Immediate
500A	2,158	\$15.00	\$18.08	Immediate

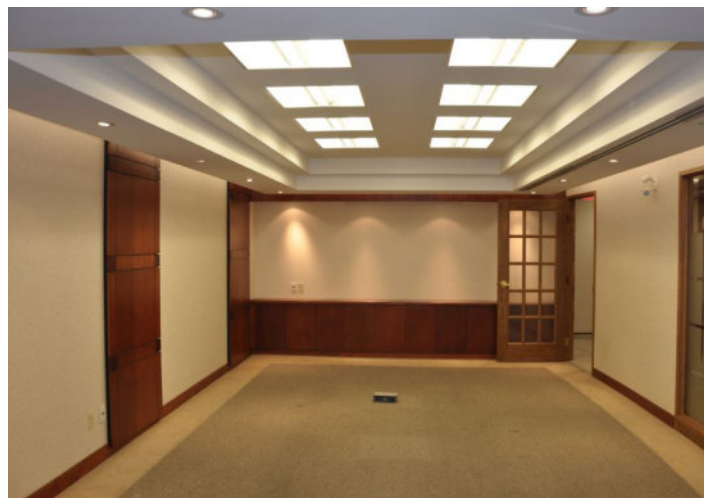
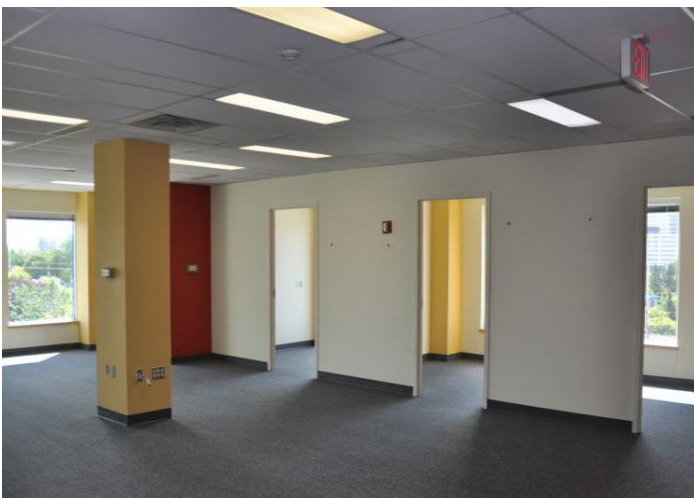
TI Allowance – Negotiable





