



APPROXIMATELY 101,441 SF OF  
MOVE IN READY OFFICE SPACE

# ONE 60

ELGIN  
STREET





# ONE 60

## ELGIN STREET

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**T**oday's future forward companies recognize that the dynamics that accelerate decisions, achieve innovation, or generate ideas hinge on collaboration between groups. ONE 60 Elgin Street is perfectly suited to facilitate those connections and cooperation.

### PREMISE DETAILS

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#### ONE 60 Elgin Street

- Part of the 2<sup>nd</sup> floor 8,430 sf
- Part of the 2<sup>nd</sup> floor 20,746 sf
- All of the 3<sup>rd</sup> floor 37,871 sf
- Part of the 4<sup>th</sup> floor 9,553 sf
- Part of the 7<sup>th</sup> floor 24,841 sf
- Sublease terms – Lease Expiry: February 28<sup>th</sup>, 2032
- Sublease Rate – Negotiable
- Additional Rent – \$21.69 (2024)

### HIGHLIGHTS

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- Underground parking available
- Transit stop at the door on Elgin Street
- Direct to Hwy 417 via Elgin Street or Nicholas Street
- Located on the ground floor, the Cuisine Club offers 10 food offerings in a modern, brightly lit environment the Cuisine Club restaurants: Booster Juice, Bridgehead, California Thai, The Cupcake Lounge, Gabriel Pizza, Green Rebel, Mac's Sushi, Ya Habibi, Marcello's and Brown's Social Club.
- Building amenities include: complimentary Wi-Fi, mobile charging stations, heated sidewalks, bird-safe glass
- LEED® Gold Status
- Numerous retail amenities located on the ground floor include: Vivah boutique, Rexall, LCBO, Hillary's, Circle K
- At just under 40,000 SF per floor, 160 Elgin Street is home to the largest floor-plate in downtown Ottawa

