



OFFICE SPACE FOR LEASE

DOWNTOWN CORE

100

SPARKS ST

SUITE 200 AND SUITE 803 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

100 SPARKS ST

UP TO
8,277 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	NEGOTIABLE
ADDITIONAL RENT	\$17.55 PSF (2021 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	IMMEDIATE
PARKING	OPTIONS AVAILABLE NEARBY



LARGE WINDOWS
FOR PLENTY OF
NATURAL LIGHT

BRIDGEHEAD
freshii

BRIDGEHEAD
& FRESHII
ON-SITE



ONE BLOCK
FROM
PARLIAMENT HILL



VARIETY OF
RESTAURANTS &
RETAIL NEARBY



PROXIMITY TO
HOTELS & EVENT
CENTRES



ELEVATOR
ACCESS

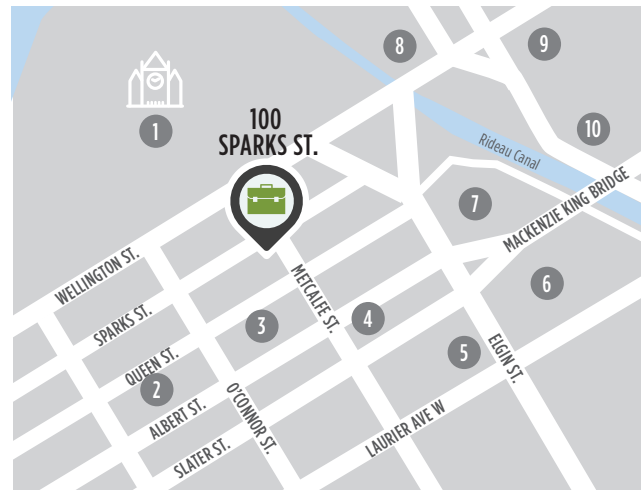


NEAR
BUS/LRT &
PUBLIC PARKING

DOWNTOWN OFFICE SPACE

One block from Parliament Hill, proximity to Elgin Street and Sparks Street, within walking distance to the Rideau light-rail station and a variety of restaurants, shops and services, 100 Sparks Street is one of the most centrally located buildings in Ottawa's central business district. Each floor is complete with large windows offering plenty of natural light and outstanding views of Parliament Hill and Sparks Street.

LOCATION



POINTS OF INTEREST

- | | |
|--------------------------|-------------------------------|
| 1 Parliament Hill | 6 Confederation Park |
| 2 LRT Parliament Station | 7 National Arts Centre |
| 3 World Exchange Plaza | 8 Château Laurier |
| 4 Sheraton Hotel | 9 Rideau Centre/Westin Ottawa |
| 5 Lord Elgin Hotel | 10 Shaw Centre |



