



118 SPARKS STREET

OTTAWA, ONTARIO, CANADA
INVESTMENT SUMMARY

IPA INSTITUTIONAL
PROPERTY
ADVISORS
A DIVISION OF
MARCUS & MILLICHAP, BROKERAGE

Marcus & Millichap
GROUPE MARIANI - DI GENNARO

Commercial
space for
sale or
lease
MIKE SCERBO
613-222-9915

THE OFFERING

Institutional Property Advisors, a division of Marcus & Millichap (the “Advisor” or “IPA”) on behalf of the “Vendor” are pleased to offer for sale a 100% freehold interest in 118 Sparks Street, Ottawa, Ontario (the “Property”).

118 Sparks Street occupies a strategic mid-block location in Ottawa’s downtown core, within the Parliamentary Precinct, fronting on both Sparks Street and Queen Street. The Property features approx. 21,286 square feet of retail space over the first (1st) and second (2nd) floors which are both street-level and utilized for retail banking. In addition, the Property features 43,755 square feet of high-caliber office space across the third (3rd), fourth (4th), fifth (5th), and sixth (6th) floors, comprising a total of 65,041 square feet.

The Property is currently fully leased to Scotiabank, with 27,533 square feet of office space (42% of the GLA) potentially becoming vacant after December 31, 2025, offering a tremendous opportunity for an owner-user, or as an investment asset through strategic lease-up.

118 Sparks Street represents a rare opportunity to acquire a superbly maintained and upgraded downtown office building featuring a credit quality tenant, in a high-profile location in Ottawa’s CBD, amid options for value creation.

PROPERTY DETAILS

Municipal Address	118 Sparks Street, Ottawa, ON
Gross Leaseable Area (GLA)	65,041
Occupancy	100%
No. of Tenants	One (1) – Scotiabank
No. of Floors	Six (6)
Site Area	13,056 SF
Year Built	1909 (Reconstruction in 1984)
Frontage	66 feet on Sparks Street 66 feet on Queen Street
Pin	041150027
Zoning	MD S27 – Mixed-Use Downtown Zone



SIZE (SF)
65,041

STOREYS
6

WALK (YRS)
2.6

PARLIAMENT LRT STATION
<100 FT

CREDIT QUALITY TENANT
Scotiabank

PROPERTY HIGHLIGHTS

PRIME LOCATION & HIGH-PROFILE TENANCY

Located in the heart of Ottawa's downtown core within the prestigious Parliamentary Precinct, 118 Sparks Street boasts dual frontage on both Sparks Street and Queen Street. This six-story property is ideally positioned mid-block between Metcalfe and O'Connor Streets, offering excellent accessibility in a vibrant commercial area. Currently fully leased to Scotiabank, the building provides an established credit-quality tenant, in a location very strategic to its clients and customers and less than 100 feet from the Parliament LRT Station.

