

# Constitution Square, Tower I

360 Albert St Ottawa Ontario Canada

Canderel | March 2020



## LOCATION



## SPACE

Suite	Area (sf) (Div   Contig)	Rate (psf/yr)	Availability	Notes
1710	2,844	Negotiable	Jan. 2022	
1030	2,982	\$26.00	Immediate	
810	2,902	\$26.00	Immediate	
400	19,750	\$26.00	Immediate	
310	9,199	Negotiable	May. 2020	
320	1,547	Negotiable	May. 2020	
330	2,115	Negotiable	May. 2020	
350	5,836	Negotiable	Jan. 2022	
201	1,539	\$26.00	Immediate	
202	10,228	Negotiable	Jan. 2022	
210	9,197	Negotiable	Jan. 2022	

Operating Costs: \$11.12 (psf/yr)      Realty Tax: \$9.87 (psf/yr)      Hydro: \$3.13 (psf/yr)      Total Additional Rent: \$24.58 (psf/yr)

## Leasing Contact

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## PROPERTY DESCRIPTION

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Constitution Square is a three tower office complex, providing Class "AAA" quality, only a short walk from Parliament Hill. This premier Downtown location provides extensive underground parking, as well as doorstep access to the regional Transitway. It features an impressive lobby of polished blue granite, finished with works of fine Canadian art.

## LOCATION AND ACCESS

Enveloped by four of the city's main streets (Kent / Albert / Lyon / Slater), Constitution Square tenants enjoy the benefits of unrivalled transit service at their doorstep with east bound buses stopping at the Slater Street entrance, the west bound buses stopping at the Albert Street entrance and connections to the entire metropolitan area. In addition, the LRT access is proposed to be at the corner of Albert and Lyon Street. The city's international airport and railway station are conveniently located only minutes away

## AMENITIES & SPECIFICATIONS:

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Tenants enjoy the convenience of a common conference centre and fitness facility, together with a variety of retail amenities. On-site management services and 24 hour manned security are also provided.

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## BUILDING OVERVIEW

As the pre-eminent business address in downtown Ottawa, Constitution Square is a modern, sophisticated office complex that virtually defines the city's business core. It combines character and spirit with functionality, provides exceptional services and exceeds industry standards at every turn.

Constitution Square also offers its customers an unrivaled location in the heart of Ottawa, with easy access to all transit options. The building offers a wide variety of quality amenities and retail services to customers, meeting their business and personal needs.

## BUILDING AMENITIES

**Conference Centre:** This high-tech-enabled conference centre is available for the exclusive use of tenants. Five rooms, accommodating from 6 to 90 people, including wifi, polycom (conference) telephone, flip charts, projection screens and LCD projectors are available for use at no charge. A retracting wall between two of the larger rooms and mobile furniture provides tenants with multiple layout options to accommodate their customized needs. A cloak room and full kitchen allows for a multitude of catered functions.

**Fitness Facilities:** Constitution Square offers an on-site fitness centre with a well-appointed exercise room, lockers and abundant shower facilities. Group exercise classes and all-level running clubs are also offered – all exclusive to Constitution Square tenants.

**Outdoor Terrace:** Constitution Square's private terrace, located on the third floor between the towers, offers an oasis during lunch and breaks. The outdoor garden and patio is also available exclusively to tenants for private functions including BBQ's, cocktails and team building.

**Daycare Facilities:** At Constitution Square you can enjoy the convenience of on-site childcare. Kids & Company, a fully licensed daycare centre, is located on the ground floor in Tower I – 360 Albert St.

**Underground Parking:** There is easy access to and from the building's indoor parking lot which offers over 650 parking spaces. A section of parking is reserved for external visitors. A car wash and complete detailing service is also available on site. Current daily parking rates are \$20.00. Current monthly parking rates are \$212.00.

**Security:** Constitution Square is a safe and secure complex at all times. Security officers trained in emergency response.



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## SPECS

Tenant Cost					
Posted Net Rate	\$26.00 (psf/yr)	Realty Tax	\$9.87 (psf/yr)	Utilities	\$3.13 (psf/yr)
Operating Costs	\$11.12 (psf/yr)	Other	\$0.46 (psf/yr)	Additional Rent Total	\$24.58 (psf/yr)
General					
Year Built	1986	Last Renovated	n/a		
Website <a href="http://www.canderel.com">www.canderel.com</a>					
Building Size					
Total Space	317,143 sf	Total Available Space	n/a	Largest Contiguous Available	n/a
Office					
Number of Floors	18	Typical High-Rise Floor	17,000 sf	Typical Low-Rise Floor	18,900 sf
Total Space	317,143 sf	Total Office Space	306,011 sf	Available Office Space	n/a
Retail					
Number of Retail Units	n/a	Total Retail Space	11,132 sf	Available Retail Space	n/a
Construction					
Fibre Optic Available	True	Shipping and Receiving	True	Ceiling Height	8'6"
Washrooms Per Floor	2	Exterior Finish	Glass		
HVAC Hours of Operation	7:00 AM to 7:00 PM	HVAC After Hour Cost	\$35.00 per hour		
HVAC System Description VAV System and Perimeter electric baseboard heating					
Elevators					
Number of Elevators	6	Number of Parking Elevators	2	Number of Freight Elevators	1
Safety & Access					
Fire Detection System	True	Sprinkler System	True	Manned Security	True
Security System	True	Barrier Free Access	True		
Parking					
Surface Stalls	n/a	Surface Ratio	1/1750 sf	Total Parking Stalls	650
Above Ground Stalls	n/a	Above Ground Ratio	1/500 sf		
Below Ground Stalls	650	Below Ground Ratio	1/1750 sf		
Parking Description Underground, climate controlled parking facilities that accommodate 702 vehicles. Select stalls are reserved for visitor parking, green/vehicle charging and car wash and detailing services.					
Public Transport					
Transit Surface Route	True	Direct Subway Access	n/a		
Anchor Tenants					
Tenant	PWGSC-Justice Canada	Tenant	TD Wealth	Tenant	Rogers Communications Inc.
Tenant	PAL Aerospace	Tenant	n/a	Tenant	n/a

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