



Office Space **FOR LEASE**

1130 Morrison Drive,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

1130 Morrison Drive

Ottawa

Price

\$15.00/sf

OPC

\$16.10/sf



Availability

Suite 260 1,611 sf

Suite 280 3,891 sf

Contiguous for a total of 5,502 sf

Key Features

Parking Ratio 3/1,000 sf

Parking Cost \$75/month + HST

Suites wired for Bell, Rogers, Telus, & Zayo

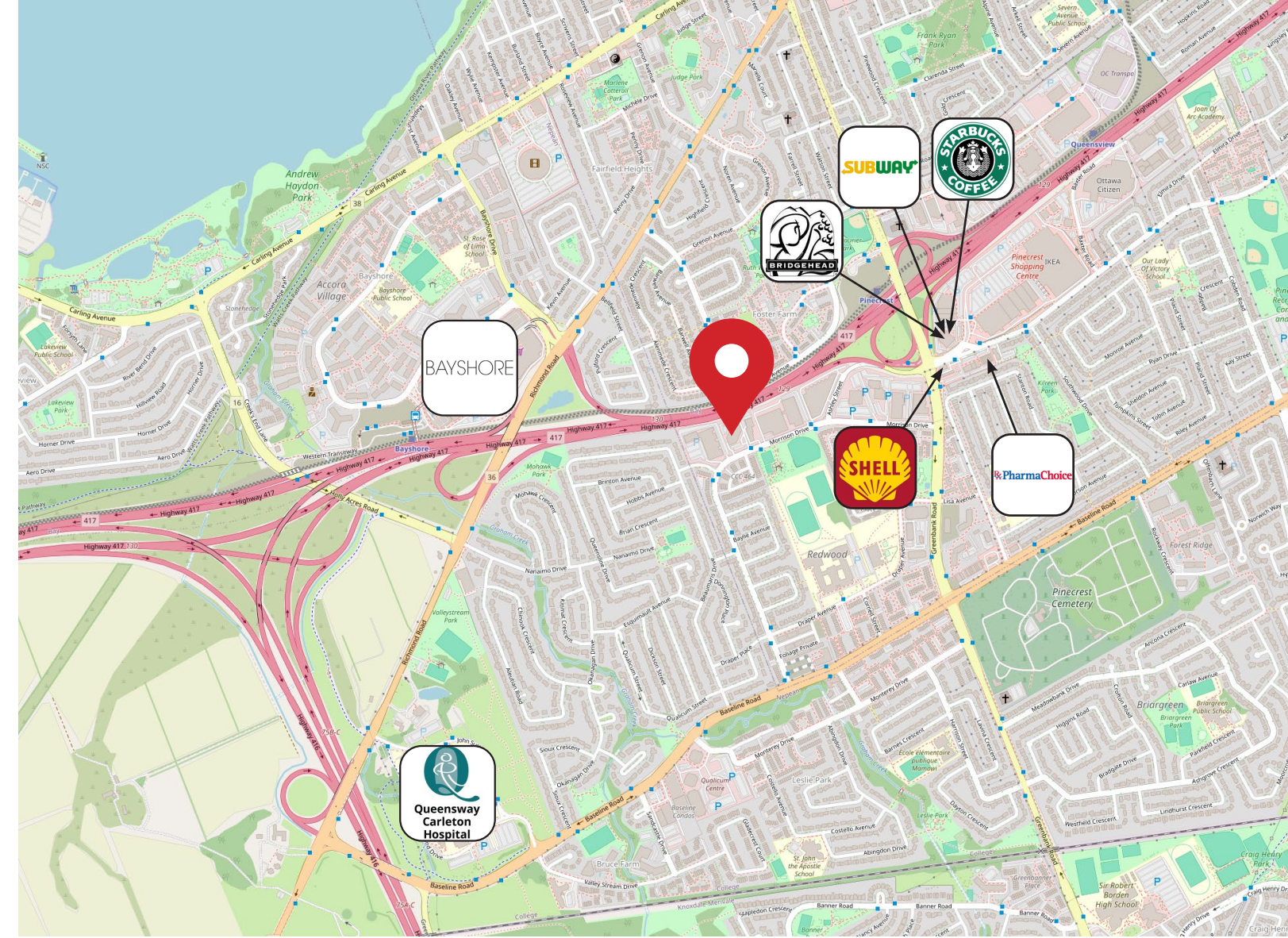
Bike racks and showers

Vending machines in the lobby

Highlights

1130 Morrison Drive offers modern, well-appointed office suites designed to support today's professional workplace. Wide expanses of windows deliver abundant natural light, creating a bright and inviting environment throughout. The building is complemented by meticulously maintained green spaces and enhanced by daily cleaning services that ensure a consistently polished presentation. Tenants enjoy both surface and underground parking, bike-friendly facilities with a dedicated shower room, and added conveniences such as snack and soda machines located in the lobby.

The available suites are fully wired for Bell, Telus, Rogers, and Zayo, providing robust connectivity. Two suites are currently available and can be combined for a total of 5,502 square feet, offering flexibility for growing or collaborative teams.



Location Overview

Strategically located in Ottawa's west end, 1130 Morrison Drive is conveniently situated near Bayshore Mall and Pinecrest Plaza, placing a wide range of retail, dining, and service amenities within close reach.

The property offers exceptional accessibility with immediate connections to Highways 417 and 416, allowing for efficient travel across the city and beyond. This well-connected location balances convenience and visibility, making it an ideal address for businesses seeking both ease of access and a professional setting.



CONTACT

Darren Clare

Director, Leasing & Investment Sales | Sales Representative

613-759-8383

leasing@districtrealty.com


District Realty Corporation Brokerage

districtrealty.com



20 James Street, Suite 100
Ottawa, ON., K2P 0T6

 613.759.8383

 LEASING@DISTRICTREALTY.COM