



Building Information

Building Size: 45,867 sf

of Floors: 6

Surface Transit Route: Yes

of Passenger Elevators: 2

359 Kent St

359 Kent Street, Ottawa, Ontario K2P 2M8



Building Description

- Excellent access to and from Queensway 417
- Excellent location
- Security monitored building
- Late modernist style, limestone exterior
- Competitive market rates!
- Brokers Protected

Features

Two elevators, a welcoming bright lobby, handicap access, common washrooms, air conditioning and parking available. One block away from fine dining and shopping.

Amenities

Join your neighbours like Personal Health Fitness, Law Firm and Insurance Broker.



Taggart Realty Management

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General	BOMA Best Certified	Building Class B	Building Management Taggart Realty Management
	Building Zoned Commercial		
Tenant Cost	Operating Costs \$ 11.07 /sf	Realty Tax \$ 4.66 /sf	Other Tenant Costs \$ 1.53 /sf
	Total Additional Rent \$ 17.26 /sf		
Building Size	Number of Floor(s) 6	Total Office Space 45,867.5 sf	Total Space 45,867 sf
	Available Office Space 2,247.19 sf	Total Available Space 2,247.19 sf	Total Occupied Space 43,620.31 sf
Construction	Clear Height 9'	Interior Wall Type Dry Wall	Exterior Finish Brick
	Washrooms per Floor 4	Fibre Optic Capability Yes	Emergency Generator Yes
Elevators	Number of Mid Rise Elevator(s) 2		
Safety & Access	Fire Detection System Yes	Security System Yes	Barrier Free Access Yes
	Description Secure building with fob access for evenings and weekend and intercom		
Parking	Below Ground Ratio 1 / 1,000 sf	Parking Cost (per month) \$ 110.00	
	Description 1:1000 LL standard rate (\$) Additional Parking (upon availability month to month) Ample street surface parking		
Anchor Tenants	McNally Gervan LLP	Ekos Research Associates	Smith Petrie Carr and Scott Insurance Brokers
Public Transport	Surface Transit Route Yes		
	Description A walk to public transit, a few blocks north to the Parliament, and a few blocks south to the 417! Great Centertown Location!		