

FOR LEASE 360 LISGAR

AVAILABLE NOW

4 FLOORS

Building: 112,330 Sq. Ft.

Floor Plate: 12,248 Sq. Ft.

Units from: 4,607 Sq. Ft.

In the Heart of Downtown Ottawa

STEPS TO PUBLIC TRANSIT



360 LISGAR

BOMA BEST CERTIFIED!

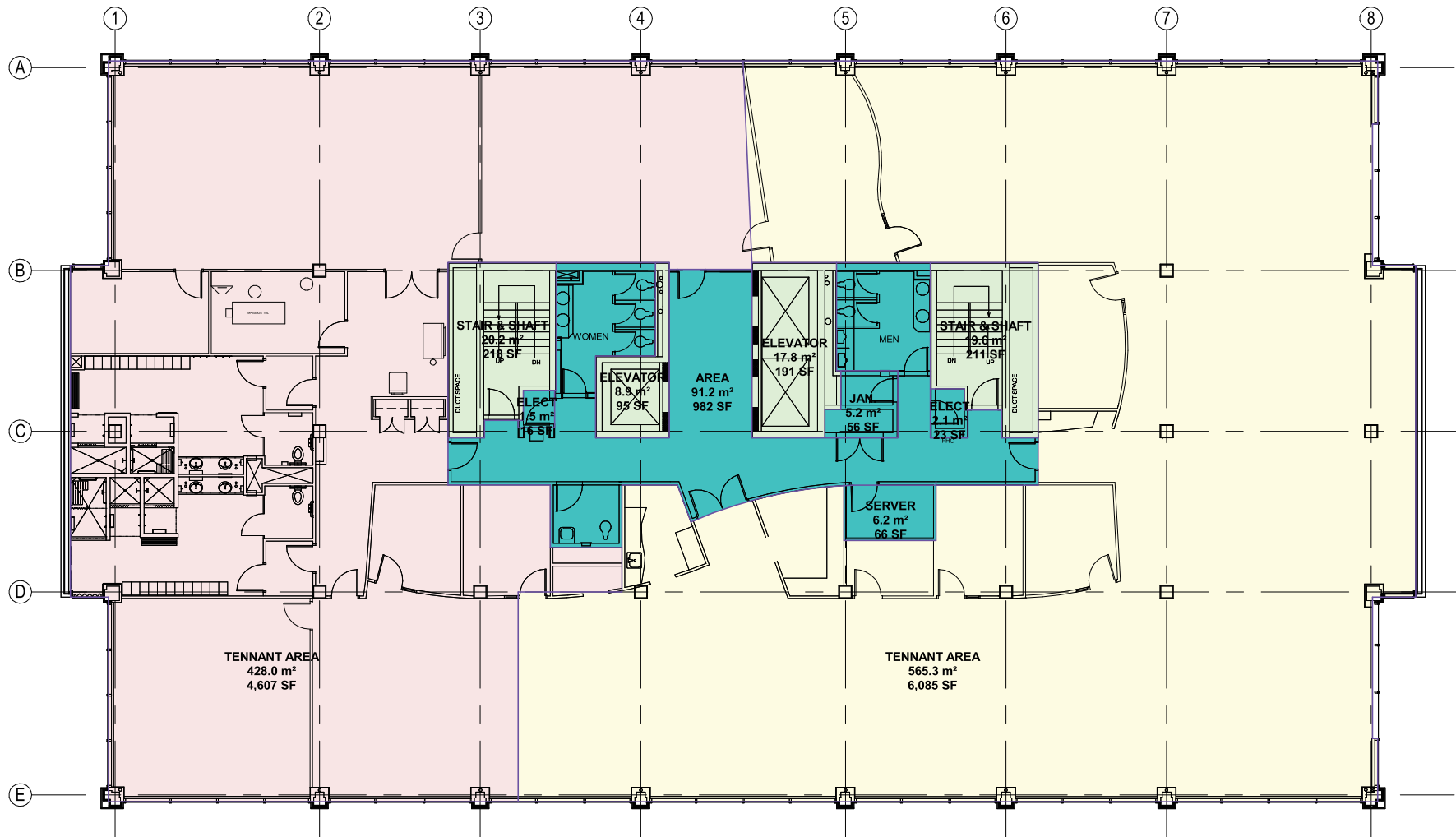
10 storey office building located in the heart of downtown Ottawa. Beautifully renovated in 2003, with marble at the entrance, elevators and washrooms.

