



OFFICE SPACE FOR LEASE

BYWARD MARKET

12

YORK STREET

SUITES 200 & 301 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



12 YORK STREET

UP TO 15,057 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	NEGOTIABLE
ADDITIONAL RENT	\$15.00 PSF (2021 ESTIMATE)
ADDITIONAL COSTS	IN-SUITE HYDRO
AVAILABILITY	IMMEDIATE
PARKING	OPTIONS AVAILABLE NEARBY



TURN KEY OFFICE



BUILDING SIGNAGE RIGHTS AVAILABLE



ELEVATOR ACCESS



HIGH CEILINGS & EXPOSED STONE WALLS



VIEWS OF CLARENDON & YORK COURTYARDS



OPEN CONCEPT MEZZANINES



METERS FROM RIDEAU LRT STATION

TURNKEY OFFICE SPACE IN THE BYWARD MARKET

The former offices of two successful high-technology firms, 12 York Street's high ceilings, exposed stone walls and open-concept mezzanines provide a unique layout. Ideally located in the ByWard Market and just meters from the new Rideau light-rail station, the area offers a large variety of shops, restaurants, hotels, services and tourist attractions.

LOCATION




POINTS OF INTEREST

- 1 National Gallery of Canada
- 2 Notre-Dame Cathedral Basilica
- 3 Embassy of the United States
- 4 Major's Hill Park
- 5 Revenue Canada Agency
- 6 Fairmont Château Laurier
- 7 Rideau Centre
- 8 Rideau LRT Station



