

50 O'CONNOR STREET

OTTAWA, ONTARIO

OFFICE SPACE FOR SUBLEASE
SUITE 1310 • 6,544 SF

PROPERTY FEATURES

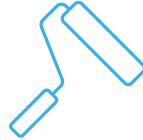
SUN LIFE CENTRE



LOCATION

Prominently located in Ottawa's downtown financial core, just steps from Parliament Hill and a short drive to Highway 417 and the Western Parkway.

Sun Life Centre offers a direct climate-controlled connection to Parliament LRT Station. Exceptionally walkable with diverse restaurants and amenities.



REVITALIZATION

Superbly designed around a soaring, light-flooded atrium, the two-tower complex is home to some of the world's most prominent organizations.

Fully renovated common areas and Ottawa's first food hall with several local eateries and live entertainment most nights.



SUSTAINABILITY

The first building in the National Capital Region to be awarded both LEED-EB Gold and Boma Best Platinum certifications.

This translates to lower operating costs and increased building efficiency.

\$231/MONTH

PARKING RATE

EV

CHARGING STATIONS

24/7

ON-SITE SECURITY

LRT ACCESS

DIRECT TO PARLIAMENT STATION

OFFICE SPACE DETAILS

SUITE 1310

Class A

Year Built 1984

of Floors 17

Rentable SF 543,540

Available Space 6,544 sf

Asking Net Rent Contact Listing Agent

Additional Rent \$25.17 psf
(2024 estimate)

Lease Expiry Date September 30th, 2030

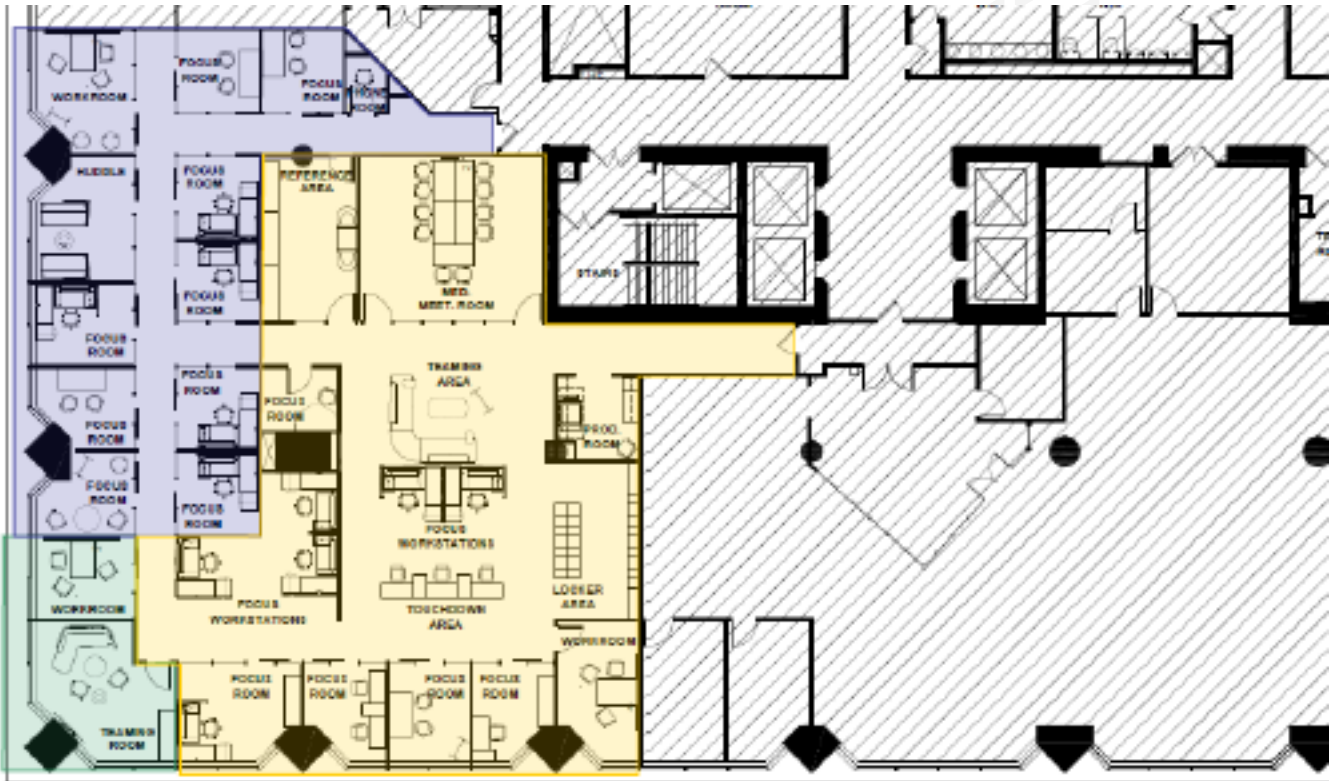
Parking Ratio: 1:2,500 sf
Stalls: 305 (underground)
Unreserved: \$231/month per stall (underground)



