



**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

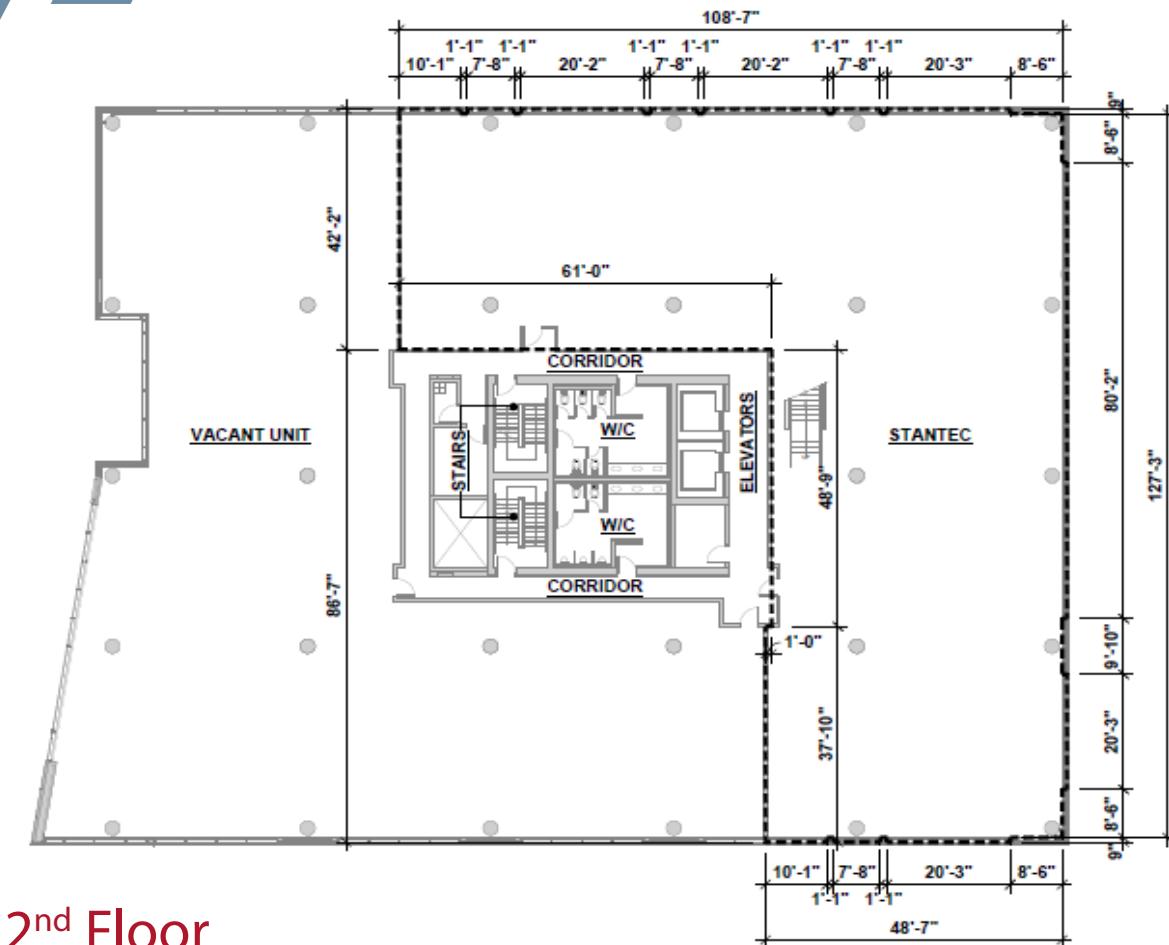
- Shower facilities
- Secure bicycle storage
- St. Louis Bar & Grill • Thai Express • GNC Live Well • Meridian • CAA
- Secured parking garage, with card access, exclusive to building tenants