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902

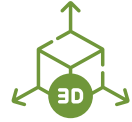



INSIDE EDGE
PROPERTIES
BROKERAGE

12 YORK STREET

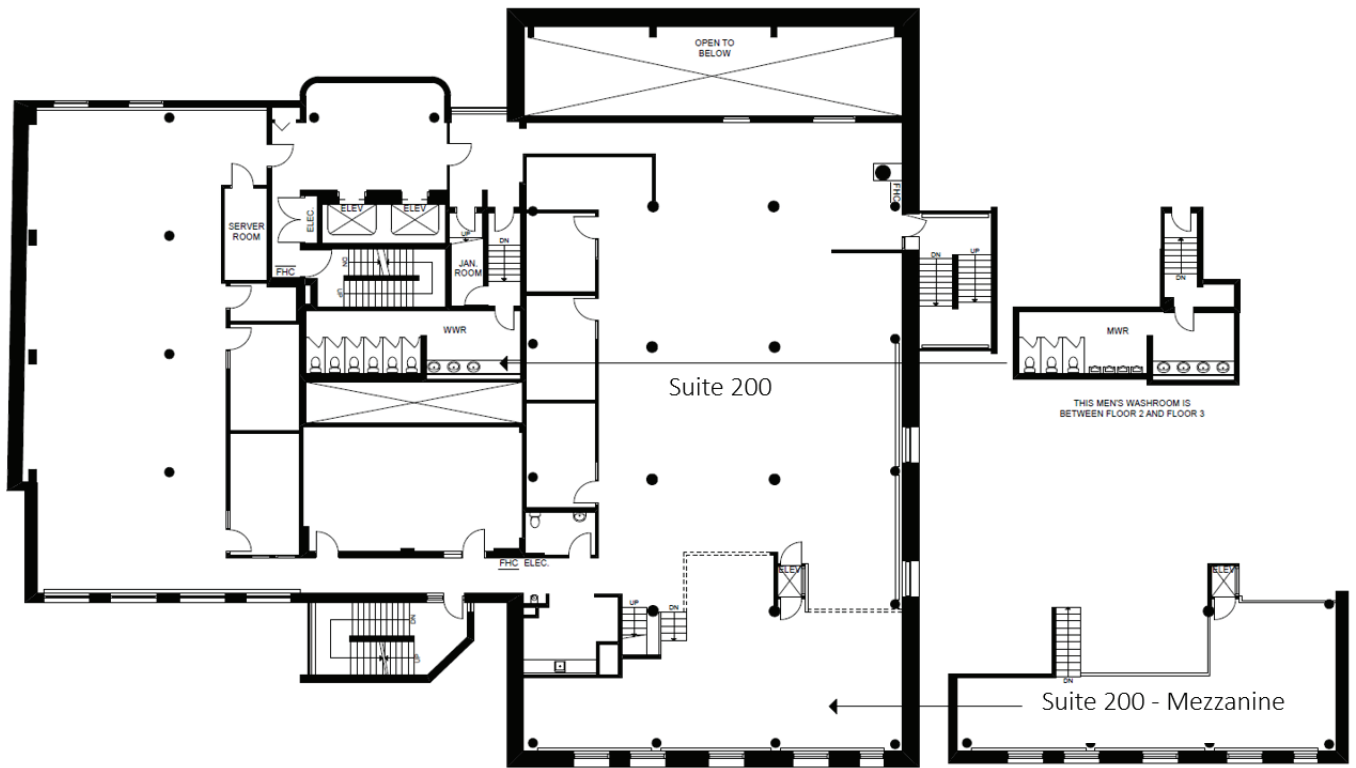


FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 200 | 11,000 SQ. FT. (APPROXIMATELY)



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

12 YORK STREET

GALLERY FOR SUITE 200



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902

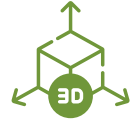


INSIDE EDGE
PROPERTIES
BROKERAGE

12 YORK STREET

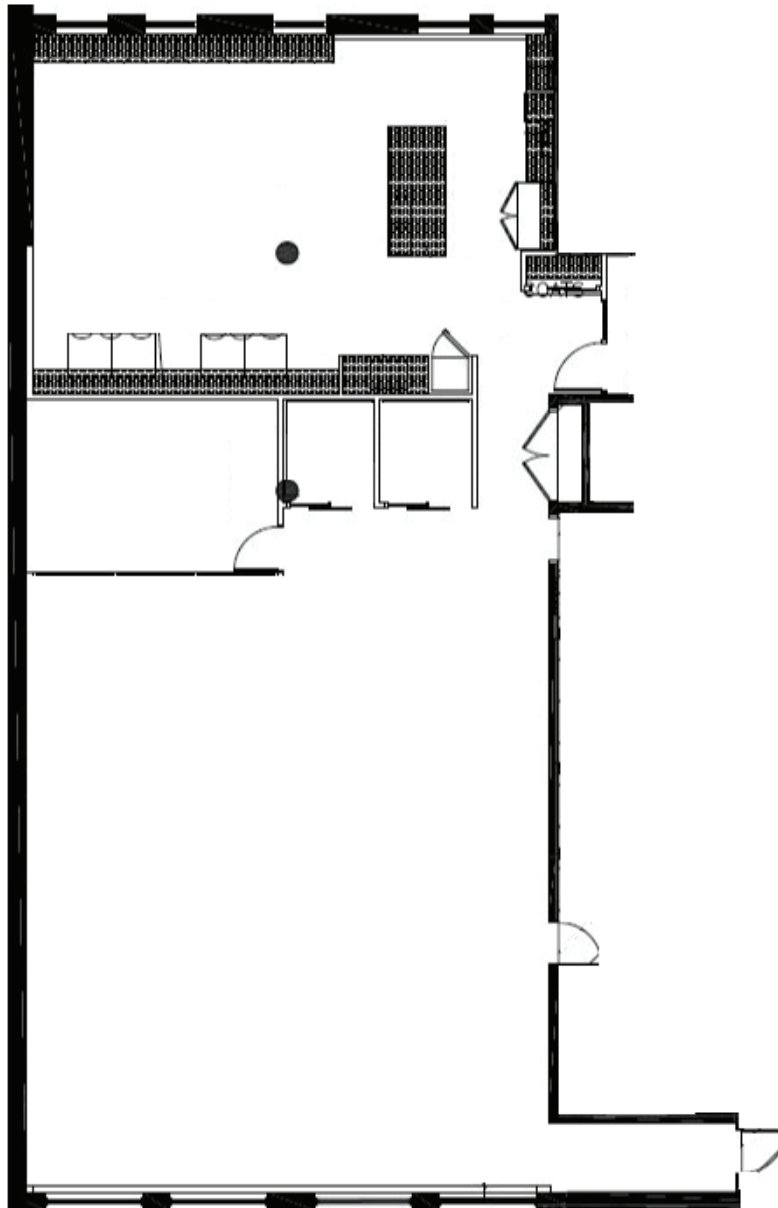


FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 301 | 4,057 SQ. FT.



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

12 YORK STREET

GALLERY FOR SUITE 301



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

12 YORK STREET



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902