Four full floors or units from 4,607 Sq. Ft., available for immediate occupancy or built to suit your needs.

- Steps away from major Public Transit lines.
- Onsite parking, 135 spots, including 84 garage parking, plus large public parking lot is located directly across the street.
- Close to Parliament Hill, numerous restaurants, cafes, retail shops, and other facilities, including fitness.
- 3 state-of-the-art elevators, meeting all current government standards commissioned in Dec. 2015.
- High speed fibre, video, modern voice and command wiring.
- Electronic motorized card access for building garage and elevator.
- Fully integrated building system coordinating lighting, heating and security.
- 24 hour emergency service.
- Two full floors, open concept, perfect for business operations like a call centre.



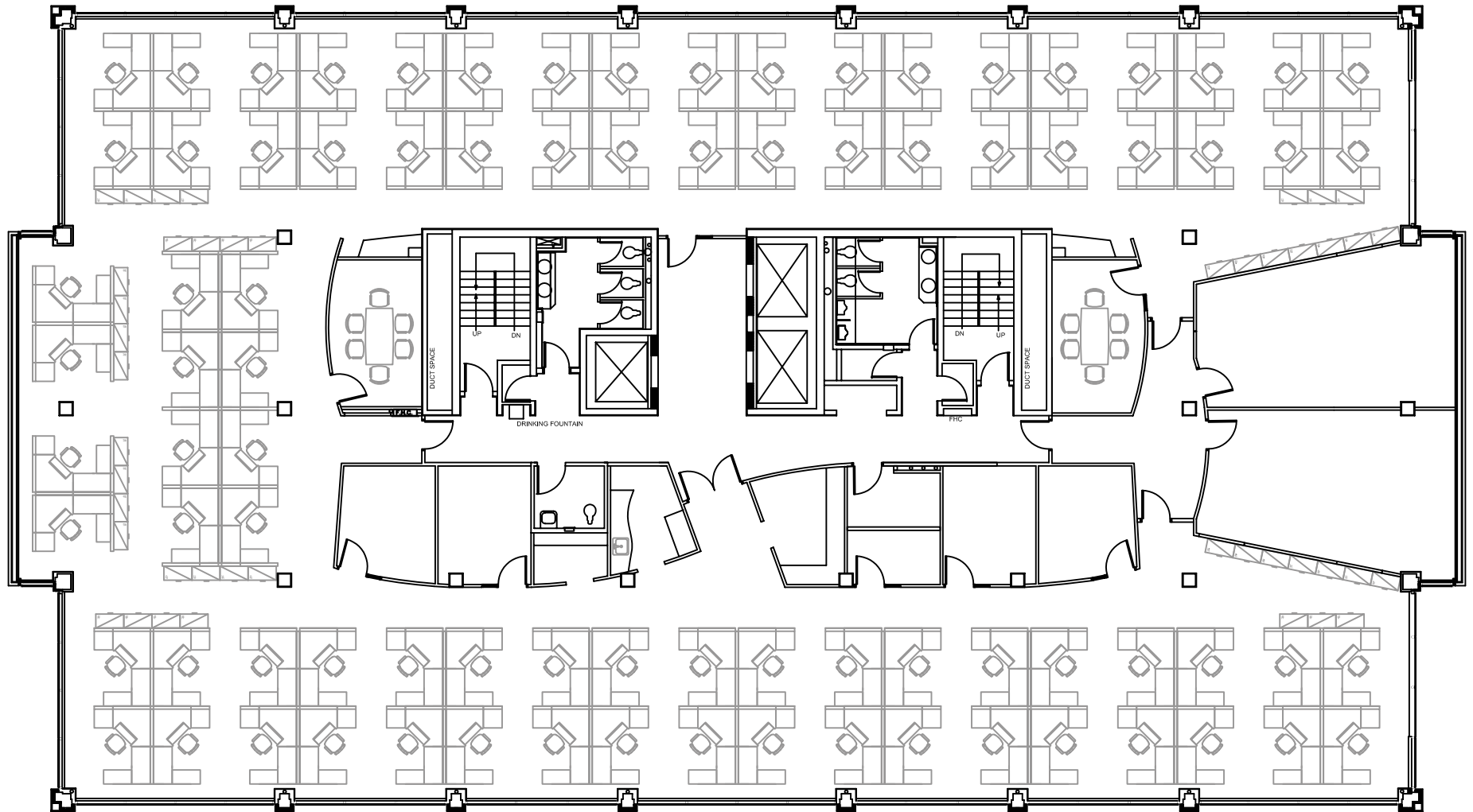
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2nd Floor Plan, open concept, may be subdivided. Ready to occupy or built to suit your needs!