QUALITY RETAIL & OFFICE SPACE

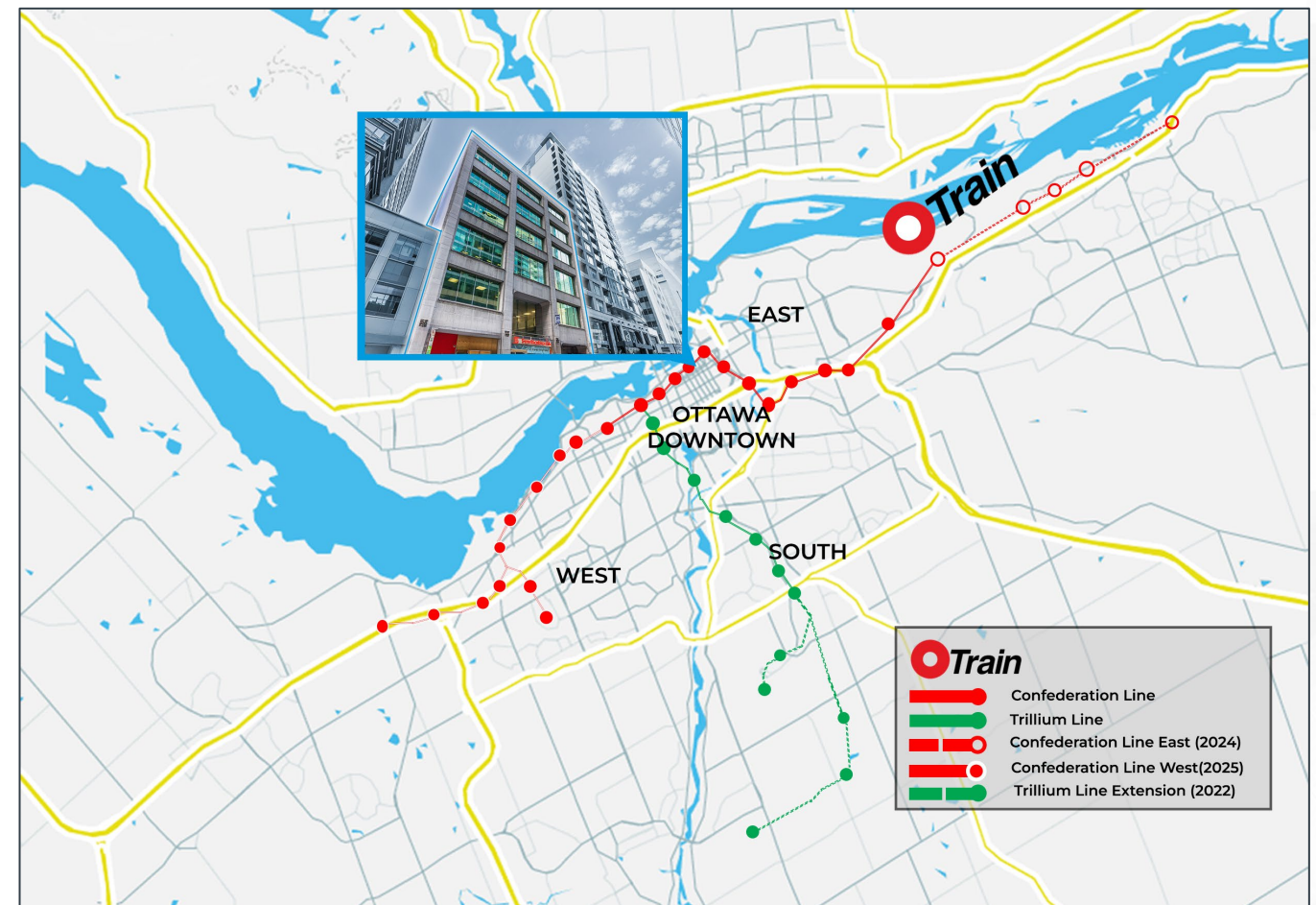
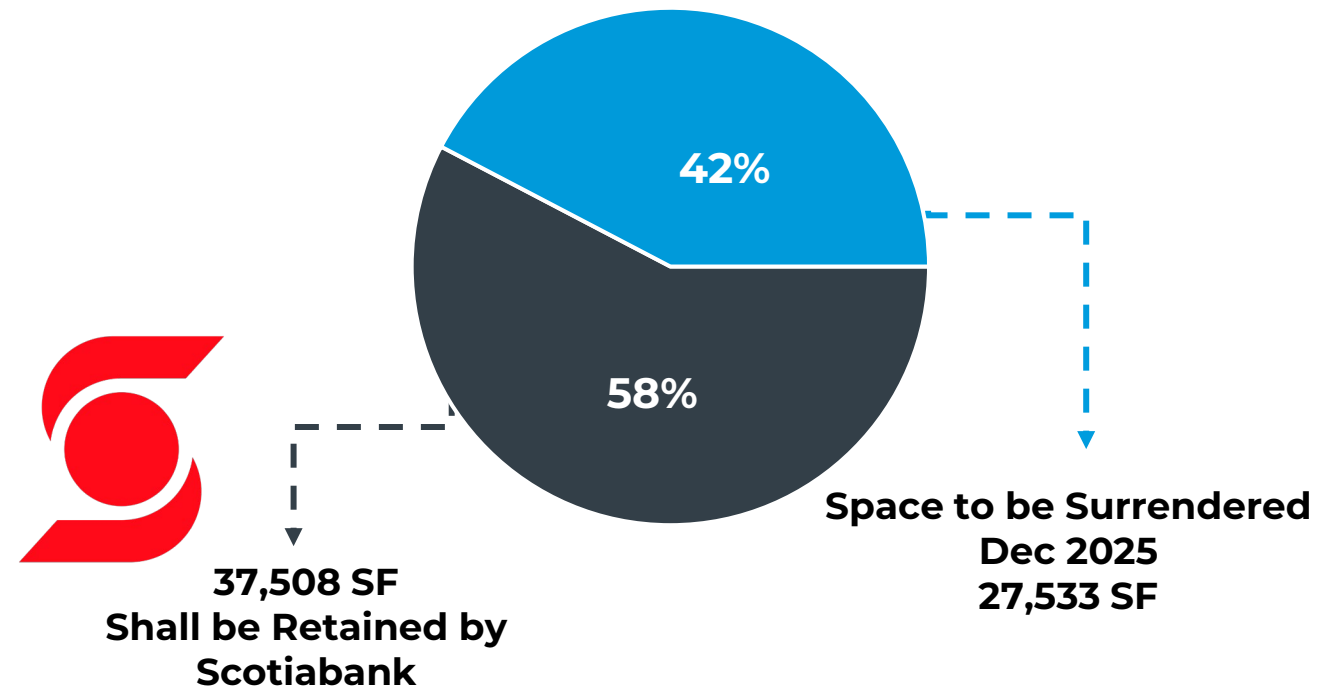
The property features approximately 21,286 square feet of retail space across its first and second floors, both of which are street-level and configured for retail banking. The upper floors offer an additional 43,755 square feet of premium office space across the third through sixth floors, bringing the total gross leasable area to 65,041 square feet. This layout supports a diverse tenant mix, with office and retail spaces catering to a range of business needs.

