

FOR LEASE - COMMERCIAL PROPERTY

200 CATHERINE STREET



Commercial Opportunity - Ottawa

200 Catherine Street

12,439sf office space available

This is a seven storey office building located at the corner of Bank and Catherine Street. The Property is easily accessible off Highway 417 and within walking distance to the Glebe.

This building offers a diverse tenant base with newly renovated common areas and washrooms. In addition to the fully upgraded HVAC systems, the building has undergone elevator modernizations.

Professionally managed parking lot on-site with attractive landscaping adds to the appeal of the property.

Todd Beech

Leasing Manager

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tbeech@regionalgroup.com

Regional Group

1737 Woodward Drive, 2nd Floor

Ottawa, ON

K2C 0P9

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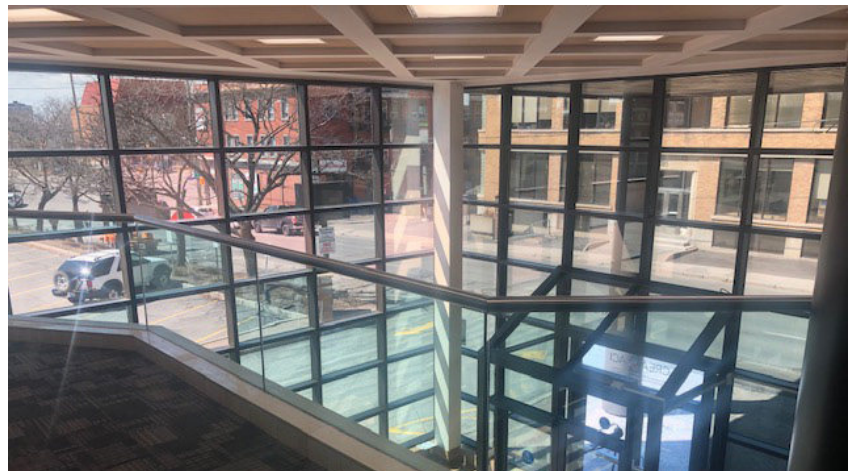
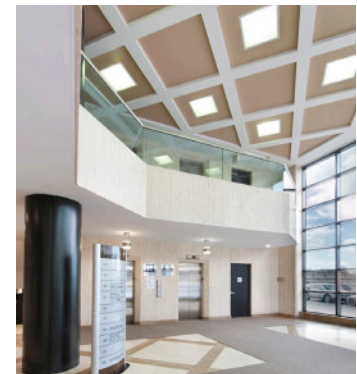
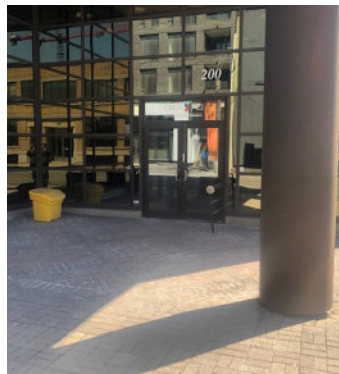
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REGIONAL

Property Highlights

- Stylish building with a Brick and Glass exterior
- Lots of popular amenities & restaurants nearby
- Plenty of onsite parking
- Well maintained building
- Class "A" building standards
- Quick access to HWY 417
- Professionally managed building



