



1331 Clyde Ave.
Ottawa, ON

New 5 Floor Tower,
completed in 2013



LAURENTIAN PLACE, CLASS “A” OFFICE BUILDING

Property Highlights

- LEED® Silver Certification
- 2 level parking structure
- 5 min. to Highway 417 interchange
- Short bus hop to the new (under construction) LRT stop at Algonquin College

Building Amenities

- Shower facilities
- Secure bicycle storage
- St. Louis Bar & Grill • Thai Express • GNC Live Well • Meridian • CAA
- Secured parking garage, with card access, exclusive to building tenants

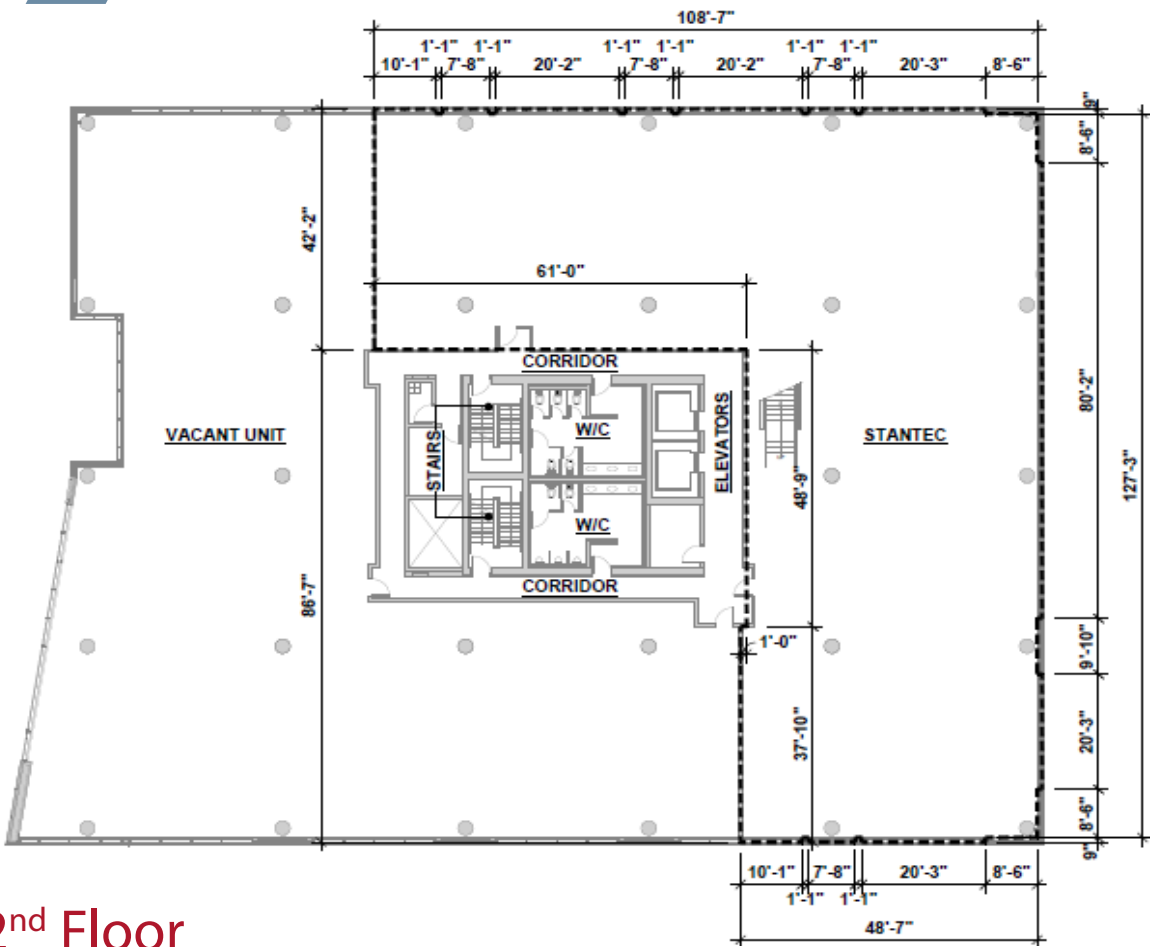


AMENITIES St. Louis Bar & Grill,
Thai Express & GNC Live Well





Open Concept Ready
for Fit-Up, 2nd Floor



10,978.8 SF , 2nd Floor



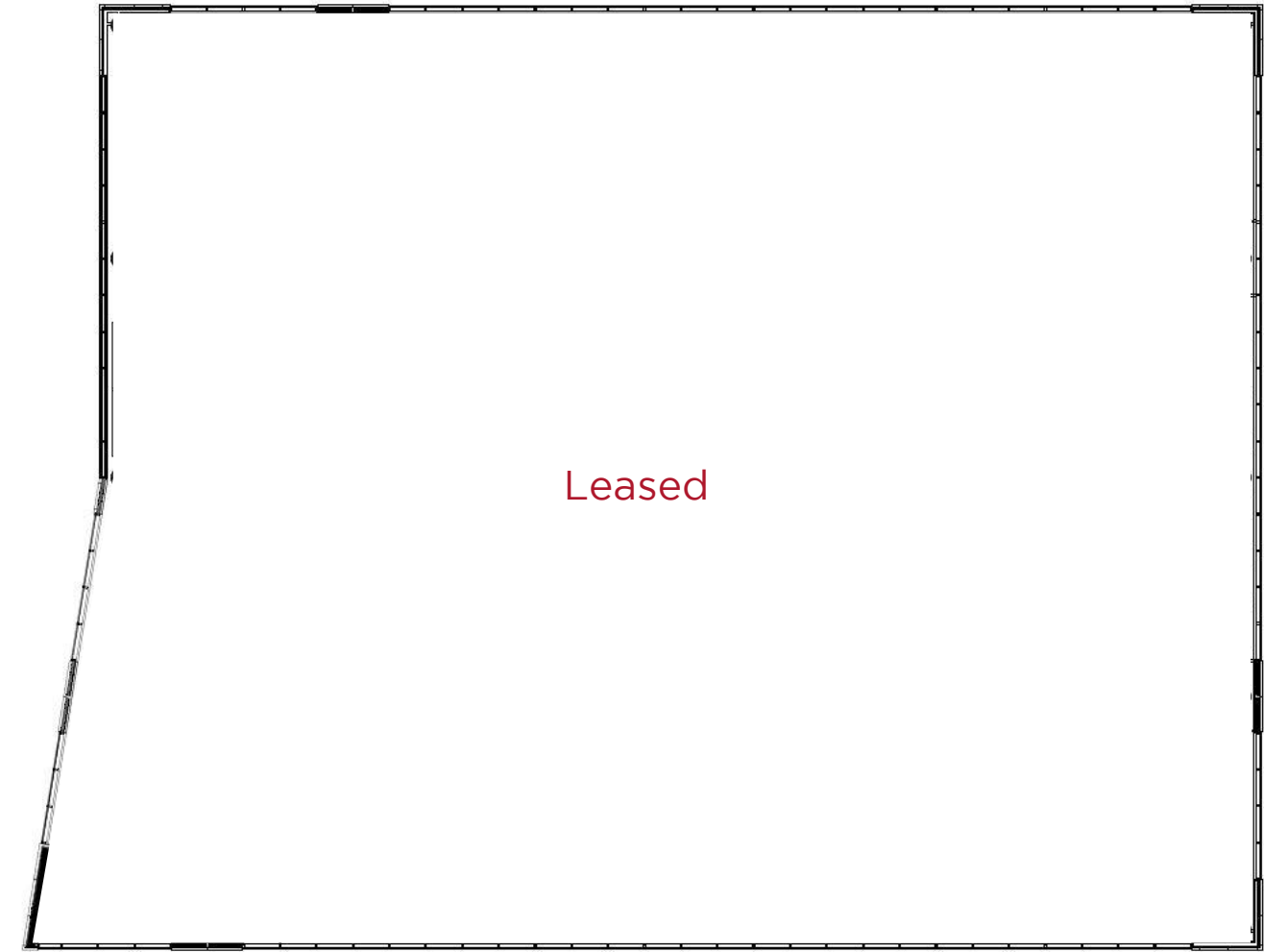
1331 Clyde Available Area

Floor			Area Available (RSF)
5 th		Leased	0
4 th		Leased	0
3 rd		Leased	0
2 nd		Leased	10,979 SF—Possession, Immediate
Ground			2,232 SF—Possession, 6-months

