

FOR LEASE - COMMERCIAL PROPERTY
1725 WOODWARD DRIVE



Commercial Opportunity- 1725 Woodward Drive

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up to 70,632 sf office space available

This modern five-storey building is conveniently situated near residential areas, ensuring an easy commute for its occupants.

Featuring open-concept floors complemented by interior offices, it offers a flexible and inviting workspace. Located on the Ottawa side of the National Capital Region (NCR), it is ideally positioned near the city's west end, providing residents with shorter commute times and easy access to public transportation.

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

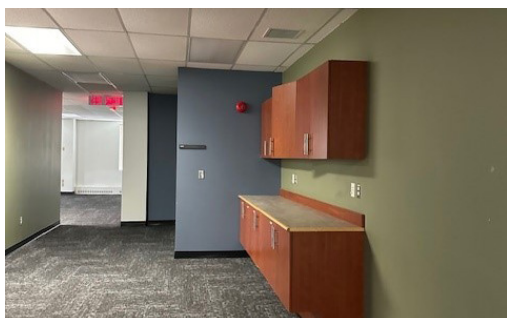
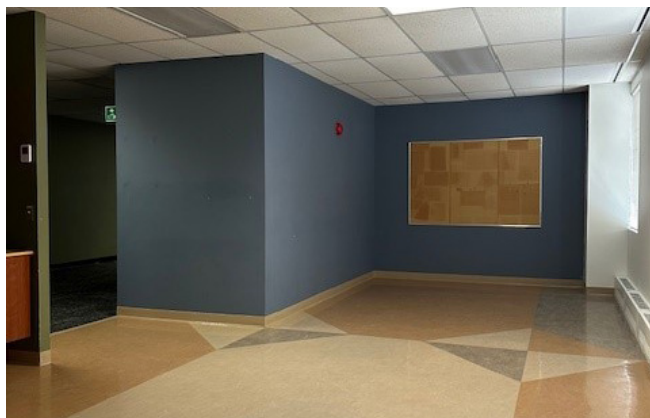
(613) 230-2100

info@regionalgroup.com



Property Highlights

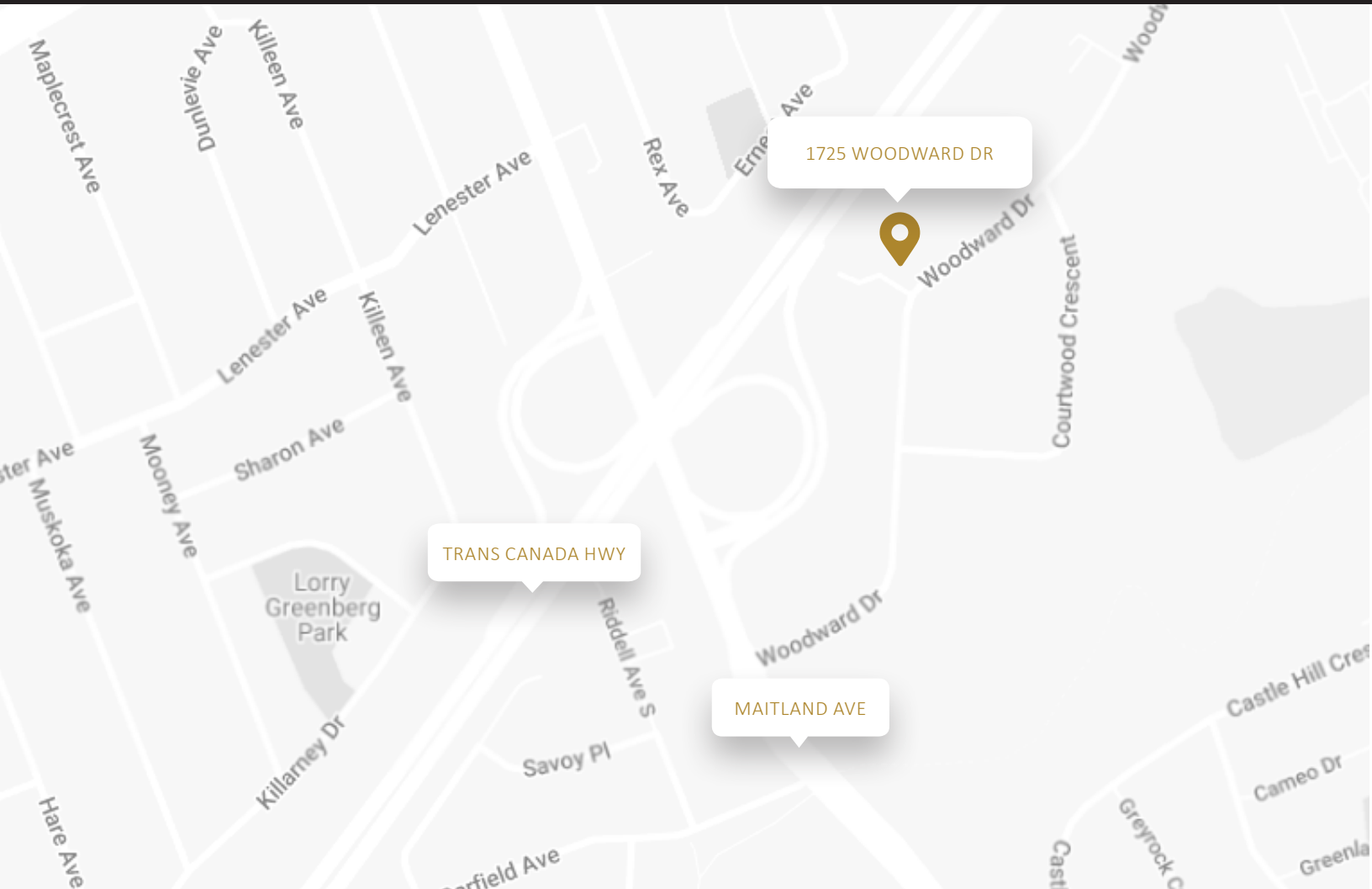
- Ample office space, designed to accommodate a variety of business needs
- Extensive modernization & upgrades
- Surface parking of 217 stalls
- Professionally managed building with onsite property manager
- Close to major transportation routes and residential zones for an easy commute



