



### Building Information

Building Size:	236,815 sf
Shipping & Receiving:	Yes
# of Floors:	20
Surface Transit Route:	Yes
Year Built:	1968
# of Passenger Elevators:	6
Total Parking:	175

## 700 & 702 - 275 Slater

275 Slater, Ottawa, Ontario K1P 5H9



### Building Description

275 Slater Street is a twenty-storey office building located at the northeast corner of Slater Street and Kent Street in downtown Ottawa. In the heart of Ottawa's downtown business district and steps away from Parliament Hill. It was built in 1968, and with a wide variety of services and several embassies and consulates including the Embassy of Italy, the Embassy of the Republic of Azerbaijan, and the Embassy of Moldova. Your 275 Slater Street community team provides on-site day to day support for your business and activities to engage your employees.

### Features

- Prime office space located in the downtown core.
- Multiple suites available ranging from 1,015 SF to 9,365 SF.
- Both turnkey suites and suites in base-build condition available.
- 20 storey office building with plenty of natural light and views.
- Exceptional location with prime retail in the building .
- LEED Platinum (EB) and WELL Certification.
- Vacant suites available immediately .

### Suite Size

9,365 sf

### Availability

Immediately

### Type

Office

### Rate

\$22.00 /sf

### Total Additional Rent

\$18.98 /sf



Allan Taylor  
Founding Partner, Broker of Record  
Taylor Co. Realty Solutions Inc.,  
Brokerage

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### Amenities

- Tim Hortons and Mad Radish in the building
- On-site property management & 24-hour building security & concierge services
- Steps to LRT Lyon and Parliament Station
- Flexible parking available 1:1,000 rentable SF
- Access to Conference Facility and Wellness Centre
- Many amenities within walking distance such as Starbucks, Bank of Montreal, & Minto Place Food Court

General	Year Built 1968	LEED Platinum	WELL Health and Safety Rating Certified
	Building Class B	Building Management Taylor Co. Ltd	Building Website <a href="https://taylorcoltd.com/properties/">https://taylorcoltd.com/properties/</a>
	Building Zoned Commercial		
Tenant Cost	Operating Costs \$ 18.98 /sf		Total Additional Rent \$ 18.98 /sf
Building Size	Number of Floor(s) 20	Number of Unit(s) 45	Typical Unit Size 6,000 sf
	Typical High Rise Floor 12,254 sf	Typical Low Rise Floor 12,254 sf	Total Office Space 228,411 sf
	Total Retail Space 8,404 sf	Total Space 236,815 sf	Total Occupied Space 194,517 sf
	Largest Contiguous Available 12,254 sf		
Construction	Typical Power 20 W/sf	Lighting 3 W/sf	Clear Height 8'6"
	Interior Wall Type Dry Wall	Exterior Finish Pre-Cast Slab Concrete	Washrooms per Floor 3
	HVAC Hours of Operation Monday to Friday 6am to 6pm		
	HVAC Description AHU fed interior zones and perimeter induction units with a central plant including boilers, chillers and cooling tower		
	Shipping & Receiving Yes		Emergency Generator Yes
Elevators	Number of High Rise Elevator(s) 6	Number of Parking Elevator(s) 1	Number of Freight Elevator(s) 1
Safety & Access	Fire Detection System Yes	Security System Yes	Barrier Free Access Yes
	Sprinkler System Yes		Manned Security Yes



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### Parking

Surface Stall(s)  
23

Above Ground Stall(s)  
48

Below Ground Stall(s)  
104

Total Parking Stalls  
175

### Public Transport

Surface Transit Route  
Yes

