

1505 SUBURBAN DRIVE OTTAWA, ON

100% GOVERNMENT LEASED INVESTMENT OPPORTUNITY

206,000 SF

PROPERTY FEATURES

- Trophy quality suburban asset
- Queensway Corridor
- Prime suburban location – significant government presence
- LEED® Canada Silver: EB:OM certified
- AAA-rated covenant
- Significant remaining lease term
- Excellent access to transit
- 7 acre site, FULLY DEVELOPED

INVESTMENT HIGHLIGHTS

NET OPERATING INCOME (Y1) \$3.27 MILLION

AVERAGE RENT \$12.50

TOTAL SQUARE FEET 206,000

OCCUPANCY 100%

TENANT PROFILE SINGLE TENANT – PWGSC

MAJOR USER HEALTH CANADA

AVERAGE REMAINING TERM 8.7 YEARS

YEILD EXPECTATIONS 5-6%

A-CLASS SUBURBAN OFFICE BUILDING



PROPERTY DETAILS

TYPICAL FLOOR PLATE 51,500 SF

PARKING 721 SURFACE (3.5/1000)

STOREYS 4

