



APOLLO

PROPERTY MANAGEMENT

Managing beyond the walls

OFFICE SPACE FOR LEASE

80 Elgin Street, Downtown Ottawa, On



DETAILS OF PROPERTY

Available Space:

4th Floor – Base building standard gross floor plate of 7,282 rentable s.f. - can be subdivided into smaller spaces of approx. 2,600 or 3,600 s.f.

Gross Rent:

\$31.95 per rentable s.f. Includes base rent, realty taxes, operating expenses.

For information contact:

Fabian Poulin, General Manager
Apollo Property Management Ltd.

Tel : 613.225.7969 ext. 238

Email : fabian@apollomgt.com



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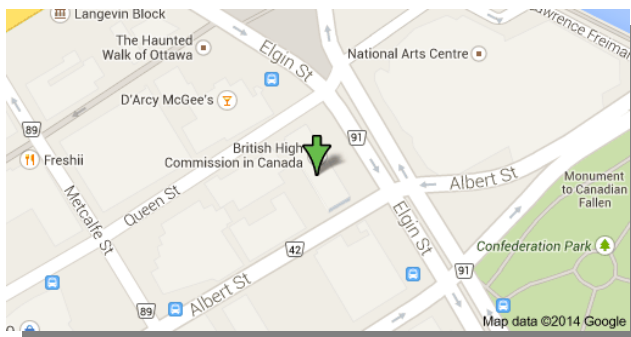
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Great location close to Parliament Hill, and adjacent to East/West Transitway bus routes, Queen Street and Albert Street corridor. Excellent downtown core location with magnificent views.

High security environment. Barrier-free access. No on-site parking. Building Amenities: Conference Room

Energy conservation and environment sustainability measures in-place. Seeking BOMA BEST Environmental Certification.



80 Elgin Street, Ottawa

West side of Elgin Street, South of Queen Street, North of Slater Street

High profile locations within blocks of Parliament Buildings; Overlooking National Arts Centre, Chateau Laurier and War Memorial.



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ABOUT 4TH FLOOR

42' x 195' floor plate with lots of natural light. New high performance fenestration with solar effective blinds. New suspended ceiling. Energy efficient T8 lamps and ballasts light fixtures. Solar Water Heating System. Retrofitted washrooms with low water consumption washroom fixtures. Elevators retrofitted in 2011. Electricity and heating and cooling system controls on each floor.