[VIEW VIRTUAL TOUR](#)

FLOORPLAN + PHOTOS

SUITE 1310 (SAMPLE PLAN)



CDIC
 50 O'Connor Street, 13th Floor
 PRELIMINARY PLAN
 SCALE: 1/4" = 1'-0"
 PROJECT #: 2021-001

ENCLOSED COLLABORATIVE	
MED. MEET. ROOM	1
WORKROOM	2
MIDDLE	1
TRAINING ROOM	1
OPEN COLLABORATIVE	
TRAINING AREA	1

PRIMARY INDIVIDUAL ENCLOSED	
FOCUS ROOMS	14
PRIMARY INDIVIDUAL OPEN	
WORKSTATIONS	6
TOUCHDOWN	3

SUPPORT SPACES	
LOCKERS	25
REFERENCE AREA	1
PRINT CENTER	1

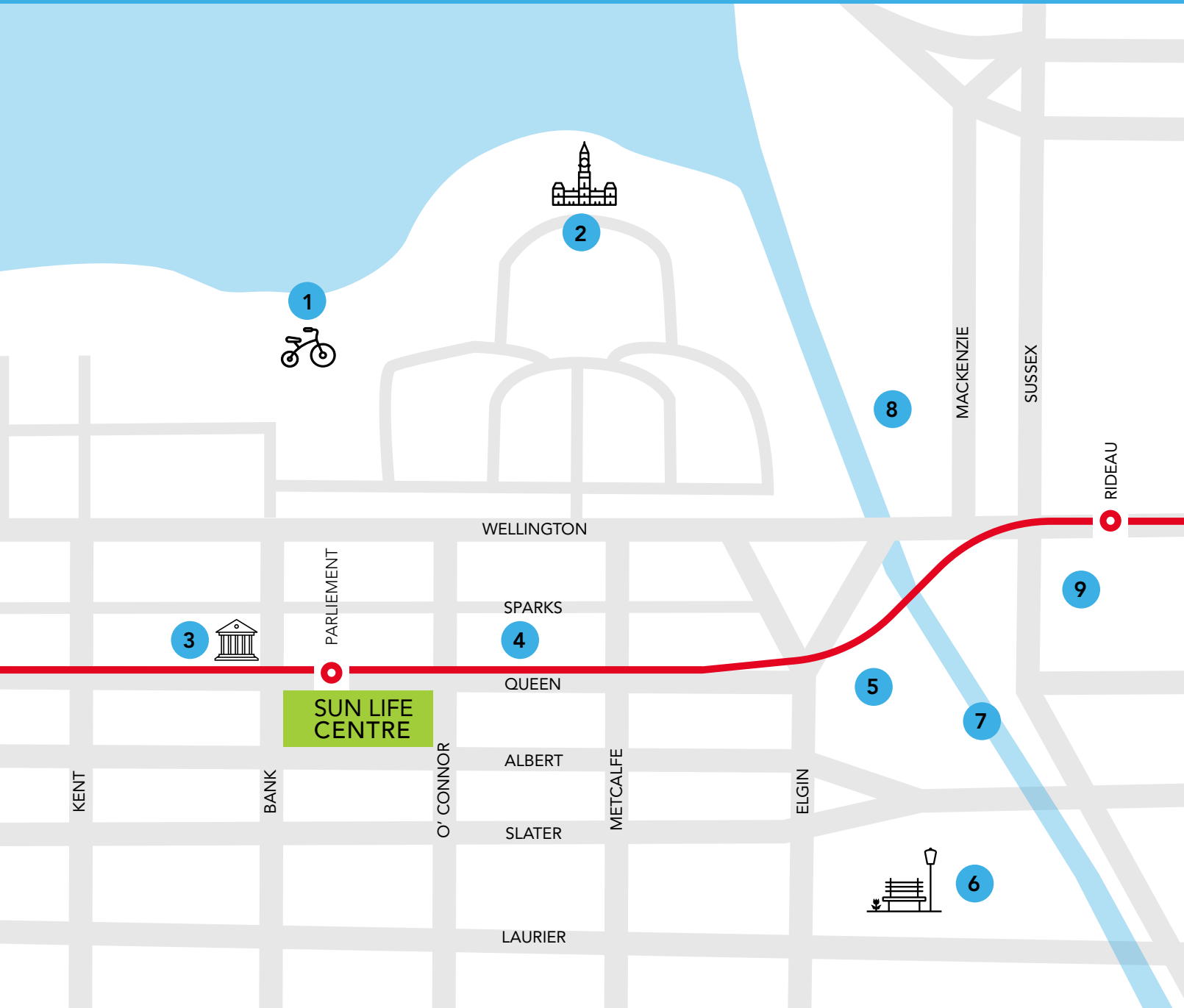
ZONING

Quiet Zone
Transitional Zone
Interactive Zone

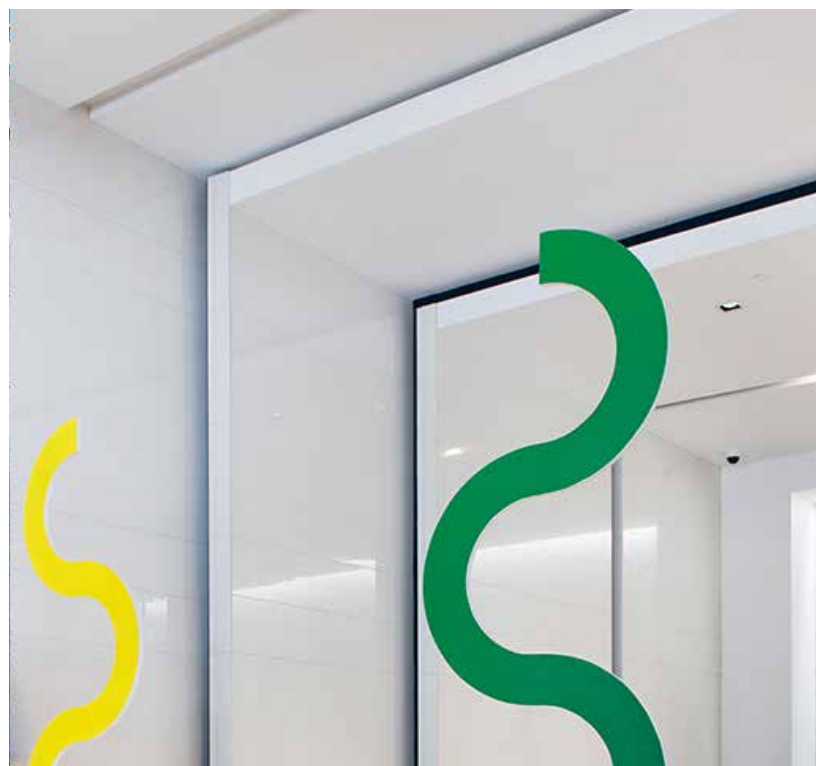




SURROUNDINGS



- 1 Ottawa River Bike Path
- 2 Parliament Hill
- 3 Bank of Canada
- 4 Sparks St. Pedestrian Mall
- 5 National Arts Centre
- 6 Confederation Park
- 7 Rideau Canal
- 8 Byward Market
- 9 Rideau Centre





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