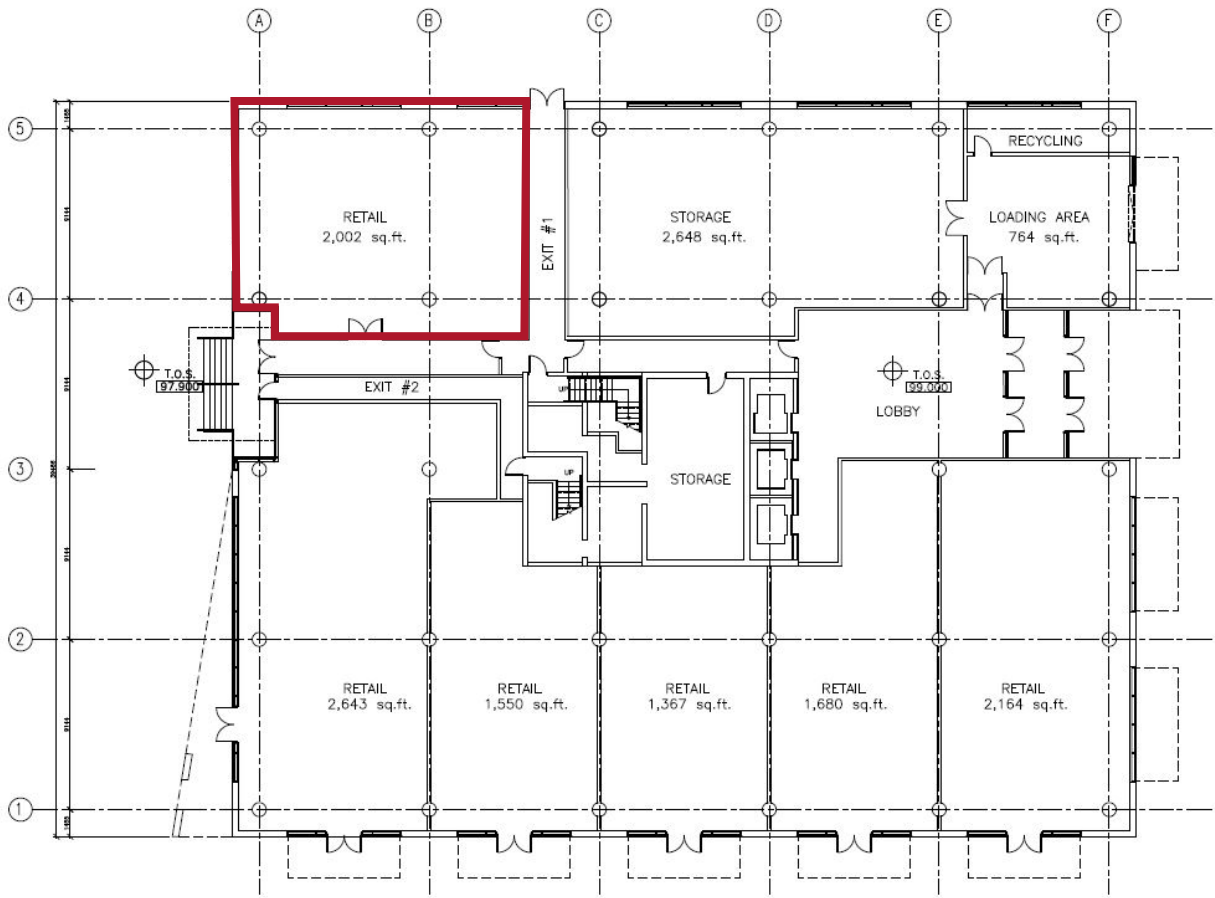
Total Office Area Available: 10,979 RSF + 2,232 RSF of Retail Space on the Ground Floor (6-months notice).