* Units from 4,607 Sq. Ft. or full floor of 12,248 Sq. Ft. Option to add a workspace. Includes change rooms, showers, and flexible space suitable for a gym setup. Square Footage mentioned in this brochure is approximate.

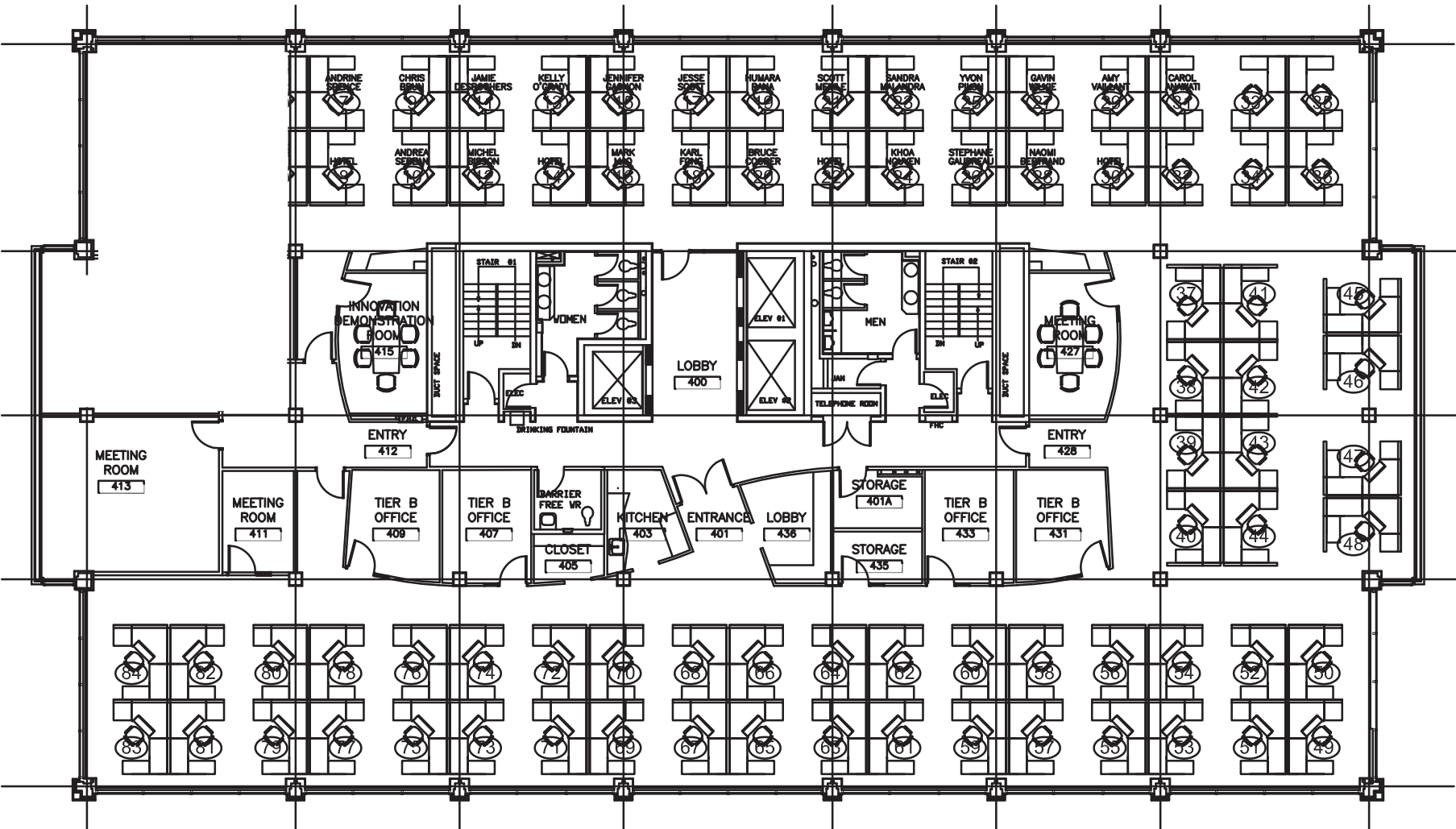
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Typical 3rd Floor Plan, open concept, may be subdivided. Ready to occupy or build to suit your needs!

