

OFFICE SPACE FOR LEASE

# 1050 MORRISON DR.

OTTAWA, ON



### Property Highlights

Located directly behind the HWY 417 exit to Pinecrest Road, 1050 Morrison offers a bright and spacious office space.

There is abundant restaurants and shopping close by, and the New LRT Stage 2 —Line 3 Pinecrest Station is only a quick walk of 750 metres from the building.

In addition, 1050 Morrison offers a new office experience with limitless design possibilities. Key features include abundant free on-site surface parking, wheelchair & elevator accessible space, and Energy-efficient LED lighting which enhances both the environment and cost-effectiveness.

- Customizable shell space for design freedom
- Prime location near public transit & HWY 417
- Wheelchair accessibility with elevators
- Energy-efficient LED lighting
- Free surface parking (4:1000 SF)
- Availability of pylon signage

**Net Rent: Contact Listing Broker** 

**Additional Rent: \$15.67 (est. 2025)** 

**Space Available: Immediately** 



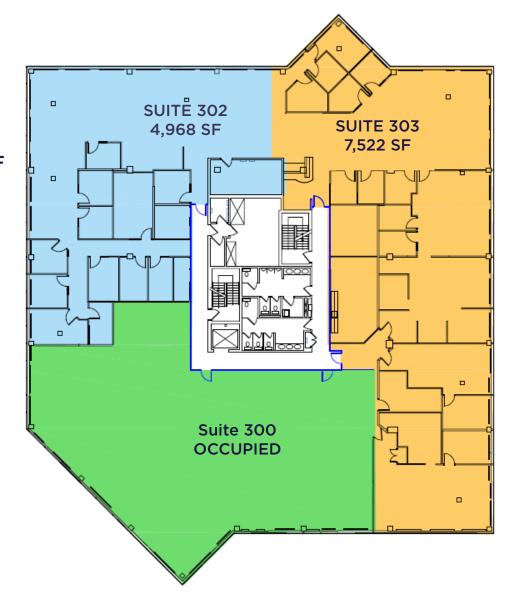


## Floor Plan

Suite 302: 4,968 SF

Suite 303: 7,522 SF

Total contiguous space: 12,490 SF









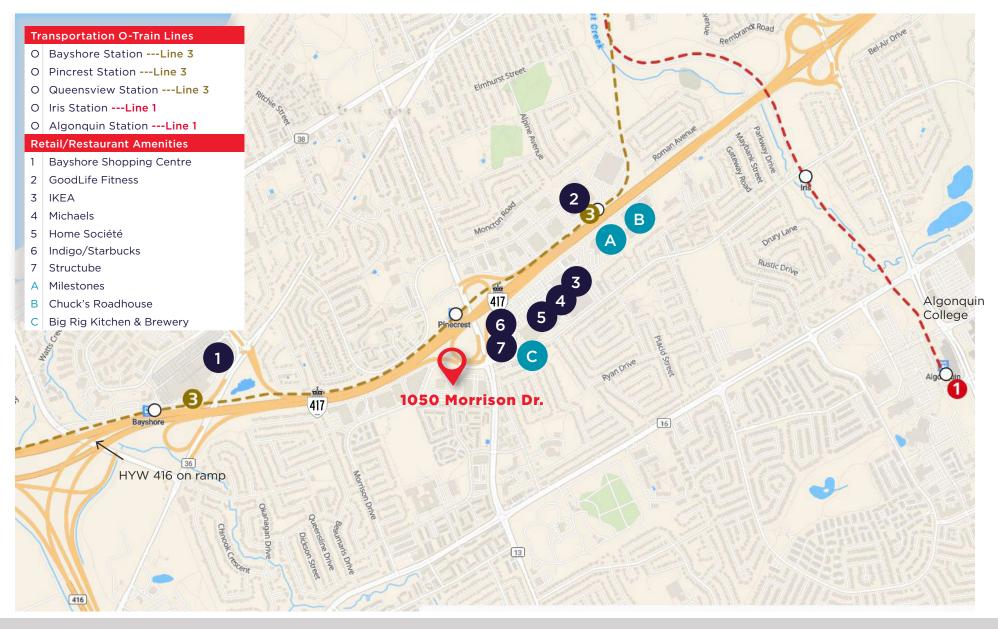








# Location Map







#### **CONTACT**

**ALAIN DESMARAIS** 

Executive Vice President Broker of Record + 1 613 780 1566 adesmarais@cwottawa.com

ALEX LEFEBVRE
Sales Representative
+ 1 613 780 1586
alefebvre@cwottawa.com

PETER RYWAK

Senior Sales Representative Office Leasing + 1 613 780 1573 prywak@cwottawa.com



55 Metcalfe Street, Suite 400 Ottawa, Ontario, K1P 6L5 cwottawa.com

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