



# 171

SLATER STREET  
OTTAWA, ONTARIO

## FOR LEASE

### AVAILABILITIES

Suite 1010 = 4,671 sq.ft.

Suite 800\* = 13,273 sq.ft.

Suite 700\* = 13,266 sq.ft.

*\* Suites 700 & 800 can be made  
contiguous for a total of 26,539 sq.ft.*

Suite 300 = 13,267 sq.ft.

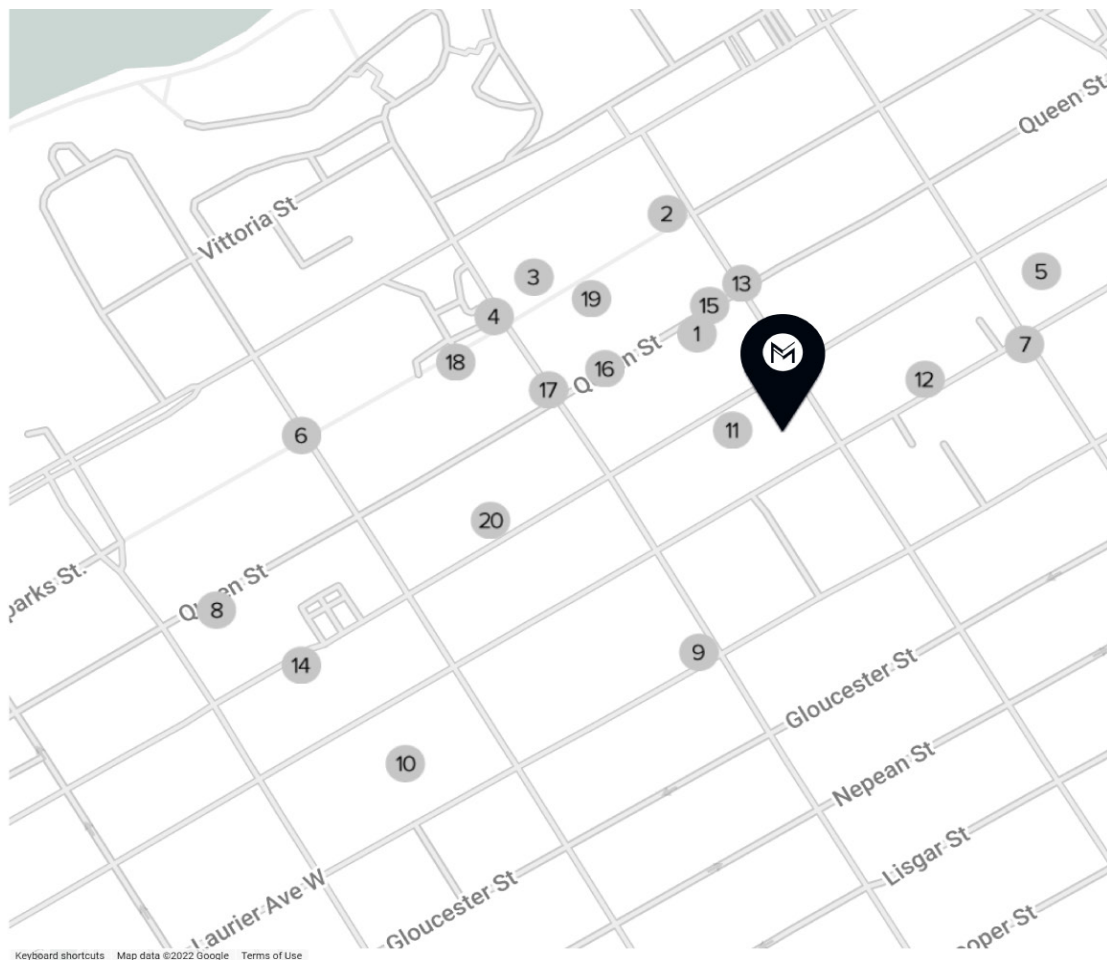
Suite 200 = 12,407 sq.ft.