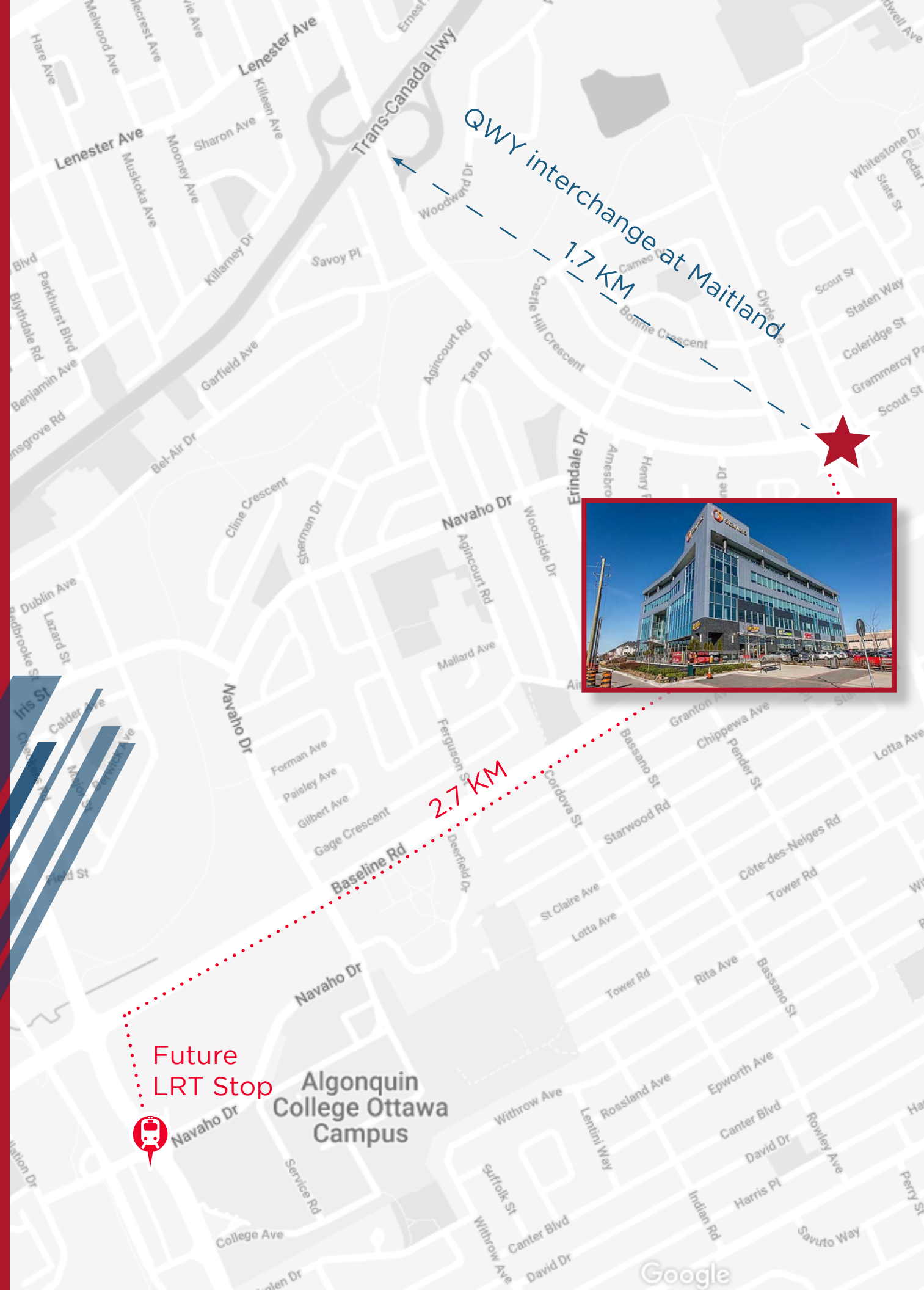
14,574 SF, 4th Floor



2,322 SF, Ground Floor



The depicted ground floor retail area of 2,232 RSF is available on 6 months prior notice.



Located in the suburbs with the walk-ability of a downtown environment.

For more information, please contact:

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- DINING**
- 1 McDonald's
 - 2 Mucho Burrito
 - 3 The Burger's Priest
 - 4 Zaky Broast + Grill
 - 5 Burger King
 - 6 Tim Hortons
 - 7 Booster Juice
 - 8 La Casa Del Gusto
 - 9 The Green Papaya
 - 10 Starbucks
 - 11 A&W
- SHOPPING**
- 1 Walmart
 - 2 Loblaws
 - 3 Ren's PETS Depot
 - 4 Dollar Tree
 - 5 Pet Value