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



Floorplans



**Open Concept Ready  
for Fit-Up, 2<sup>nd</sup> Floor**

10,978.8 SF , 2<sup>nd</sup> Floor



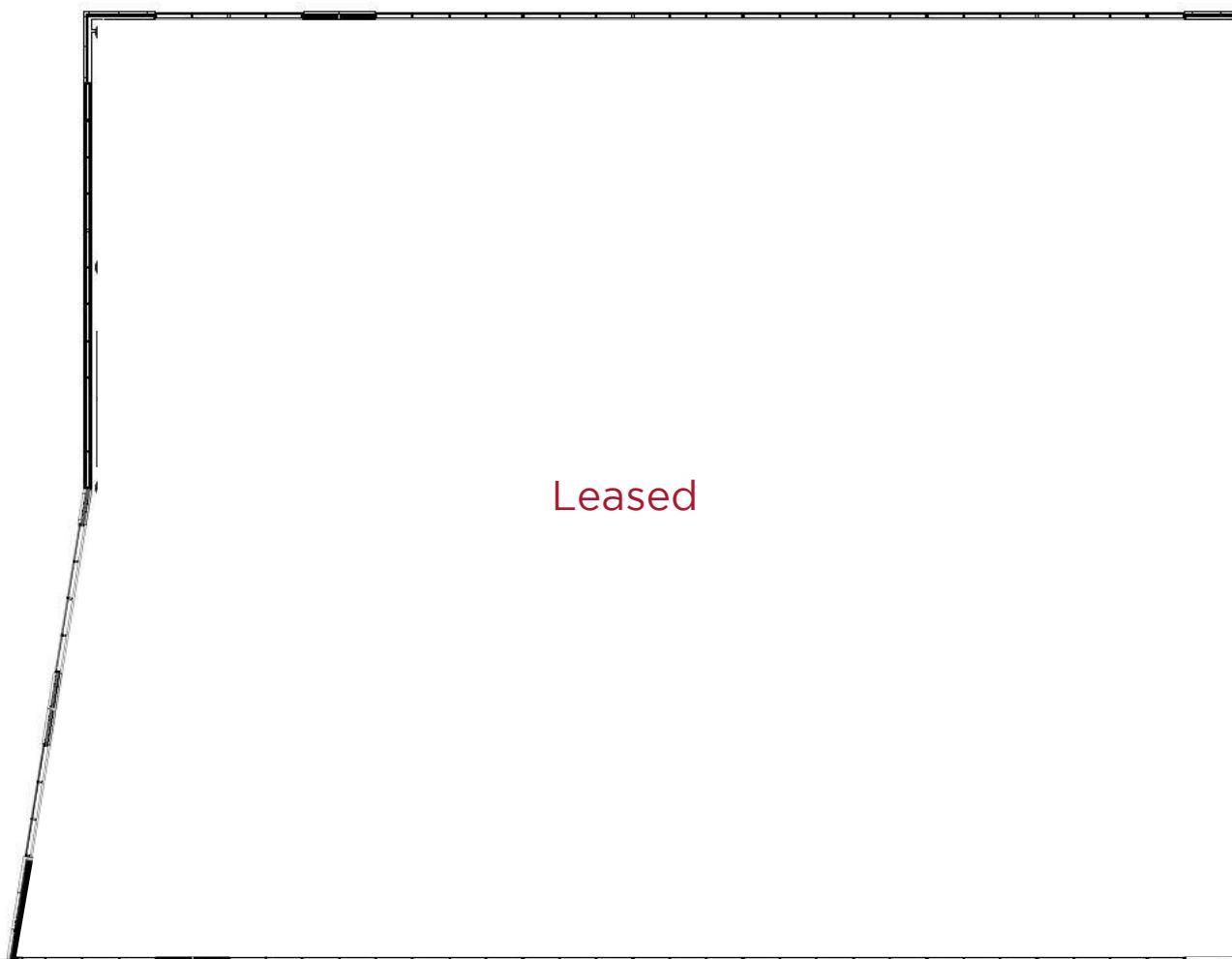
## 1331 Clyde Available Area

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