FUTURE REPOSITIONING POTENTIAL

With 27,533 square feet of office space (42% of GLA) potentially becoming available after December 31, 2025, the property offers a unique opportunity for either an owner-user or an investor seeking value through strategic lease-up. The available space provides flexibility for new tenants, supporting long-term income growth and value appreciation.



OCCUPANCY – CURRENTLY 100% LEASED TO SCOTIABANK





LOCATIONAL OVERVIEW

DOWNTOWN OTTAWA

Positioned in the heart of downtown Ottawa, 118 Sparks Street occupies a prime location with dual access: one on the vibrant pedestrian-only Sparks Street Mall and another on Queen Street. Situated just steps from Parliament Hill, this address places tenants and visitors at the epicenter of Canada's political and cultural landscape, surrounded by key government offices, corporate headquarters, and popular national landmarks.

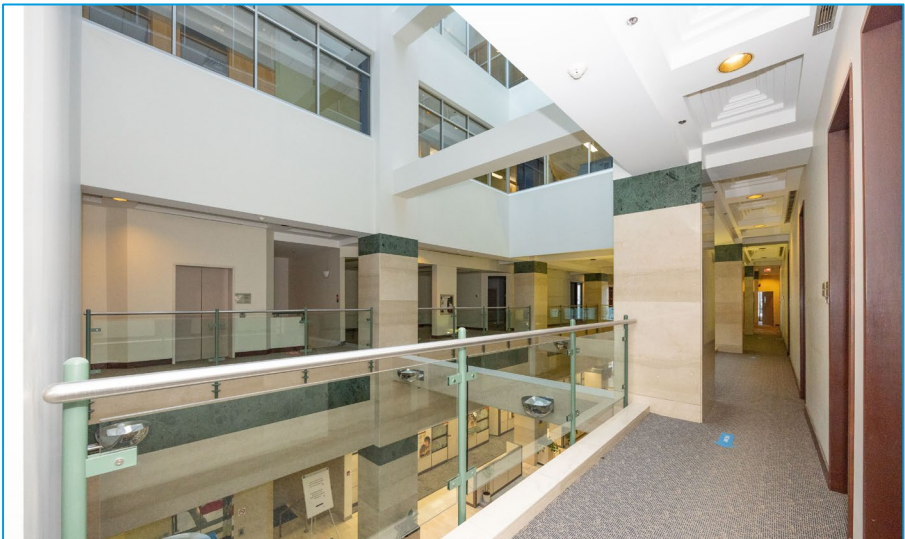
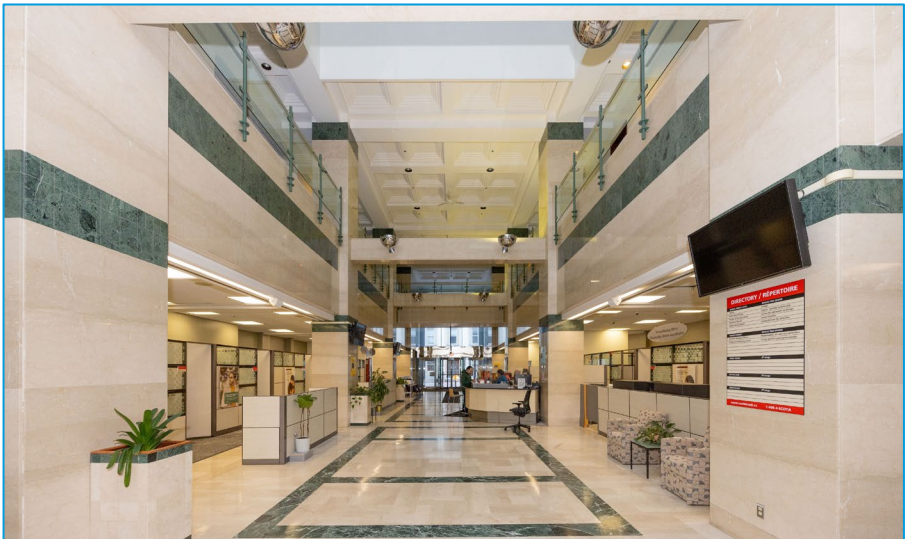
The Property is adjacent to Ottawa's most significant government buildings, including the Prime Minister's Office, the Bank of Canada, and Parliament Hill itself, which draws millions of visitors annually. This proximity to federal institutions and a high density of corporate offices makes it a prestigious address for businesses that want to align themselves with Canada's political and corporate core.

Beyond its governmental neighbors, 118 Sparks Street is immersed in Ottawa's rich cultural landscape. Nearby landmarks like the National War Memorial and the Ottawa Art Gallery provide a sense of history and artistry, making this area a destination for both residents and tourists. The Garden of the Provinces anchors the west end of Sparks Street, symbolizing Canada's unity and offering a scenic, tranquil space amid the bustling downtown. Well-known for its lively atmosphere, Sparks Street is comprised of a mix of boutique shops, cafes, and restaurants catering to professionals and tourists. Events, street performances, and festivals regularly animate the area, making it an attractive spot for both work and leisure.

For employees and visitors, the property's connectivity is a major asset. Located steps from the Parliament LRT Station, 118 Sparks Street offers direct access to Ottawa's light rail system, providing convenient travel across the city. Multiple intermunicipal bus routes are also nearby, making the property easily accessible to commuters from across the National Capital Region.

**UNRIVALED & IRREPLACEABLE LOCATION WITHIN
OTTAWA'S DOWNTOWN CORE**

INTERIOR GALLERY



118 SPARKS STREET

OTTAWA ONTARIO, CANADA

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