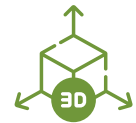
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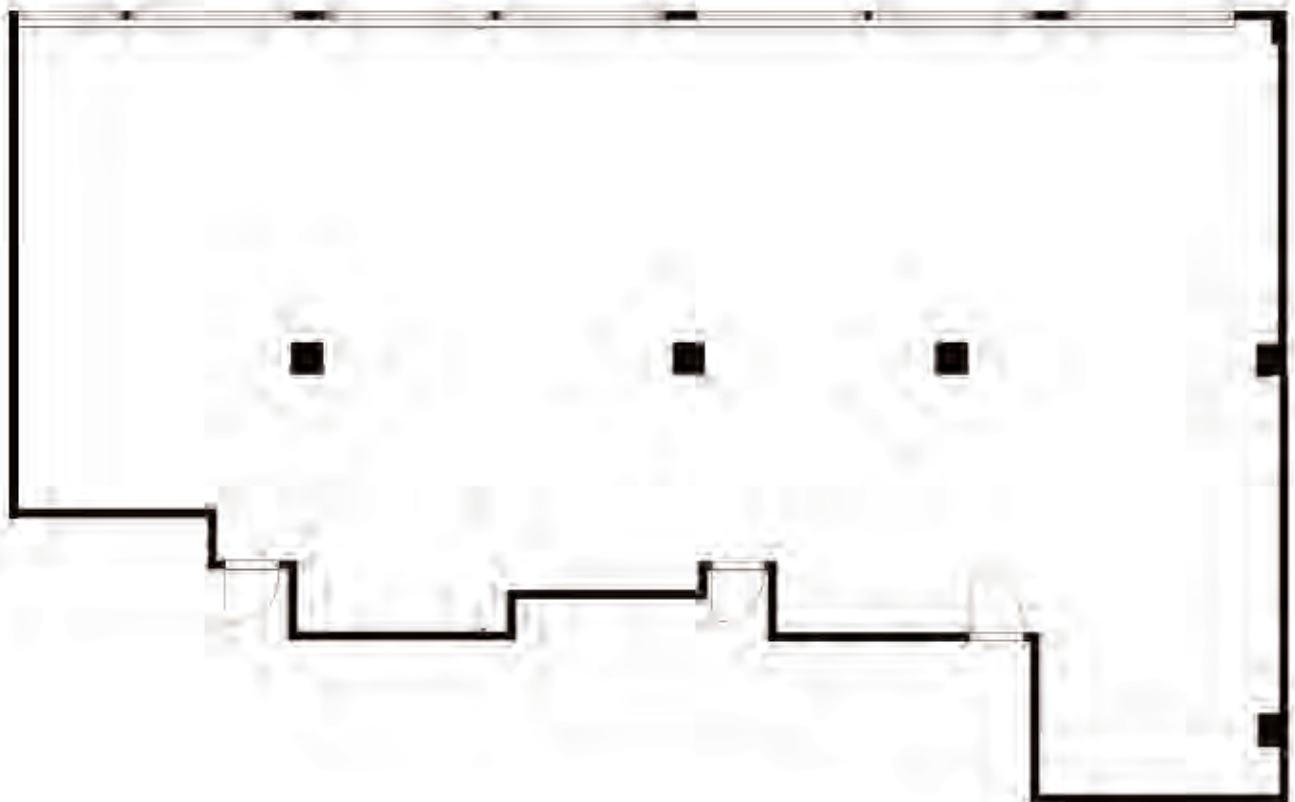
100 SPARKS ST

FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 200 | AVAILABILITY: IMMEDIATE
3,990 SQ. FT.



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GALLERY FOR SUITE 200



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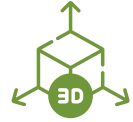


INSIDE EDGE
PROPERTIES
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100 SPARKS ST



FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 803 | AVAILABILITY: IMMEDIATE
UP TO 4,287 SQ. FT.



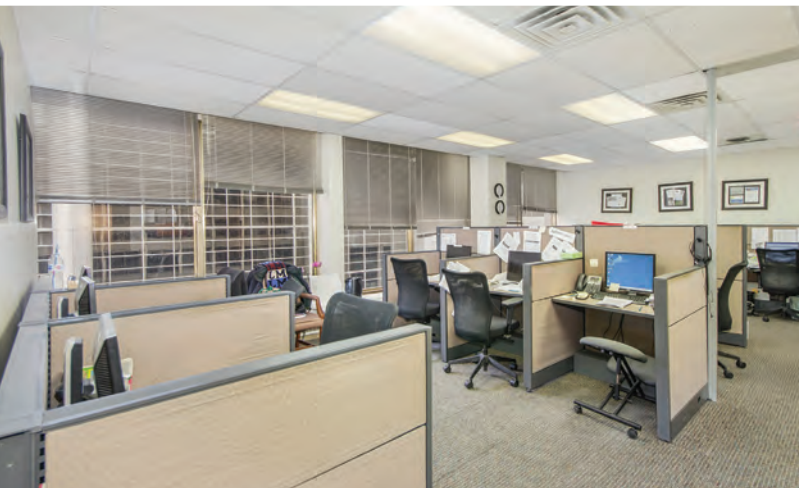
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INSIDE EDGE
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GALLERY FOR SUITE 803



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