*\* Suites 200 & 300 can be made  
contiguous for a total of 25,668 sq.ft.*

**MACH**  
PROPERTY

# SURROUNDING AREAS

171 Slater Street is a 13-storey office building also known as the Vanguard Building located at the intersection of Slater and O'Connor Street. Convenient to shopping, major hotels, government offices, Sparks Street Mall, gourmet restaurants and Parliament Hill. Close to public transit and major arterial routes. Located only 280 meters from the Parliament LRT Station. A Tim Horton's is available on the ground floor with direct access via the lobby. The building has a manned security desk with secured card access 24/7.



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- |   |                                                                                     |    |                                                                                     |    |                                                                                      |    |                                                                                       |
|---|-------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|
| 1 |  | 6  |  | 11 |  | 16 |  |
| 2 |  | 7  | Delta Hotels                                                                        | 12 |   | 17 |  |
| 3 |  | 8  | <i>Tim Hortons</i>                                                                  | 13 | <b>AIANA</b>                                                                         | 18 | 240 Sparks ST Mall                                                                    |
| 4 |  | 9  | <b>SHOPPERS</b><br>DRUG MART                                                        | 14 | <b>BÂTON</b><br>ROUGE                                                                | 19 |  |
| 5 |  | 10 | <b>Rexall</b>                                                                       | 15 |   | 20 |  |

# 171 SLATER STREET, OTTAWA

	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$6.80	\$6.13	\$12.93

SUITE COMMENTS	
Suite 200	Available immediately
Suite 300	Available immediately
Suite 700	Available immediately
Suite 800	Available immediately
Suite 1010	Model suite, corner unit featuring lots of natural light. Open concept ceiling with new LED lighting shown in the space. Available immediately
Parking	Underground Parking Available On-Site



## LEASING INQUIRY

**John Esposito**

Director Leasing

[jesposito@groupemach.com](mailto:jesposito@groupemach.com)