Availability & Rates

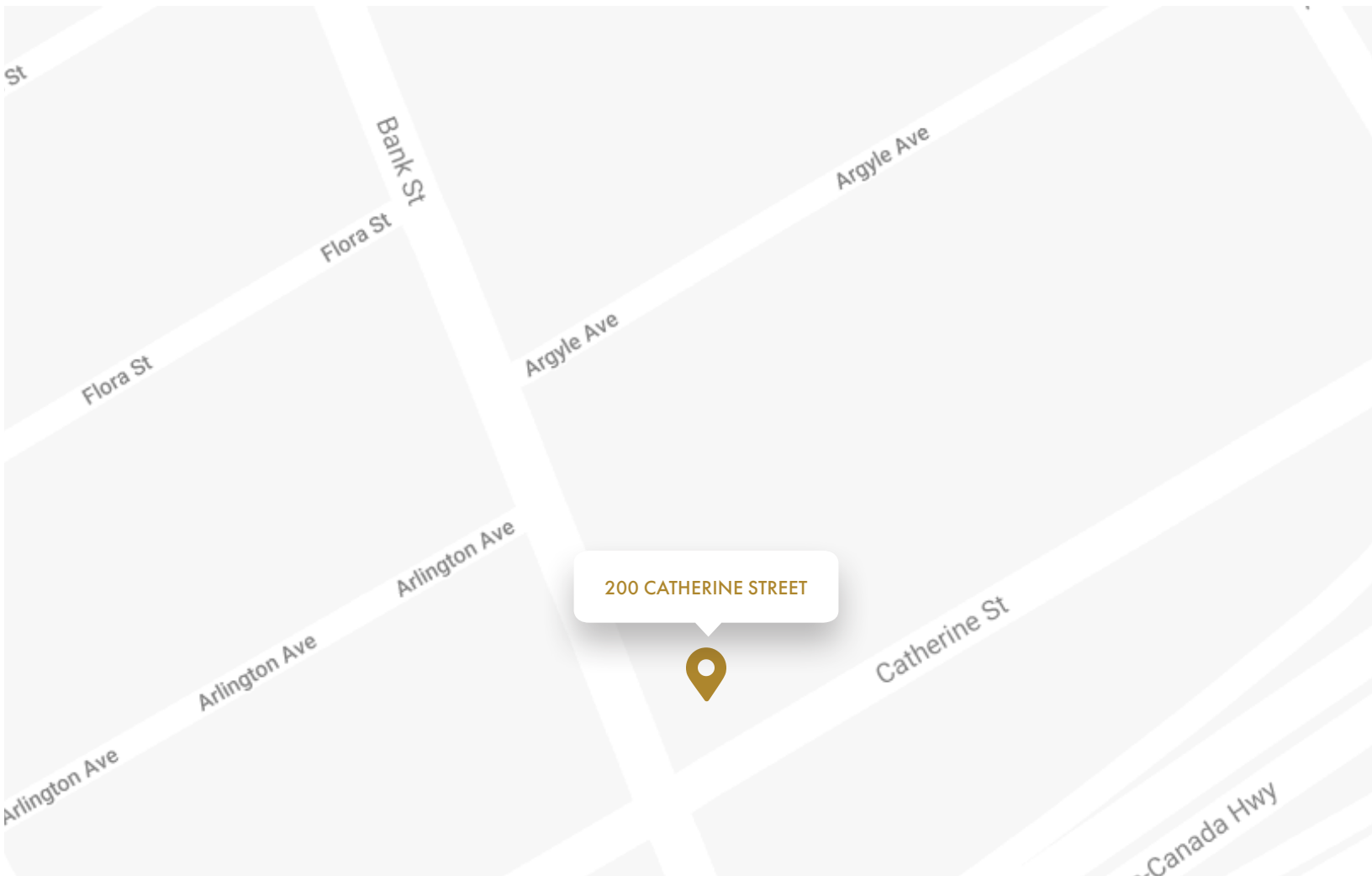
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
1st Floor, Unit 100	1,583	\$15.00	\$16.53	Immediate
1st Floor Unit 101	4,244	\$15.00	\$16.53	Immediate
2nd Floor	6,612	\$15.00	\$16.53	Immediate

TI Allowance – Negotiable

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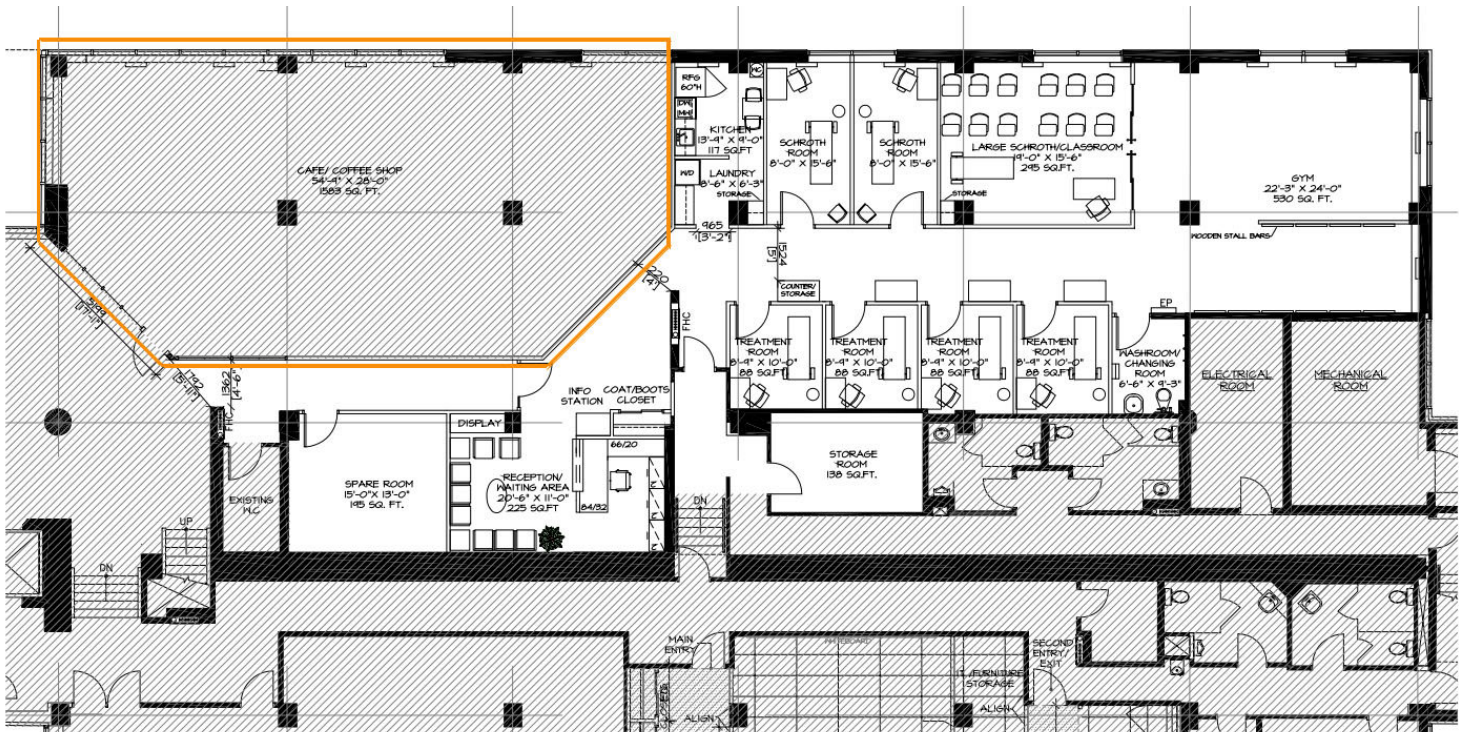