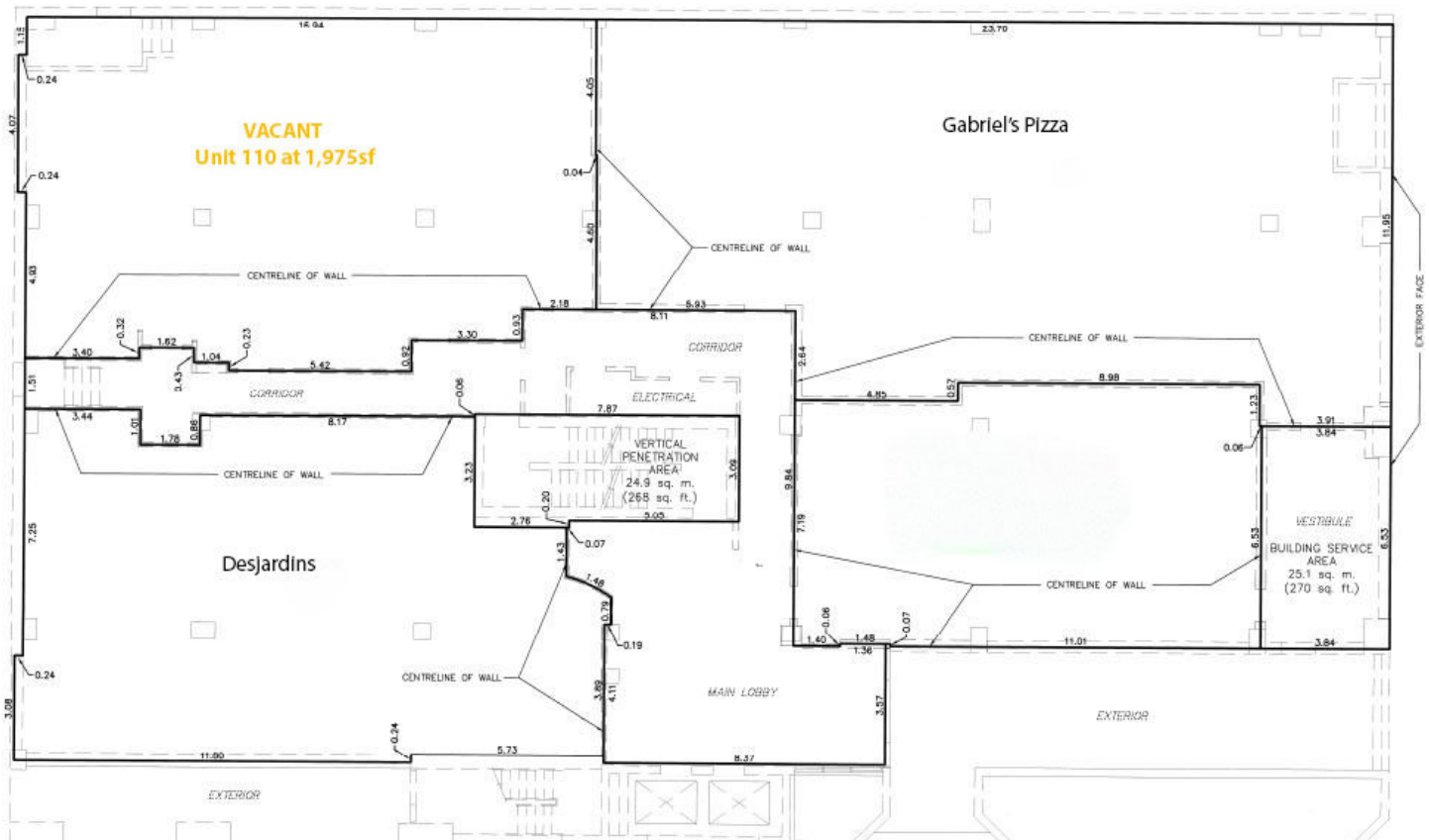
## Property Specifications

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