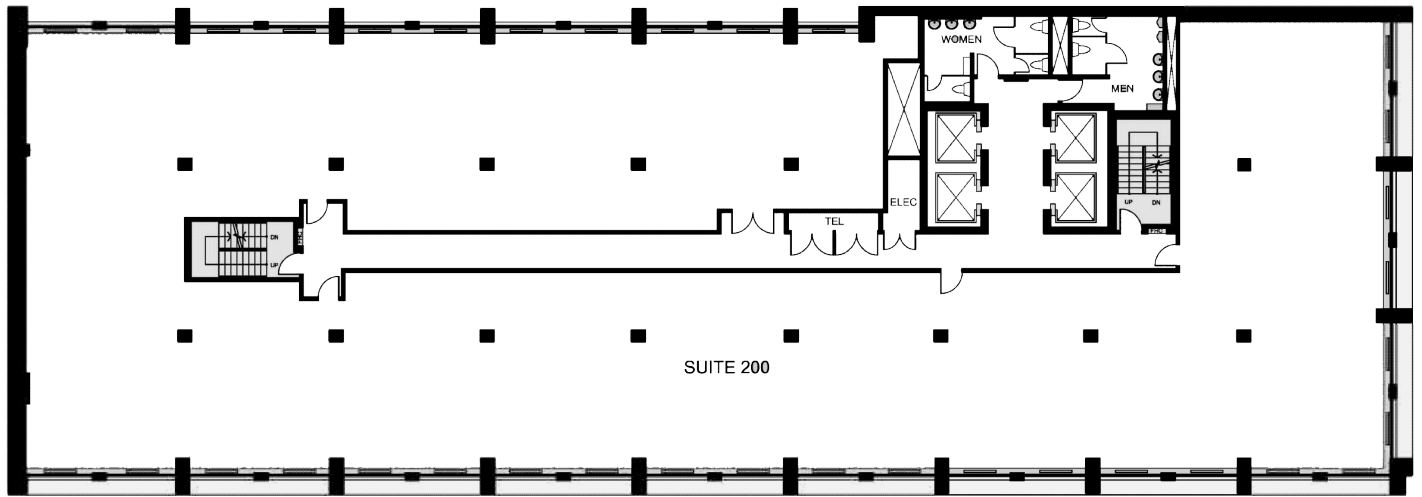
**Max Francischiello, MBA**

Senior Vice-President, Leasing

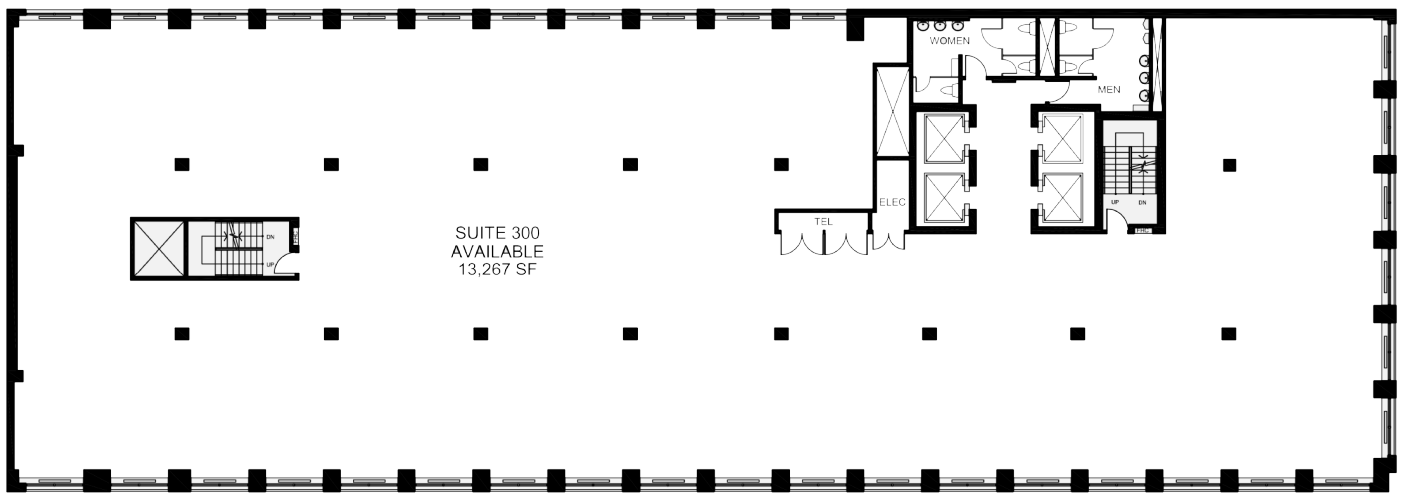
[mfrancischiello@groupemach.com](mailto:mfrancischiello@groupemach.com)

# FLOOR PLAN

SUITE 200 | 12,401 sq.ft.



SUITE 300 | 13,267 sq.ft.

