

# 50 O'CONNOR STREET

OTTAWA, ONTARIO

OFFICE SPACE FOR SUBLEASE  
SUITE 1310 • 6,544 SF

# PROPERTY FEATURES

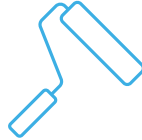
## SUN LIFE CENTRE



### 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

<i>Class</i>	A
<i>Year Built</i>	1984
<i># of Floors</i>	17
<i>Rentable SF</i>	543,540
<i>Available Space</i>	6,544 sf
<i>Asking Net Rent</i>	Contact Listing Agent
<i>Additional Rent (estimate)</i>	\$23.96 psf

<i>Lease Expiry Date</i>	September 30 <sup>th</sup> , 2030
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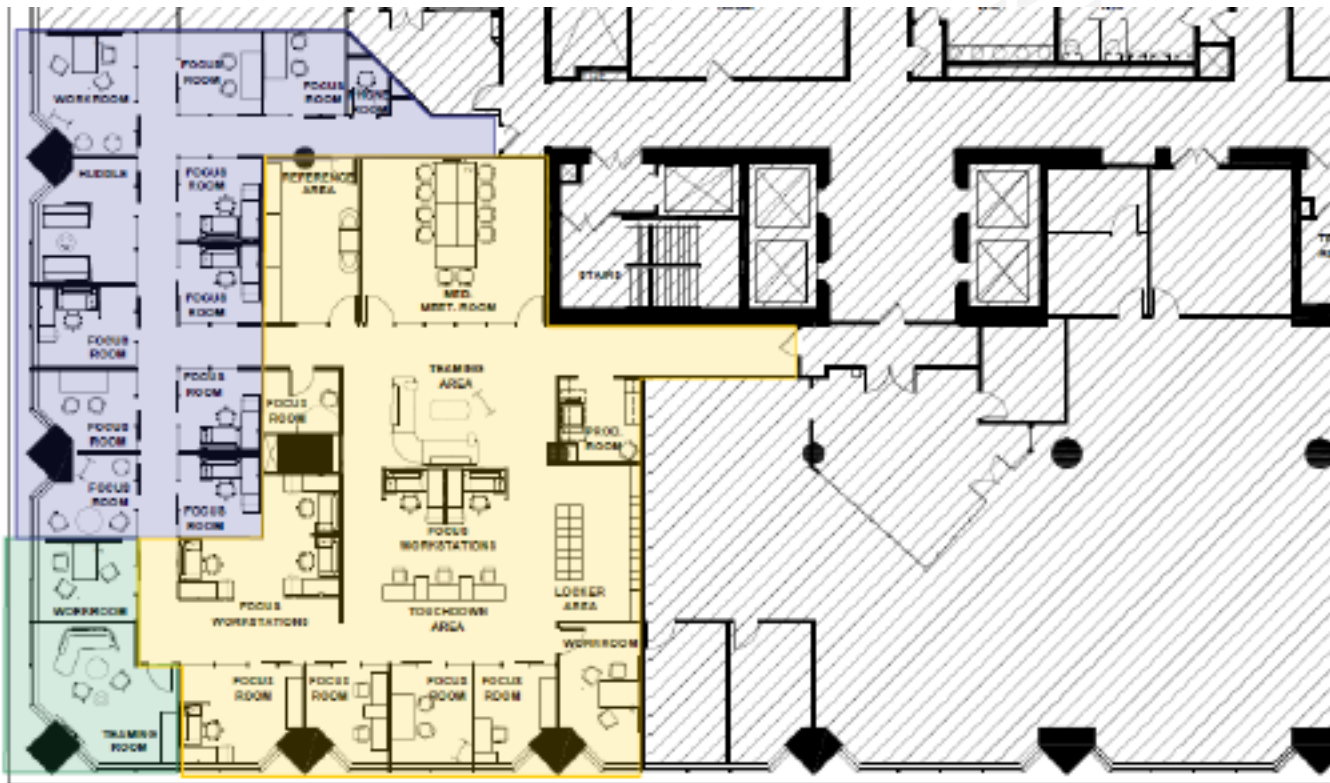
<i>Parking</i>	Ratio: 1:2,500 sf Stalls: 305 (underground) Unreserved: \$231/month per stall (underground)
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[VIEW VIRTUAL TOUR](#)

# 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
Huddle	1
TEAMING ROOM	1
OPEN COLLABORATIVE	
TEAMING 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