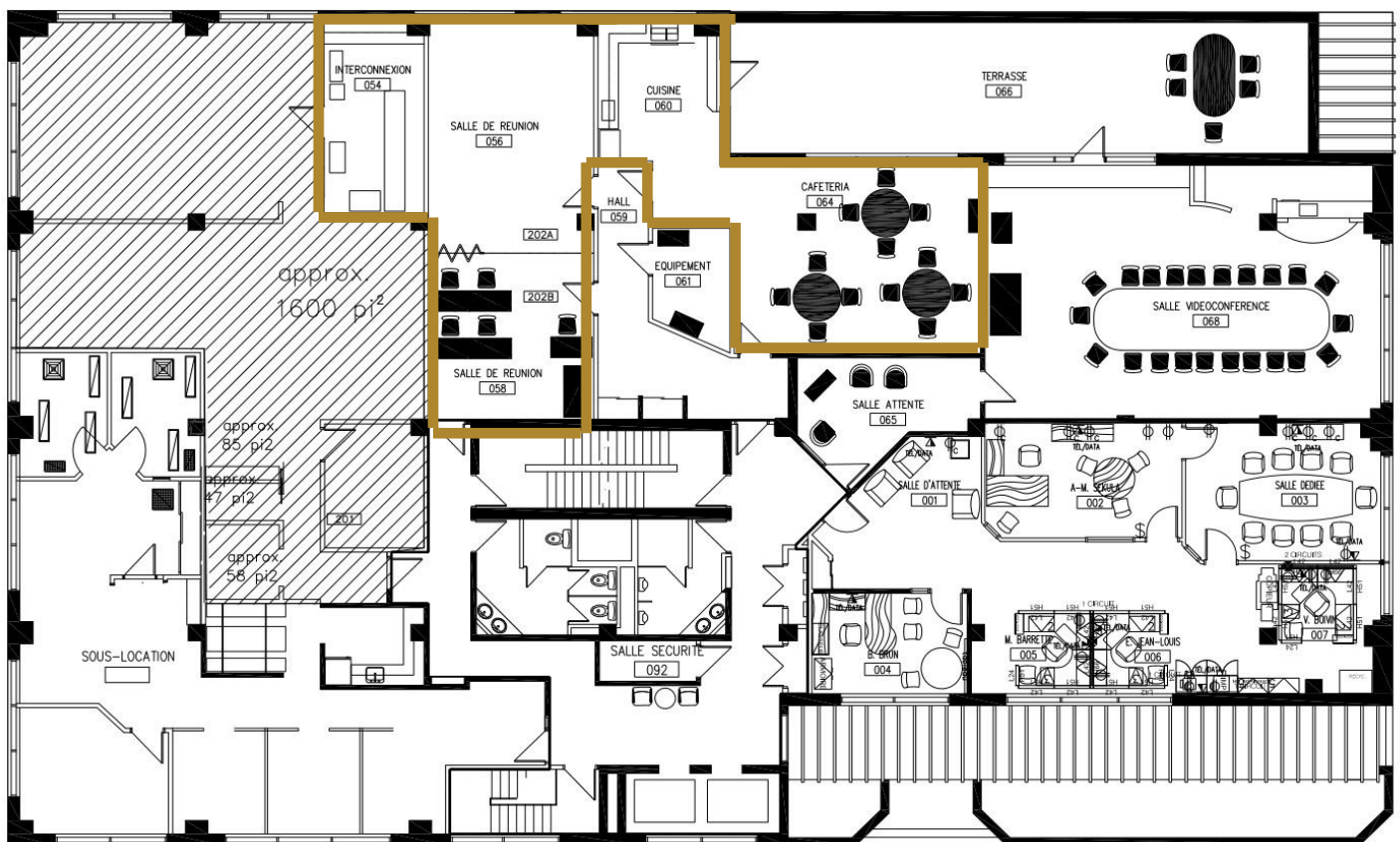
## Ground Floor

Unit #110- 1,975sf