* Work stations shown are for illustration only. Square Footage mentioned in this brochure is approximate.

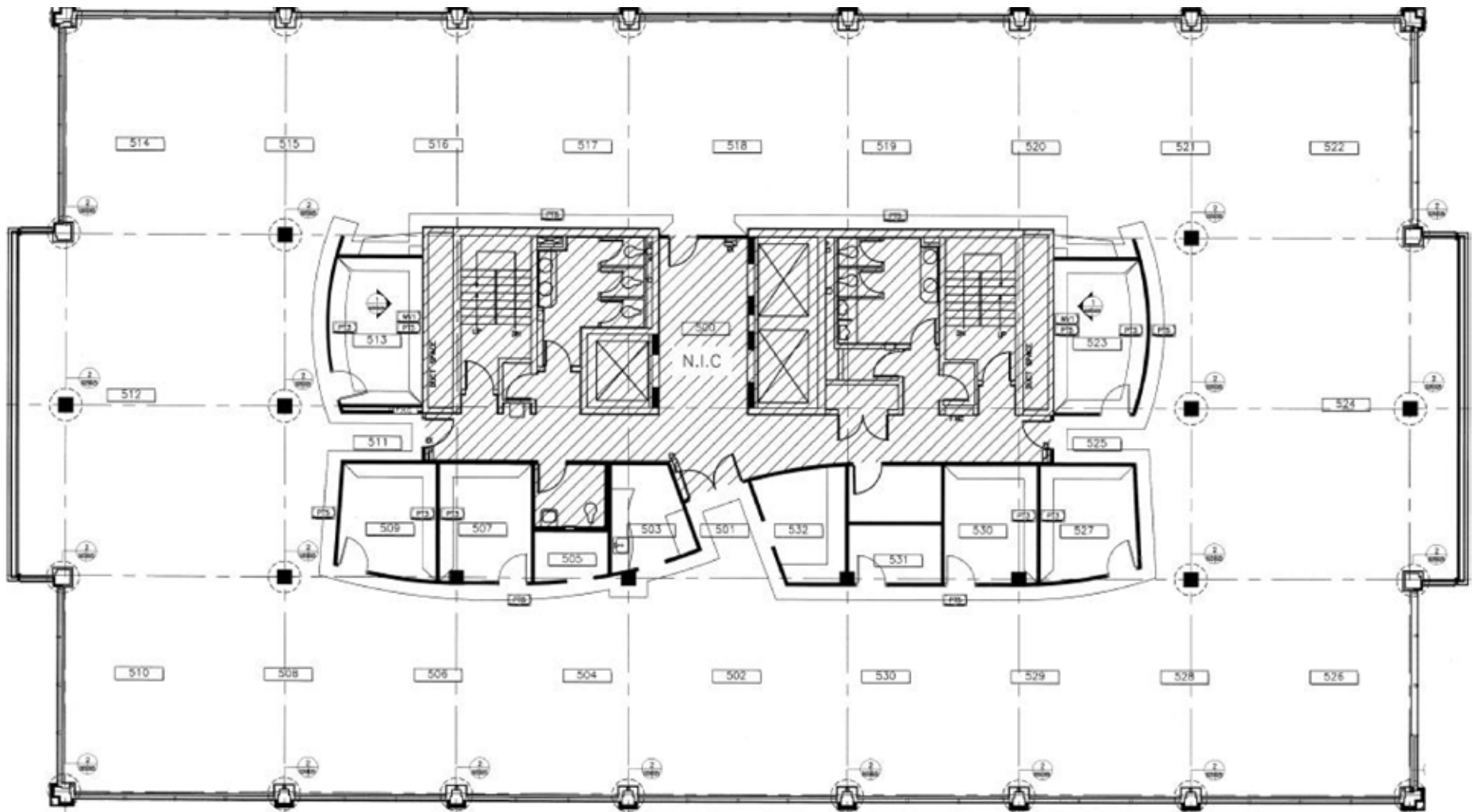
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Typical 4th Floor Plan, open concept, may be subdivided. Ready to occupy or build to suit your needs!

* Work stations shown are for illustration only. Square Footage mentioned in this brochure is approximate.