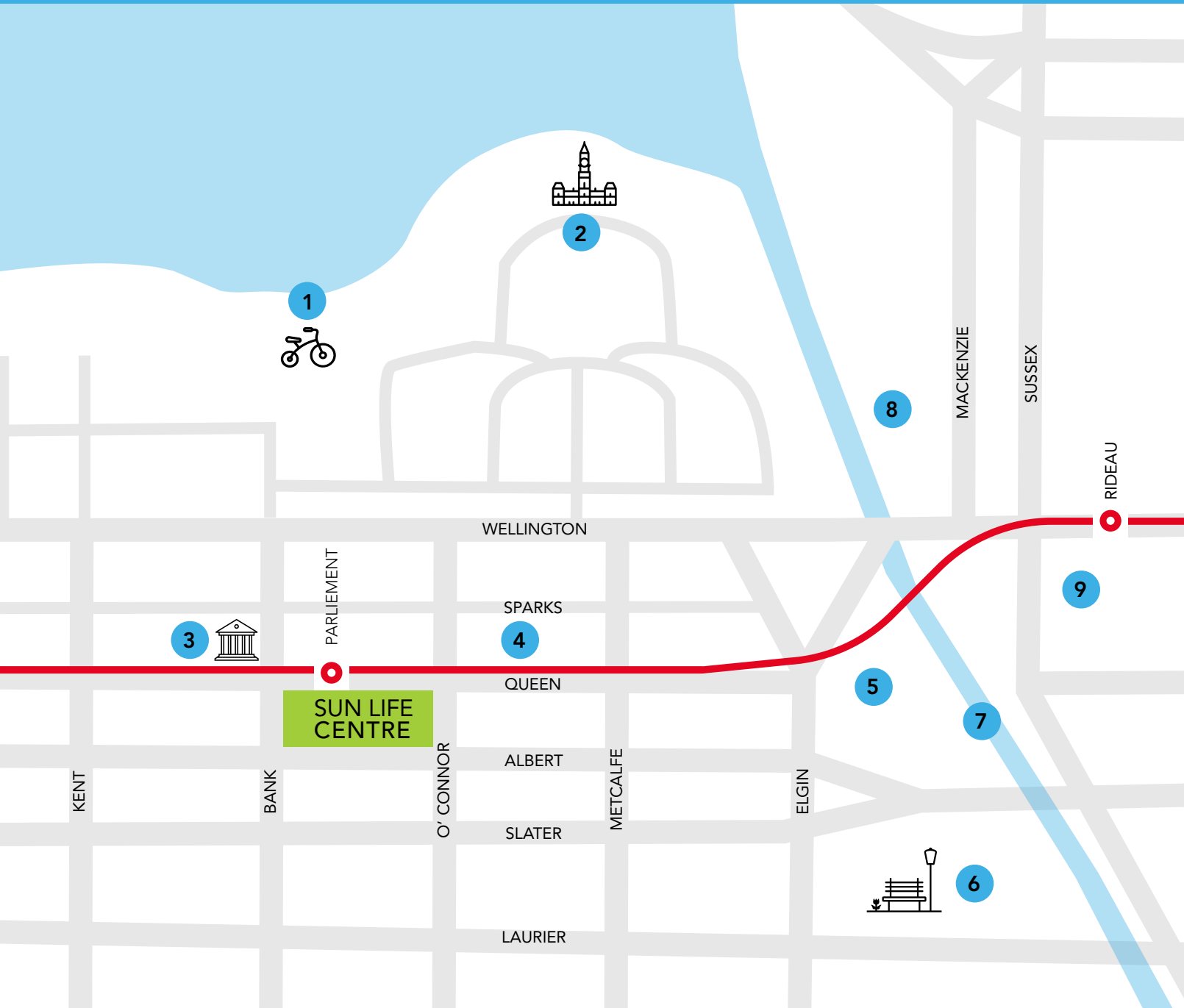
### ZONING

Quiet Zone
Transitional Zone
Interactive Zone

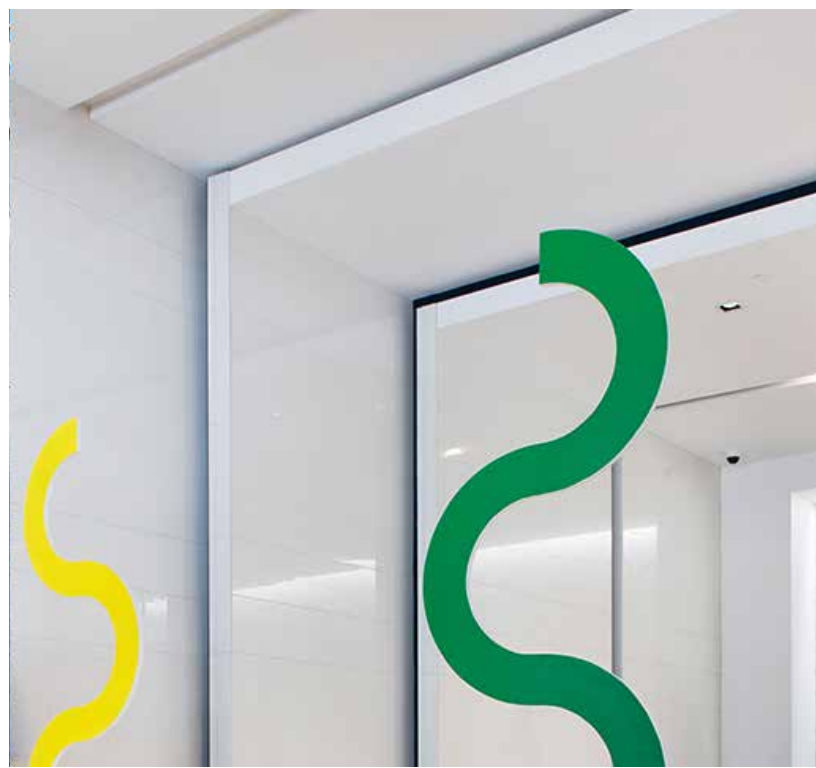




# SURROUNDINGS



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





## CONTACT

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