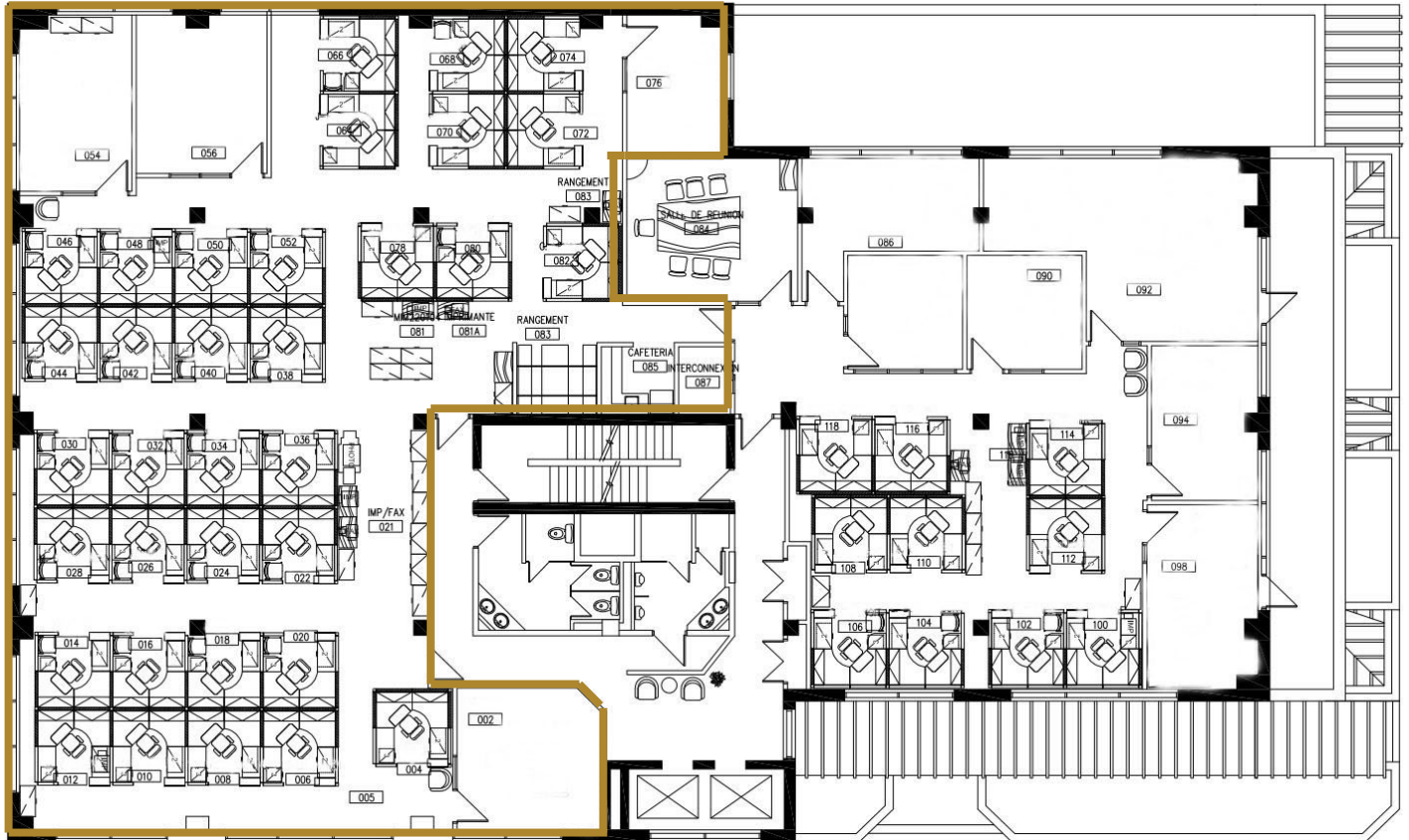




1,588sf

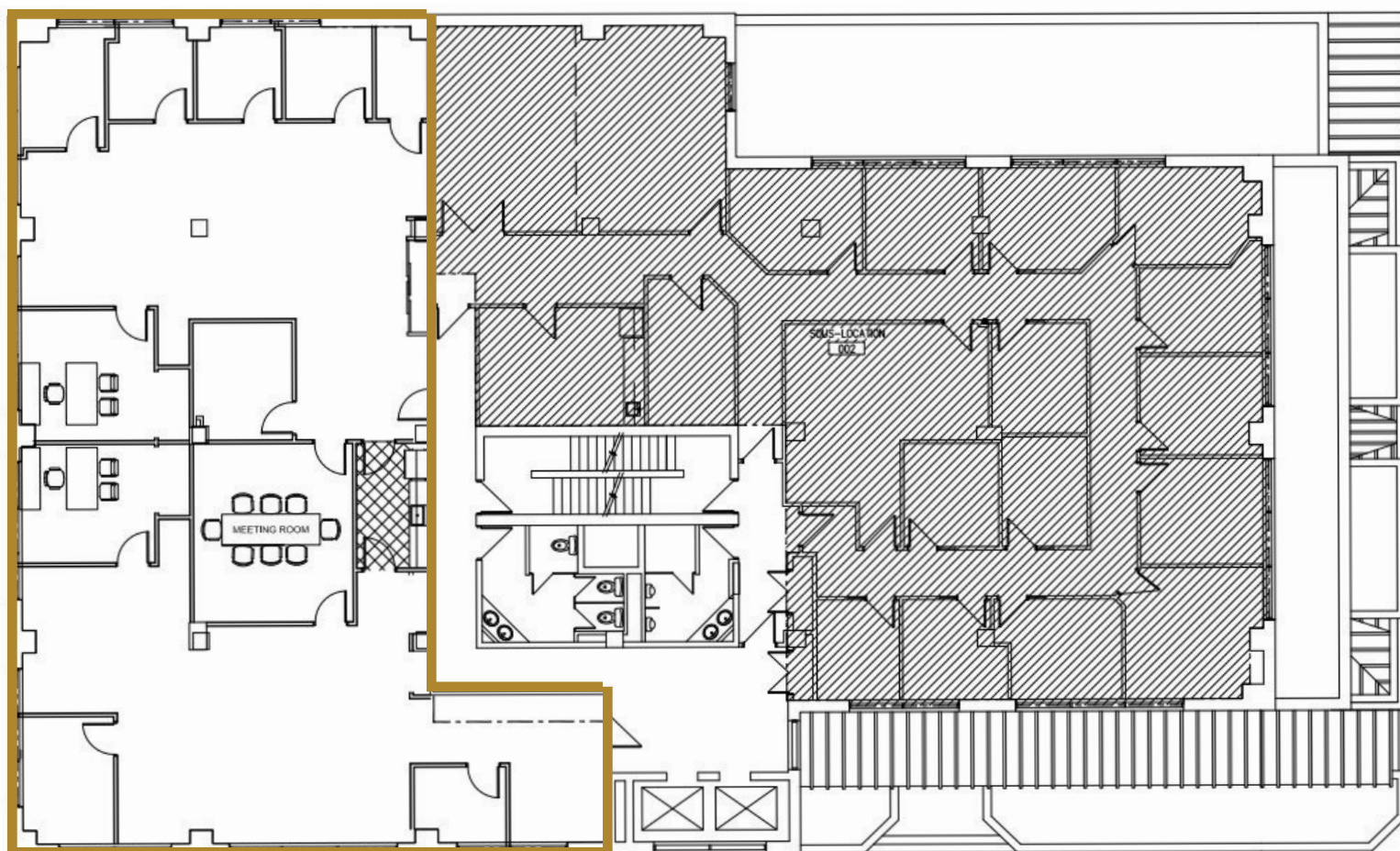


5,200 sf (Can be sub-divided)