# ONE 60



Modern furniture can be reconfigured to create collaborative spaces



A/ Lobby Area B/ 3<sup>rd</sup> Floor C/ Conference Centre D/ Elevators Lobby



configured to  
S

B



D



A



B



C



D

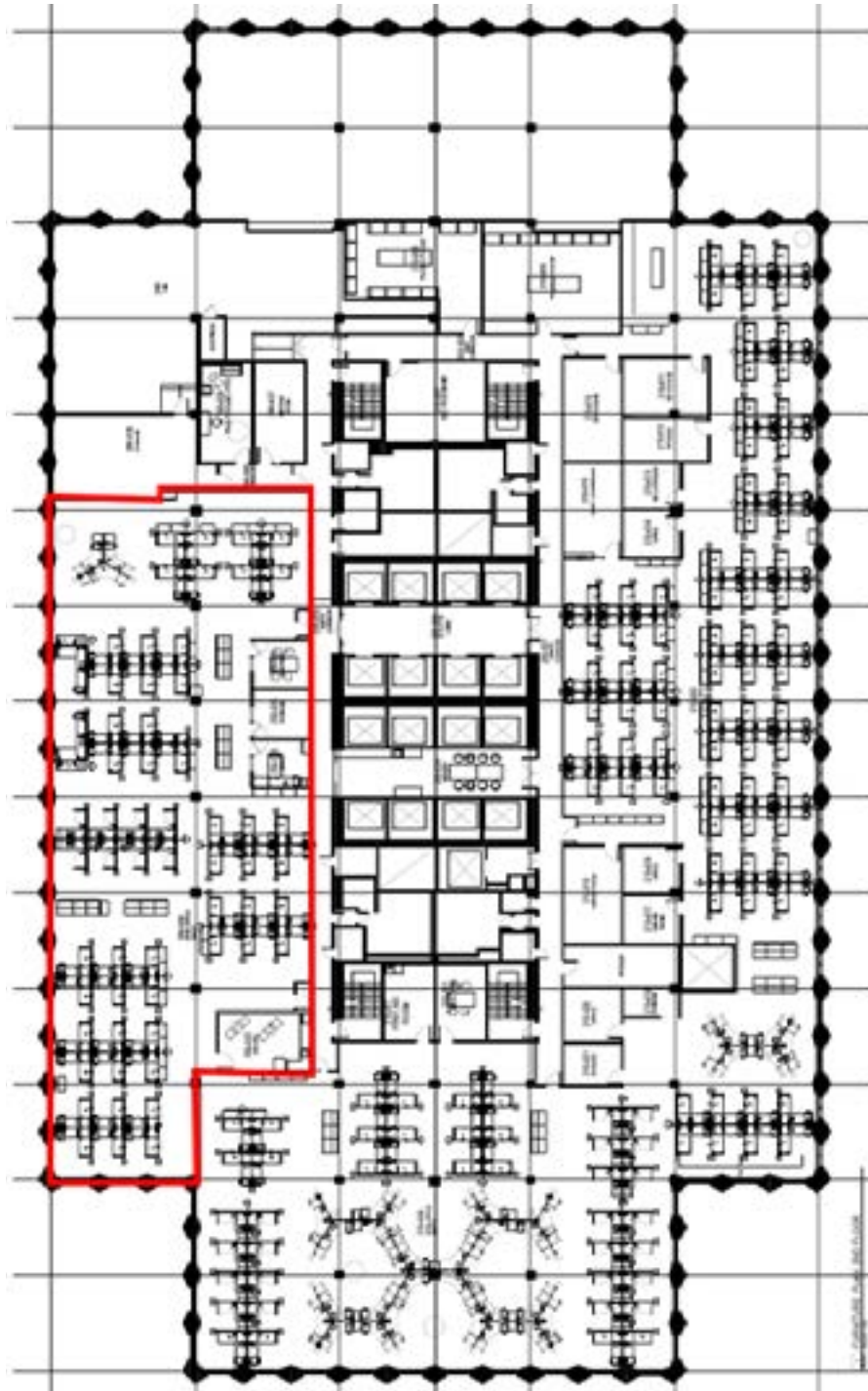


E

- A/ Shared Boardroom
- B/ Collaborative Work Space
- C/ Office Space
- D/ Office Space
- E/ Kitchen