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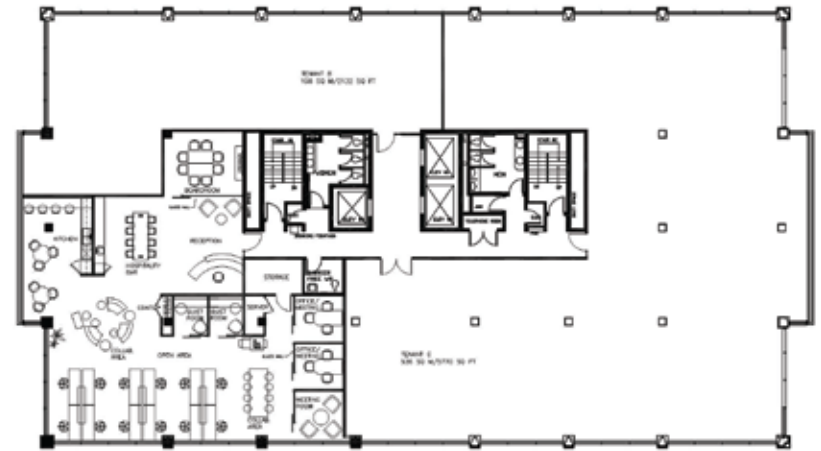


Typical 5th Floor Plan, open concept, may be subdivided. Ready to occupy or build to suit your needs!

* Work stations shown are for illustration only. Square Footage mentioned in this brochure is approximate.

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Two full floors, open concept, may be subdivided, ready to occupy or built to suit your needs! Sample floor suite shown below.



Plan: 7th Floor Tenant Suite A (Plan B) Scale: NTS

Perspective of Tenant Suite A (Plan B) Reception, Hospitality Bar, Collaborative Seating Area & Workstations



Floor Finish



Carpet Finish



Wall Finishes



Reception Wall Finish



Millwork Counter Top, Cupboard & Backsplash



Reception Desk & Hospitality Table Finish

Task Seating Finishes



Upholstery Fabric Finishes

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Two full floors, open concept, may be subdivided, ready to occupy or built to suit your needs! Sample floor suite shown below.

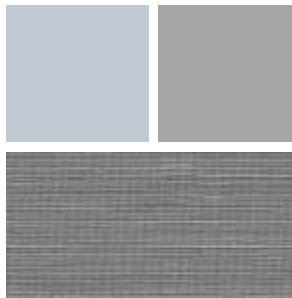


Plan: 7th Floor Tenant Suite A (Plan B) Scale: NTS

Perspective of Tenant Suite A (Plan B) Resource Centre, Workstations and Closed Offices



Carpet Finish



Wall Finishes



Banquette Seating Fabrics



Task Seating Finishes

Millwork and Counter Top Finishes

360 LISGAR - SPECIFICATIONS

Building:

- 10 storeys
- 10,000 sq. m Bldg:1,100 sq.m per typical floor
- Indoor parking garage & on site surface parking
- Fully integrated Bldg systems co-ordinating lighting, heating and security

Facade:

- Reflective silver on green curtain wall
- Granite columns
- Professional landscaping leading to lobby

Interior:

- Granite finishes on ground floor & main lobby
- Acoustic ceilings and contemporary lighting
- Latest technology for voice & data communications wiring
- Luxuriously finished washrooms with granite floor & vanities

Elevators:

- Three state-of-the-art elevators
- High ceilinged cabs, elegantly finished with granite & stainless steel
- 2016 completed modernization of operating systems and cab controls to comply with the newest standards in the industry

Accessibility:

- Accessible washroom and drinking fountain on each floor
- Dual accessible elevator controls

Shipping and Receiving:

- Truck loading dock and receiving at ground

H.V.A.C Systems

- Variable air volume system with up to 14 independent control zones per floor
- Computerized direct digital tenant control of main HVAC
- Modern heat distribution & A/C diffusers
- Cost effective DDC hydronic perimeter heating
- Closed loop water system
- New chiller and cooling tower system installed in 2014

Lighting and Electrical

- State-of-the-art occupancy sensor controlled lighting
- High speed fibre video/moderns voice and communication wiring
- Energy efficient 'T8' fluorescent fixtures

Security and Life Safety

- Electronic monitored card access for building, garage & elevators
- Addressable fire alarm system with voice paging
- Fully sprinklered building
- 24 hour emergency service

Managed by Urbandale Corporation