## Suite 401 & 402

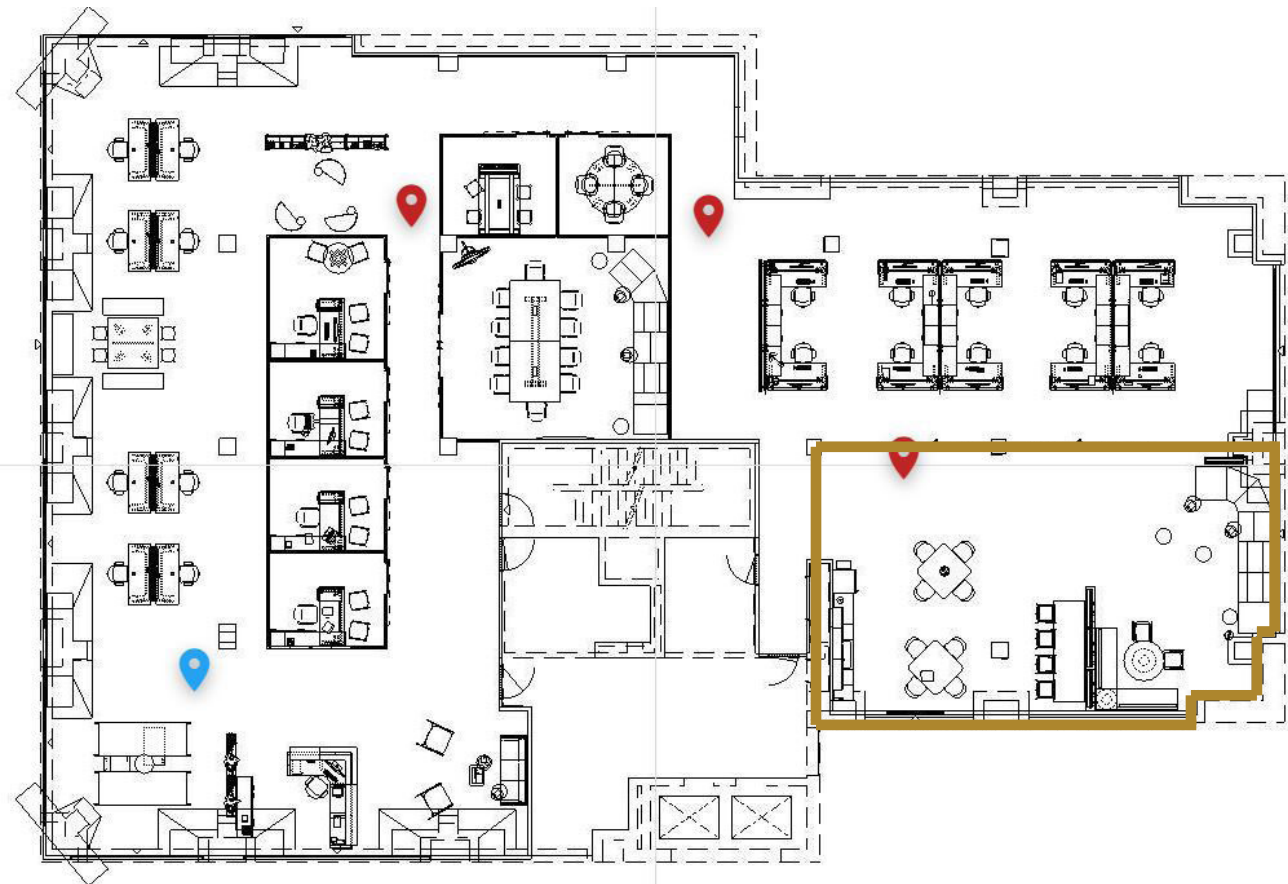
4,151sf

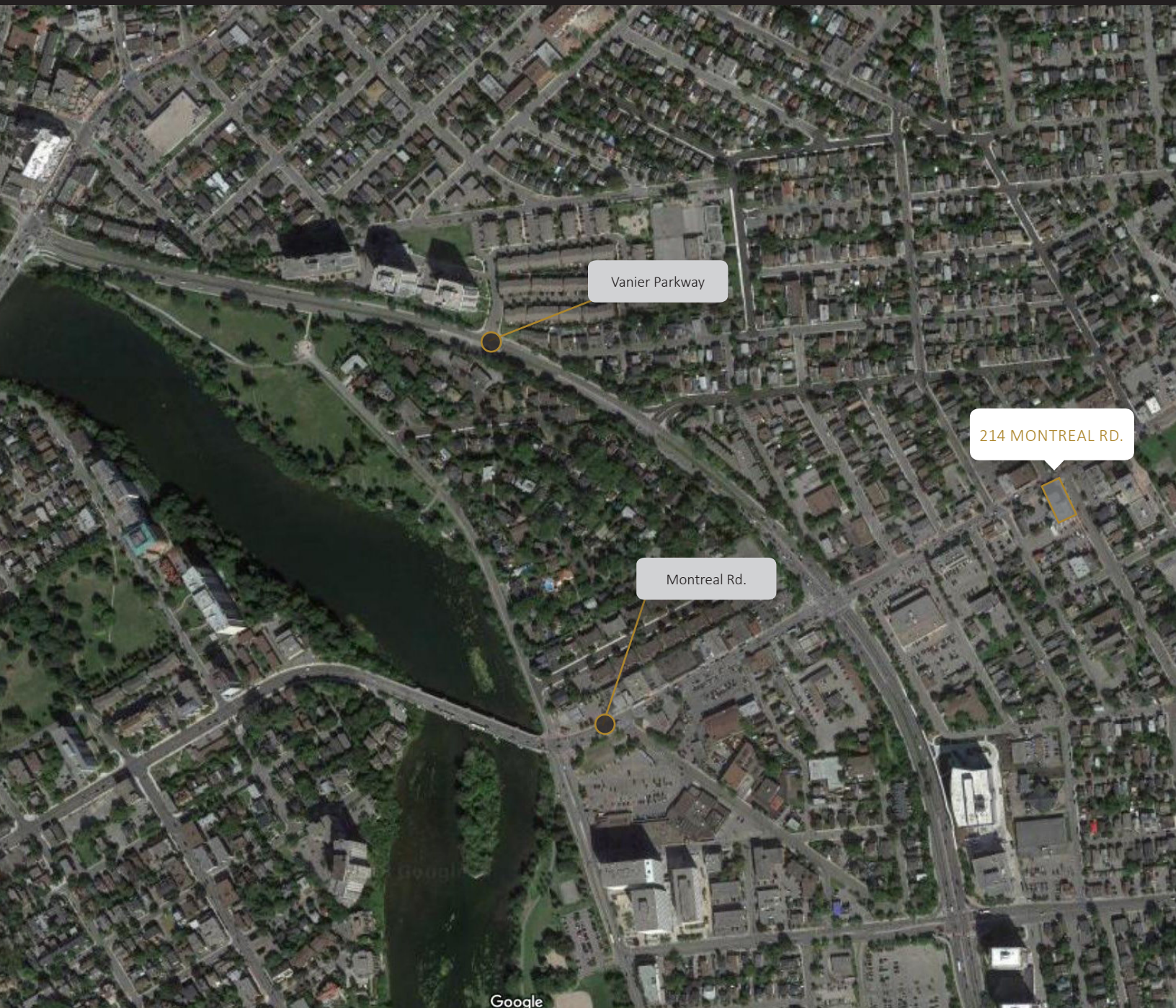




## Suite 500A

2,158sf





## Contact us

Bruce Barrett  
Director, Leasing  
(613) 230-2100  
[bbarrett@regionalgroup.com](mailto:bbarrett@regionalgroup.com)

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

(613) 230-2100  
[info@regionalgroup.com](mailto:info@regionalgroup.com)  
[regionalgroup.com](http://regionalgroup.com)

The information herein contained has not been verified by The Regional Group of Companies Inc. (the 'Agent'). The Agent does not warrant in any manner, implied or otherwise, that the information herein contained is accurate. The Agent does not, and will not, accept or assume any liability for any consequence or result, negative or otherwise, arising from the reliance of the party receiving the information (the 'Recipient') on the information herein contained. It is the sole and exclusive responsibility of the Recipient to independently verify all information herein contained and perform all due diligence as reasonably required. The information herein contained is subject to change and / or alteration without prior notice, and the Agent hereby reserves the exclusive right to remove from the market said information and / or the Property / Space for Lease to which it pertains. The Regional Group of Companies Inc. is acting solely as an agent for its client, and is not acting in its personal or corporate capacity.