Property Specifications

Year Constructed	1986
Construction	Metal
Ceiling Height	1st floor 11'-4" to the deck & 2nd Floor 10'-8" to the deck
Loading Facilities	No
Air Conditioning	Fully upgraded HVAC system
Heat	Fully upgraded HVAC system
Elevator	Yes
Parking Spots	Plenty of onsite parking available

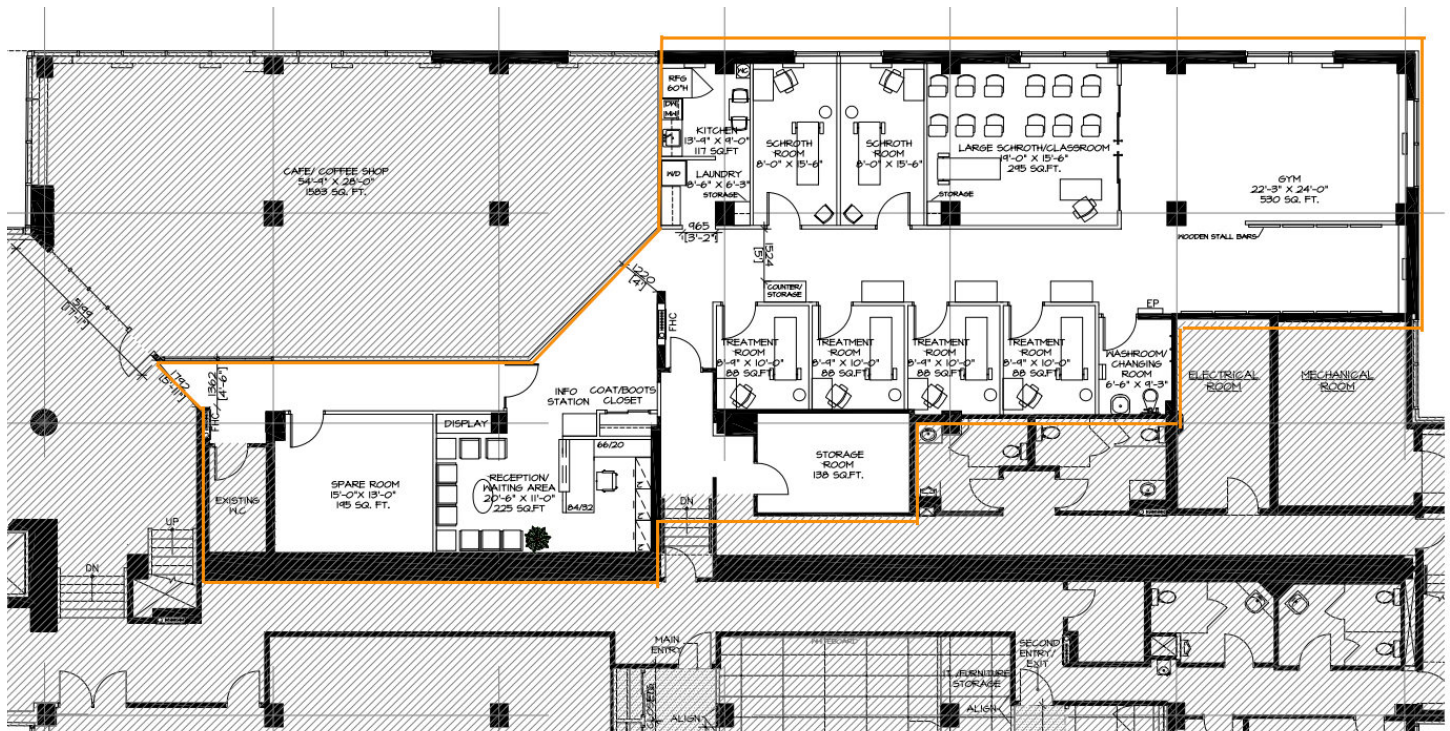