# ONE 60

## Second Floor



RENTABLE AREA: 2<sup>nd</sup> FLOOR 8,430 SF



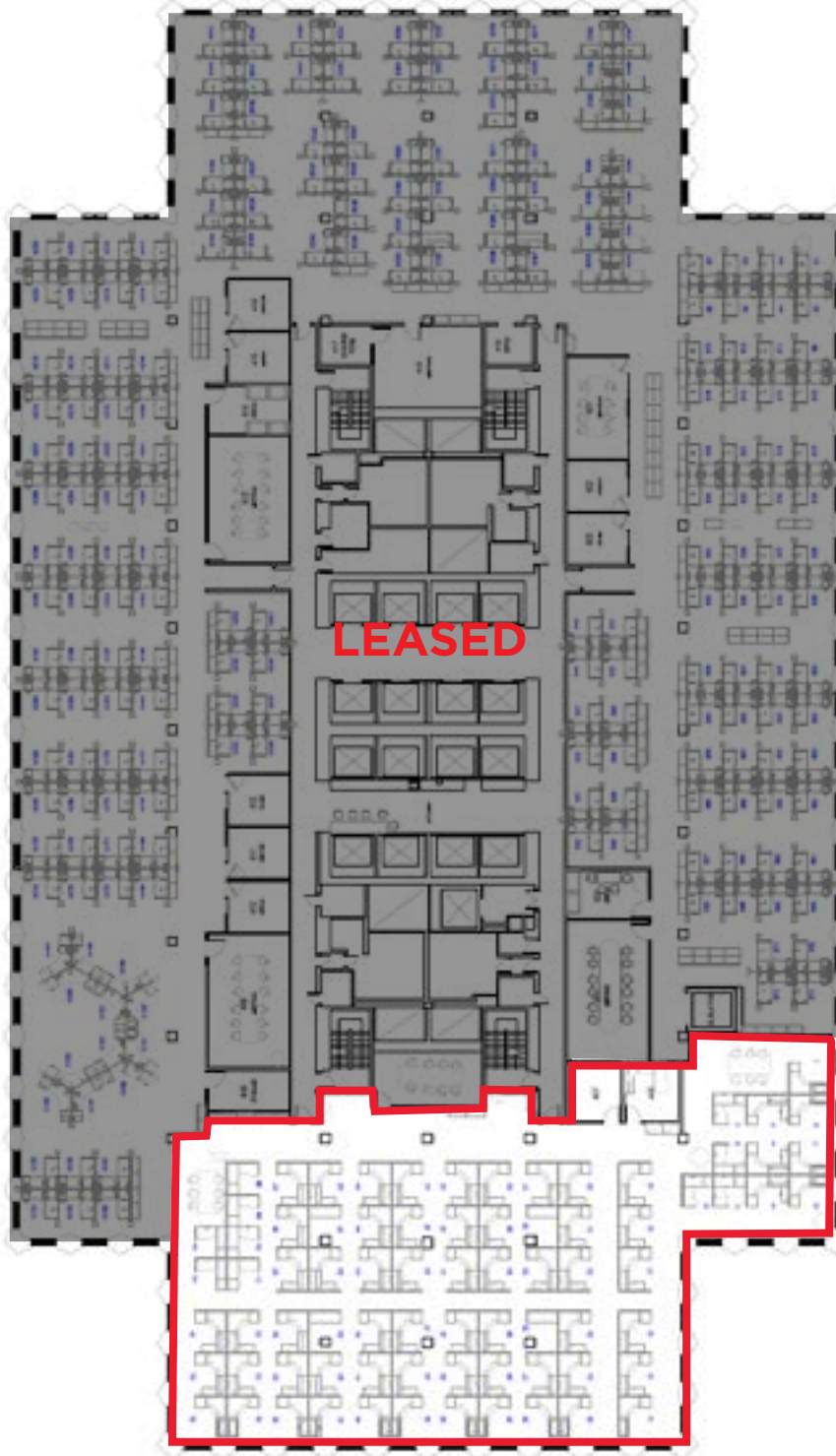
# Third Floor



RENTABLE AREA: 3<sup>rd</sup> FLOOR 37,871 SF

# ONE 60

## Fourth Floor

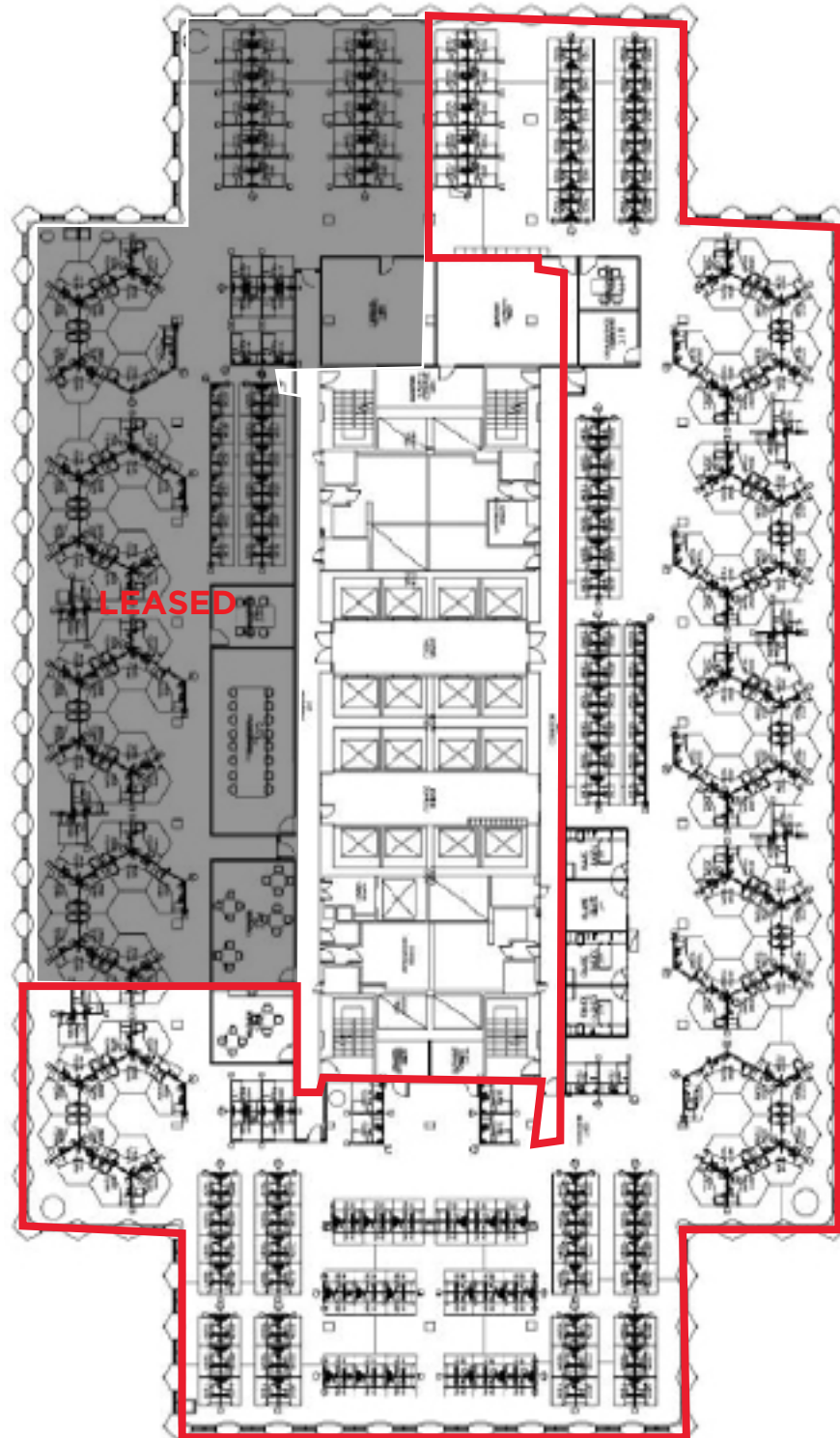


**LEASED**




RENTABLE AREA: 4<sup>th</sup> FLOOR 9,553 SF

# Seventh Floor



RENTABLE AREA: 7<sup>th</sup> FLOOR 24,841 SF





Located in the heart  
of Ottawa's unique  
landscape



Bell



Museum



Restaurant



Shopping Mall



Library



Grocery Store



Hotel



THE RIDEAU CANAL

GOLDEN TRIANGLE

Ottawa Embassy  
Hotel and Suites

sbone

Elgin Street



Al's Steakhouse



The Lieutenant's Pump



Pure Kitchen



Elgin Street  
Diner

Metcalfe Street



Canadian Museum  
of Nature

HWY 417

# AMENITIES



A/ Cuisine Club  
B/ Brown's Social Club  
C/ Bridgehead  
D/E/F/G Fitness Facility





# ONE 60

# ELGIN STREET

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:

**Jessica Whiting**  
**Vice President\***

**613 780 1597**

[jwhiting@cwottawa.com](mailto:jwhiting@cwottawa.com)

\*Sales Representative



Cushman & Wakefield Ottawa, Brokerage  
55 Metcalfe Street, Suite 400  
Ottawa, ON K1P 6L5  
[cwottawa.com](http://cwottawa.com)