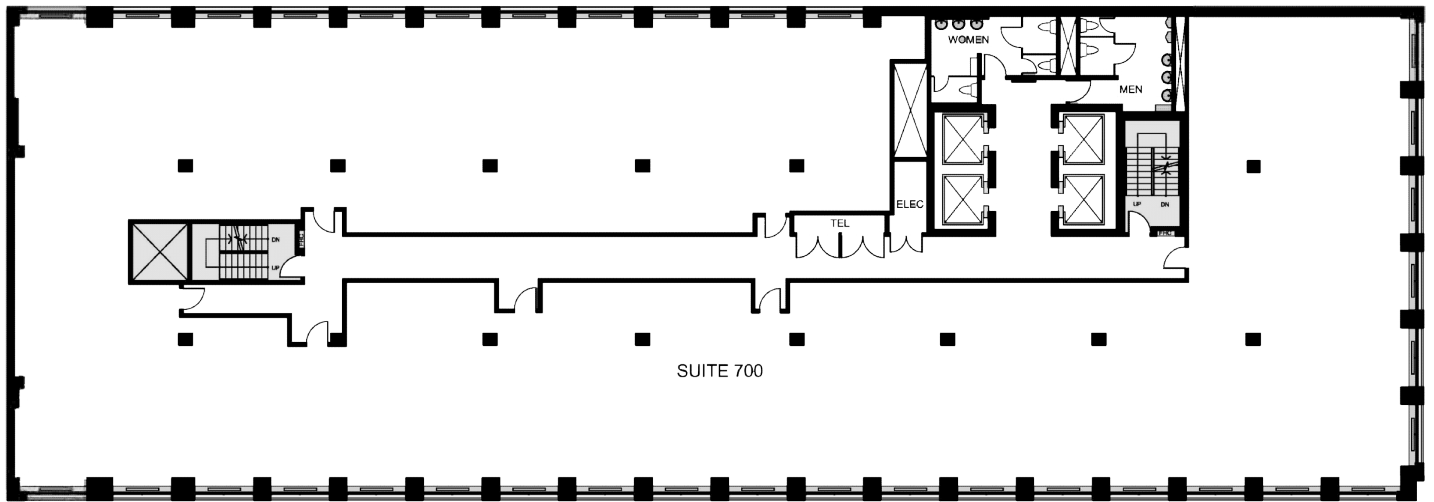


# MACH

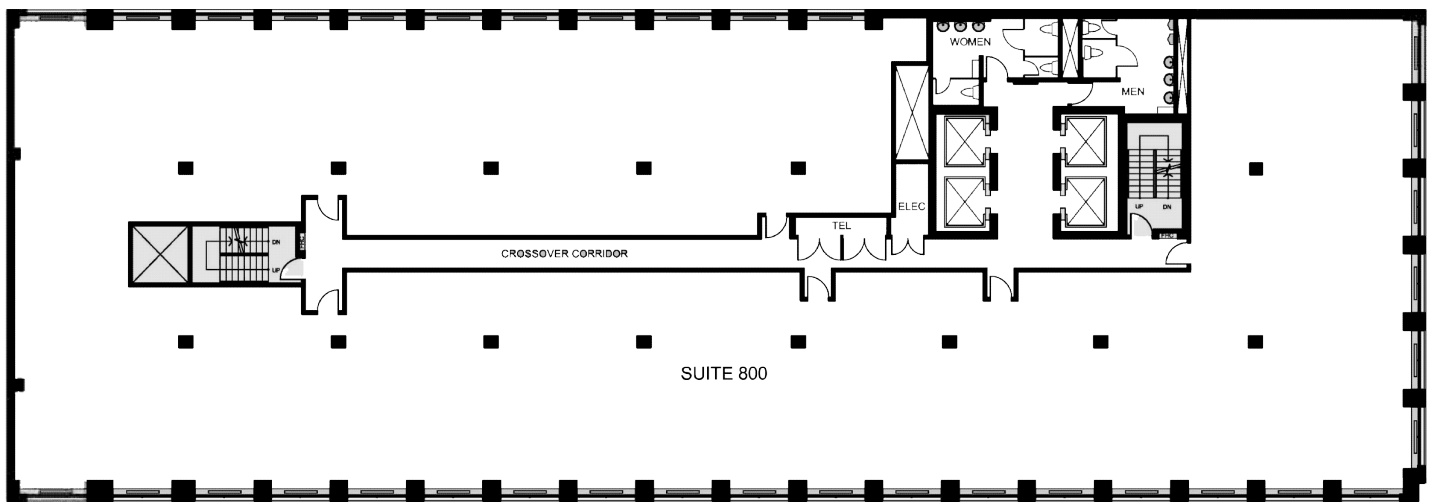
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# FLOOR PLAN

SUITE 700 | 13,266 sq.ft.



SUITE 800 | 13,273 sq.ft.