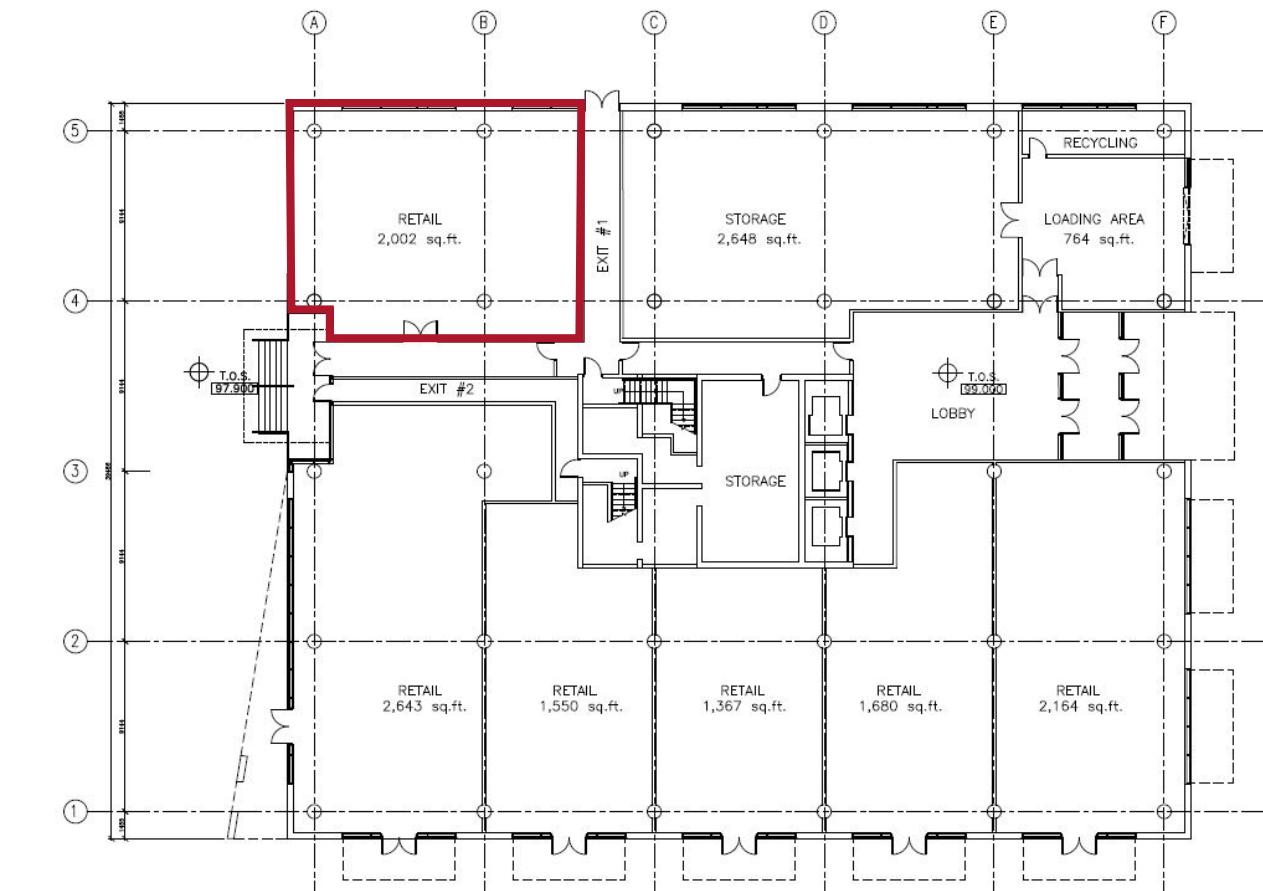
**Total Office Area Available: 10,979 RSF + 2,232 RSF of Retail Space on the Ground Floor (6-months notice).**



**14,574 SF, 4<sup>th</sup> 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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