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 100	11,699	Call for pricing	\$15.30 estimated	TBD
Unit 200	11,917	Call for pricing	\$15.30 estimated	TBD
Unit 300	11,918	Call for pricing	\$15.30 estimated	TBD
Unit 400	11,918	Call for pricing	\$15.30 estimated	TBD
Unit 500	11,918	Call for pricing	\$15.30 estimated	TBD
Unit LL	9,525	Call for pricing	\$15.30 estimated	TBD
Unit LL1	1,737	Call for pricing	\$15.30 estimated	TBD

TI Allowance – Negotiable



Property Specifications

Construction	Precast Concrete panels with exposed aggregate finish & double glazed windows
Year Built	1969
Loading facilities	Yes
HVAC	4 Rooftop Units and BAS system for heat and cooling
Electricity	800 AMP/600V, 3-phase, main switch and splitter
Sprinklered	Yes
Elevator	Yes
Parking Spots	217 surface parking stalls
Seperately Metered	No

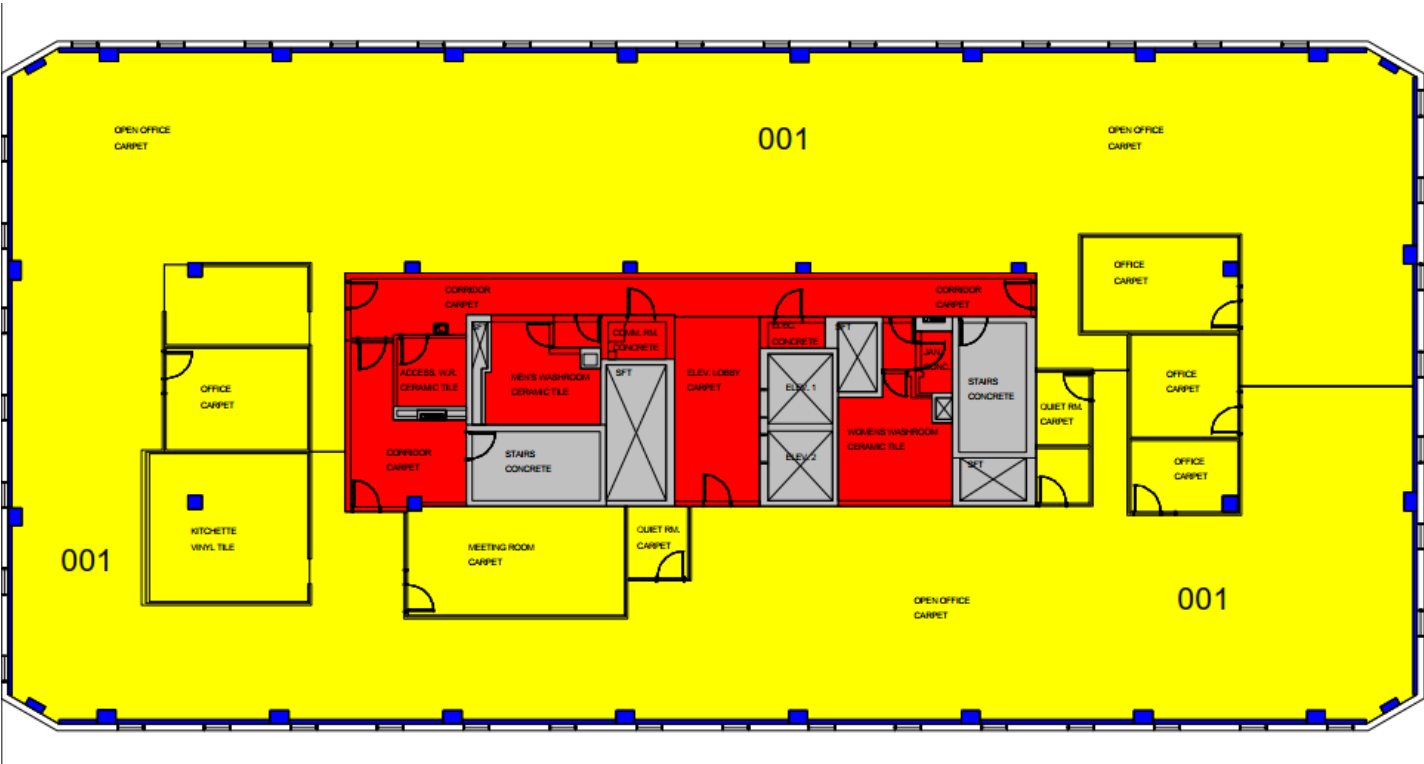
Unit 100

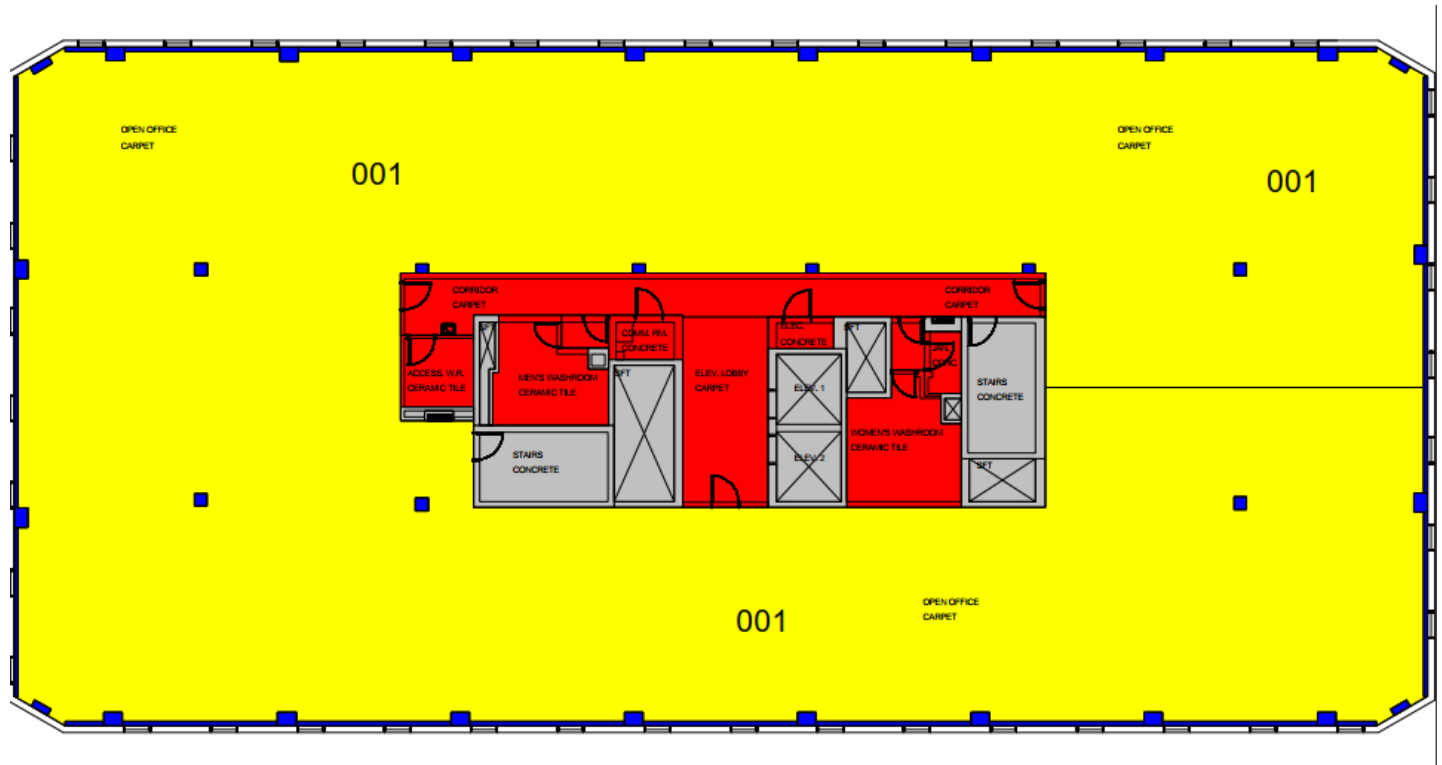
11,699 sf



Unit 200

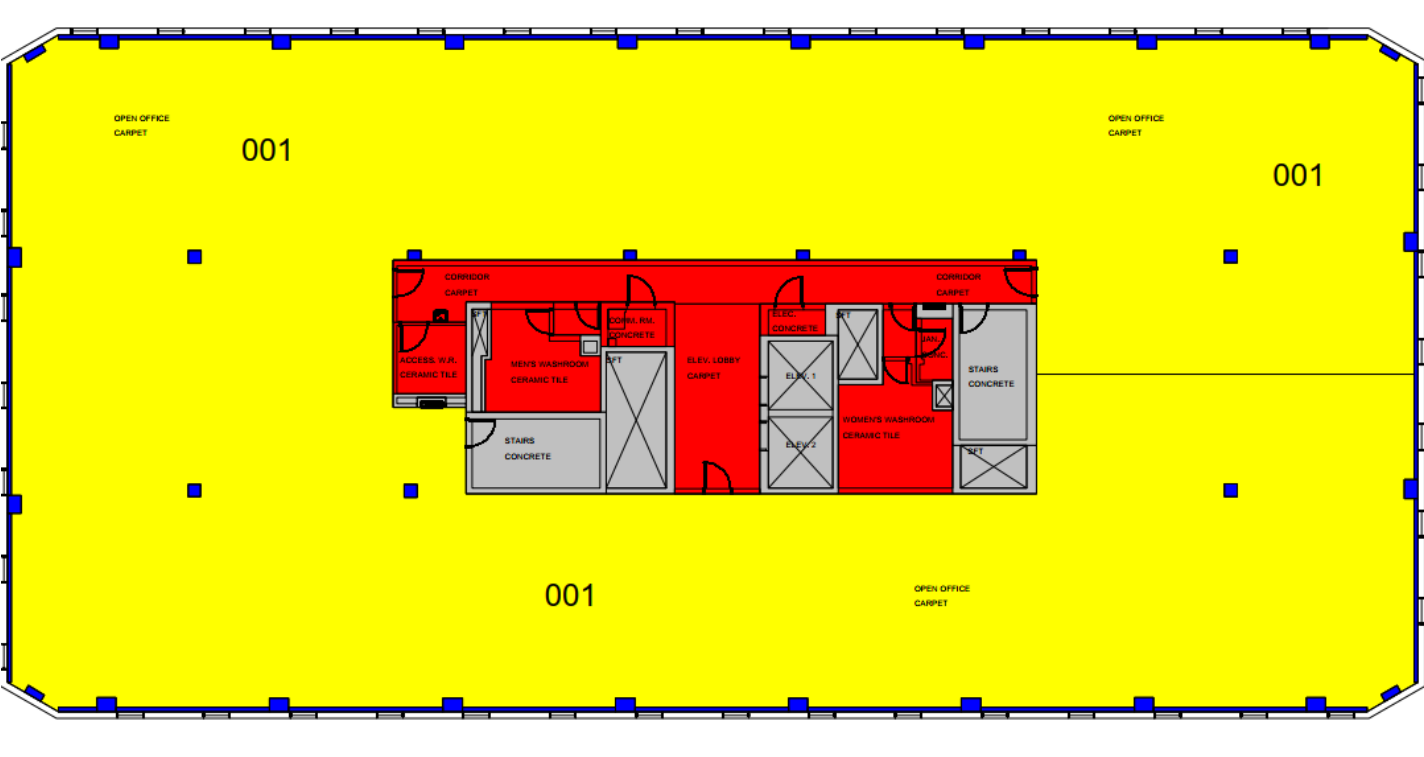
11,917 sf





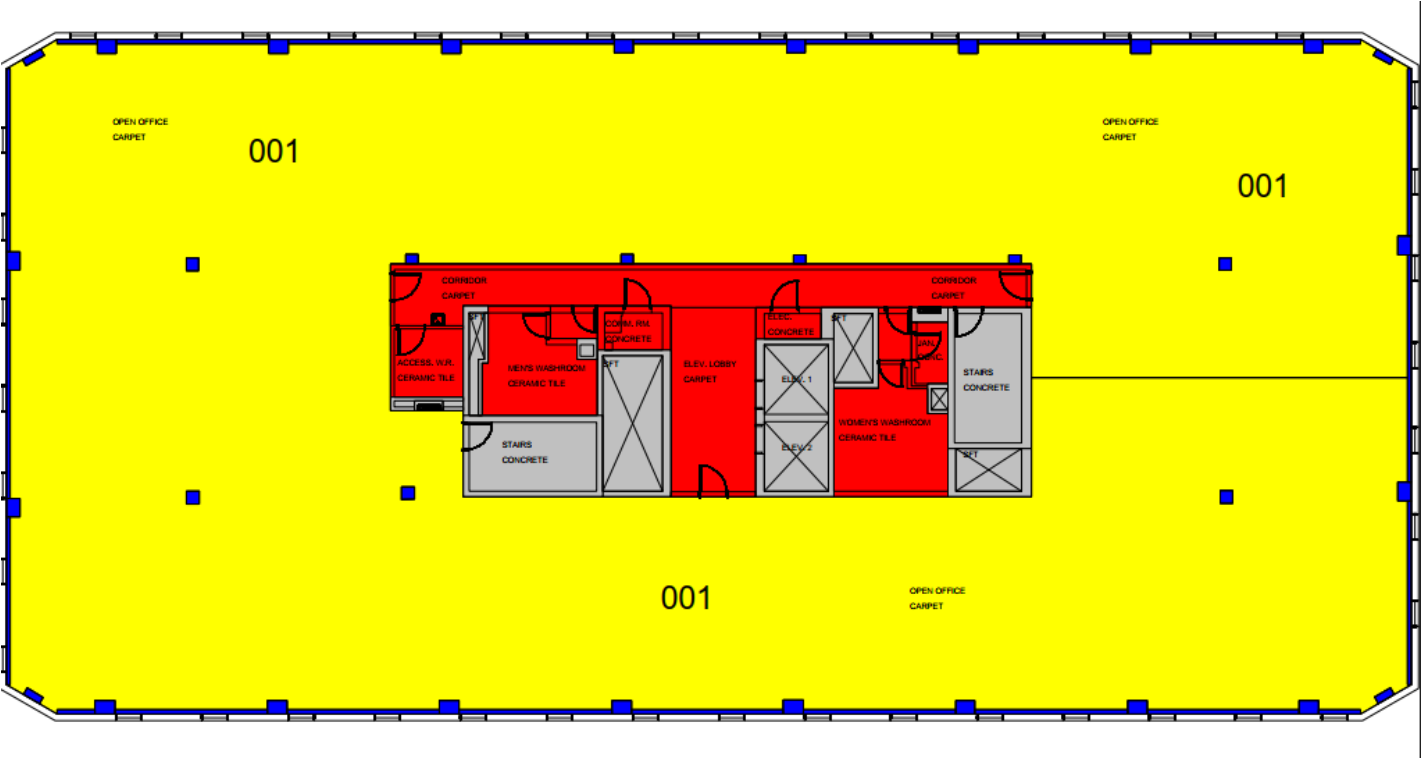
Unit 400

11,918 sf