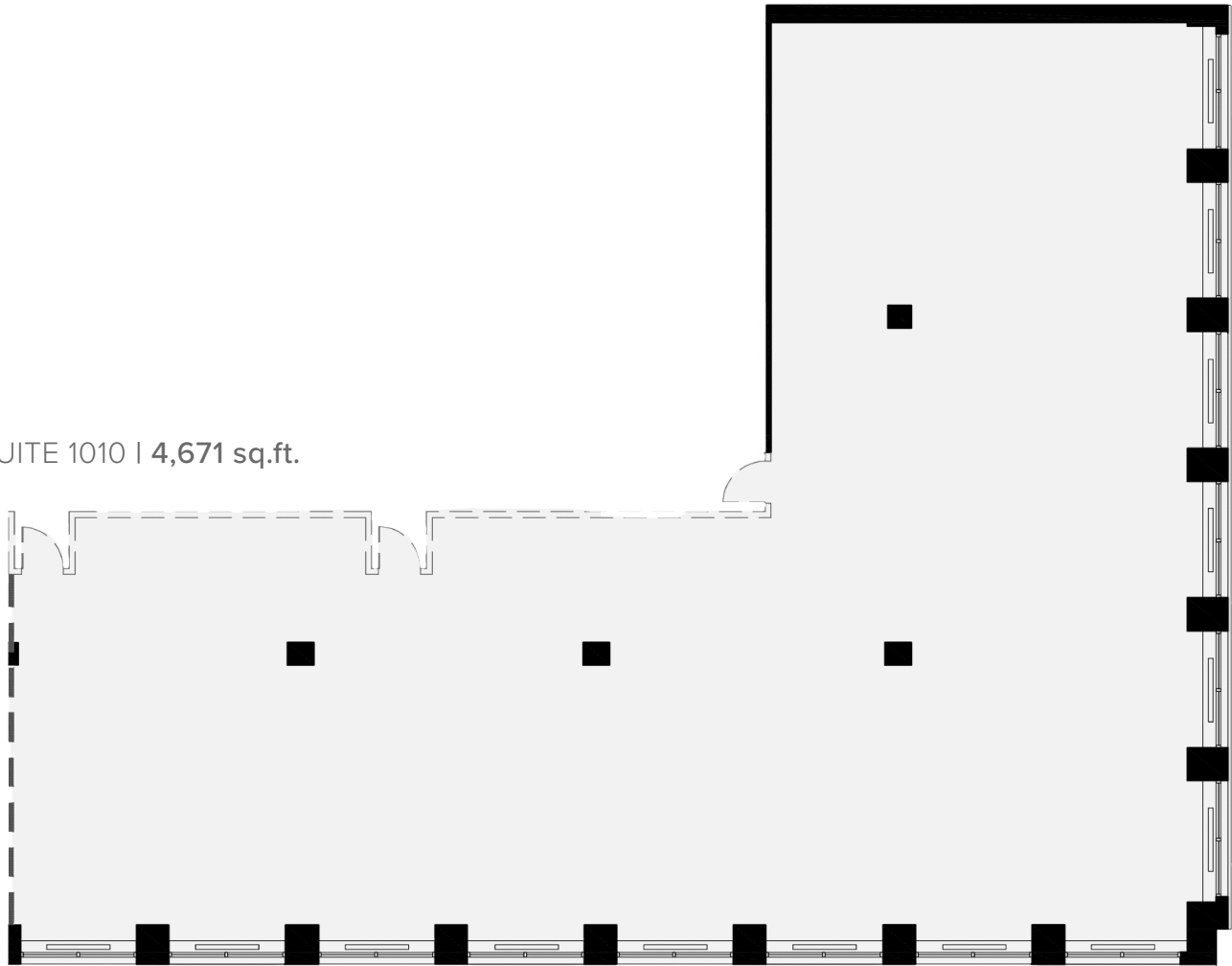


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# FLOOR PLAN

SUITE 1010 | 4,671 sq.ft.



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CONTACT US  
FOR LEASING OPPORTUNITIES  
**(613) 565-4848**