First Floor-Suite 100

1,583sf of Retail Opportunity



First Floor-Suite 101

4,244sf



Second Floor- Model Plan

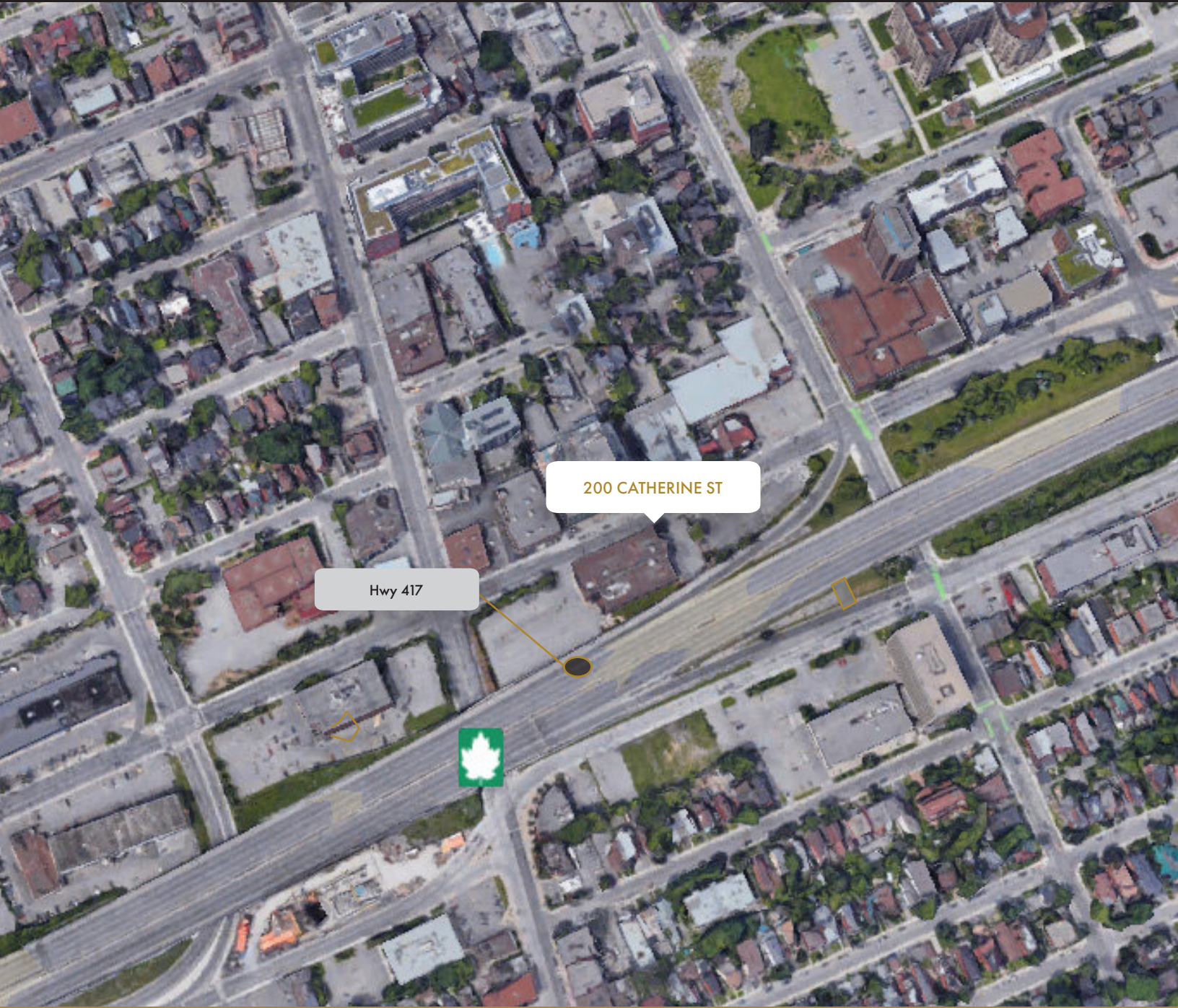
3,494sf- Aerial View Rendering



Second Floor- Model Plan

3,494sf- Rendering





Contact us

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