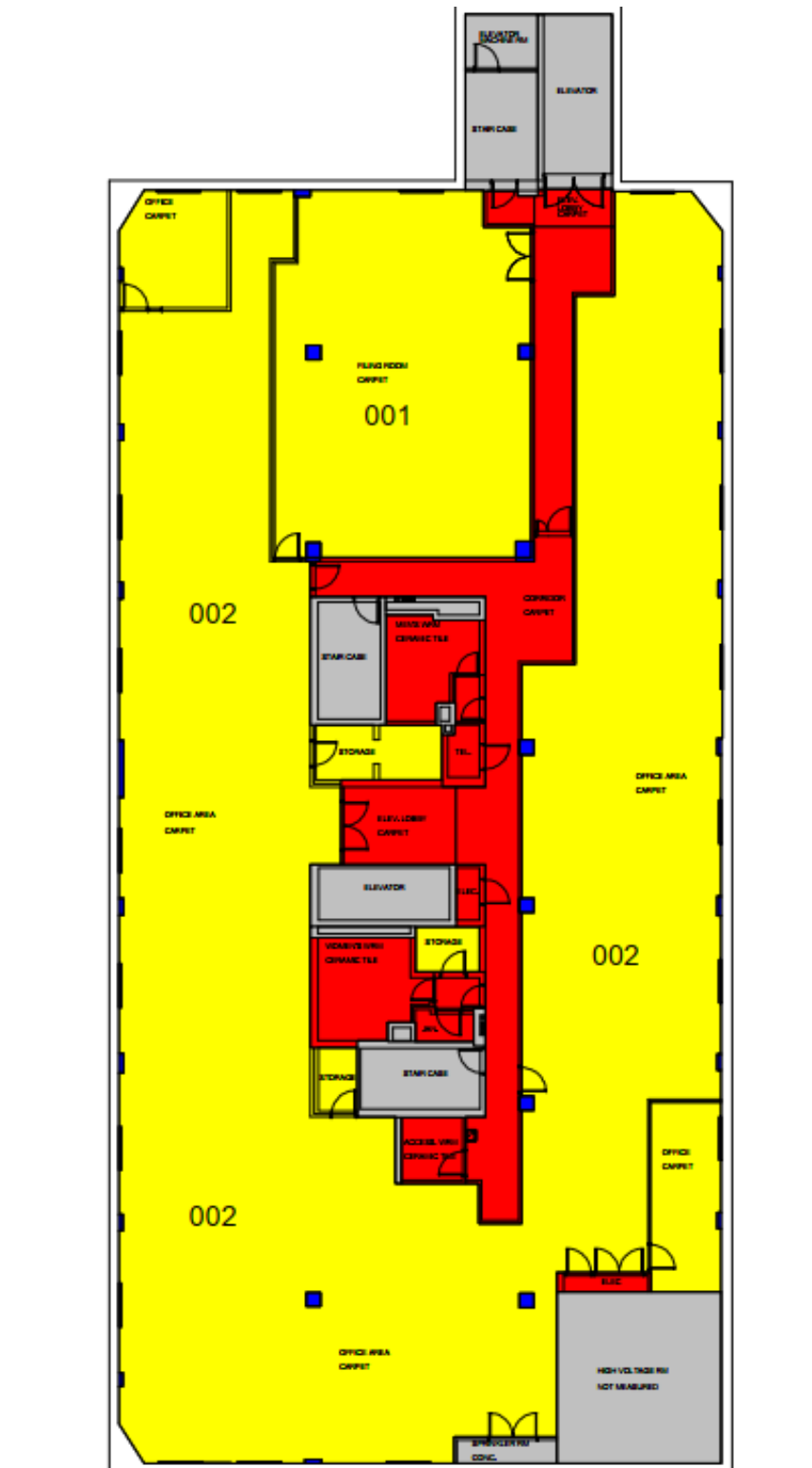
Unit 500

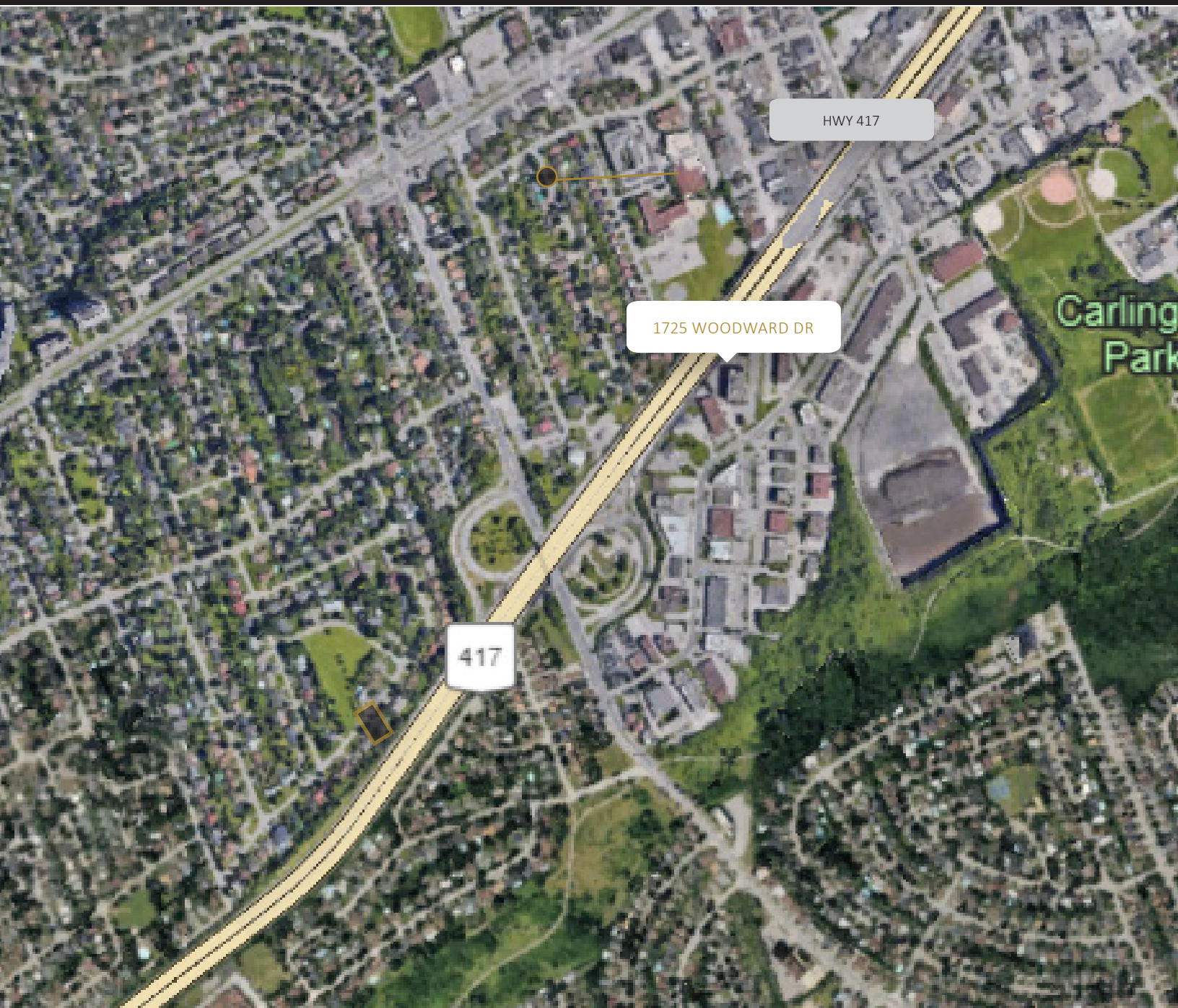
11,918 sf



Unit LL & LL1

9,525 & 1,737sf





Contact us

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