

OFFICE FOR LEASE

Bells Corners Technology Park

1891 ROBERTSON ROAD



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Drone Video



CONTACT

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TAGGART
REALTY MANAGEMENT

AMENITIES



Surface parking



800 amps, 800 volts of power



Ample ceiling height



Prominent signage opportunities



Green Space for team building events



Close proximity to retail and services



Flex, light industrial, retail space

RENT INSIGHTS

- Net Rent: Call Listing Agent to Discuss
- Additional Rent: \$12.42 (excluding Hydro)

PROPERTY OVERVIEW

1891 ROBERTSON RD

Discover two flexible opportunities at Bells Corners Technology Park. Unit 1 offers up to 13,043 SF of office space, while Unit 2 features 18,657 SF of hybrid space, with some modifications like showers and washrooms, kitchenette, HVAC distribution, electrical and sprinklers.

Ideally located with quick access to Highways 417 and 416, the property offers ample on-site parking, exterior signage opportunities, nearby amenities, and access to public transit. Join a thriving business community alongside established tenants in one of Ottawa's highly-known technology business campuses.

AVAILABILITIES

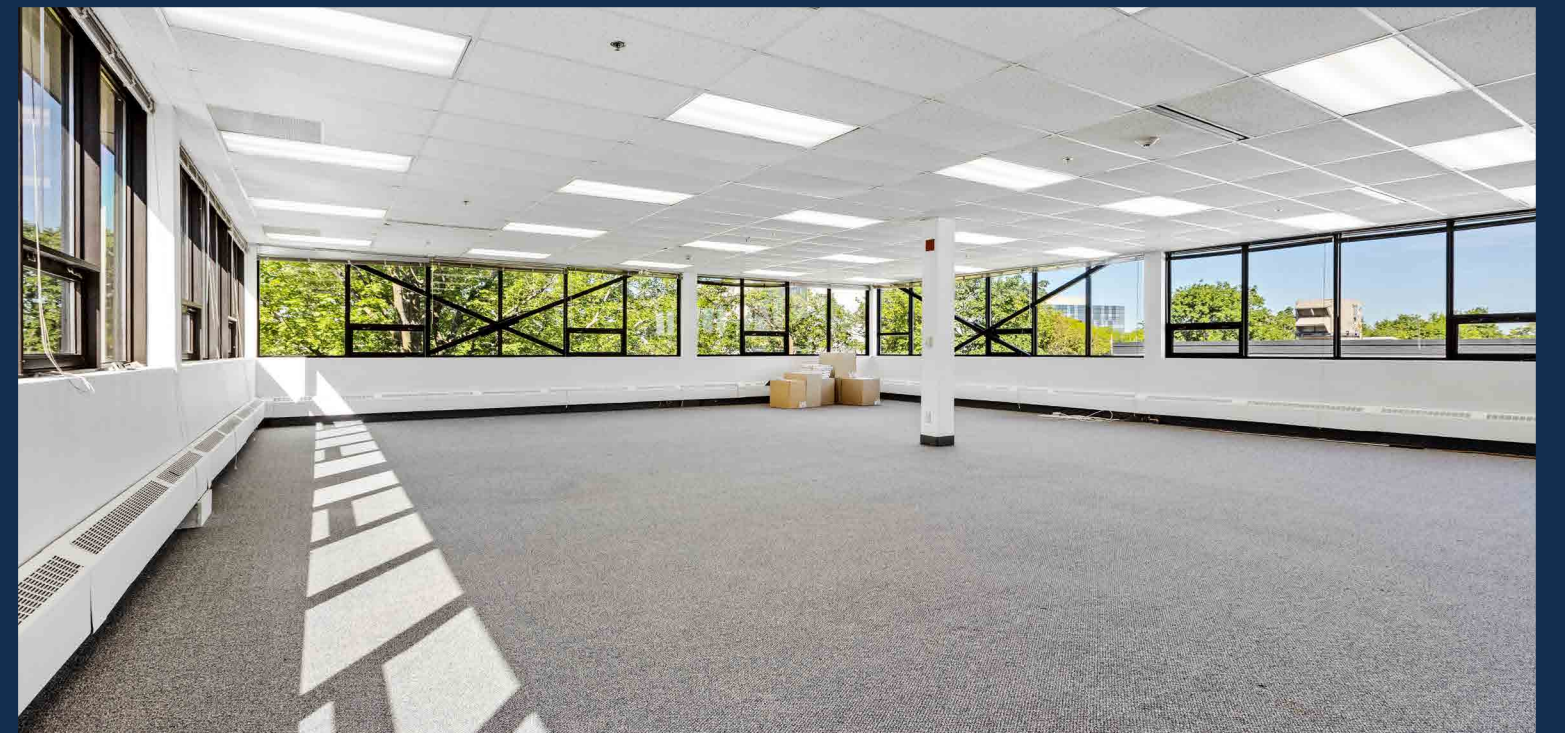
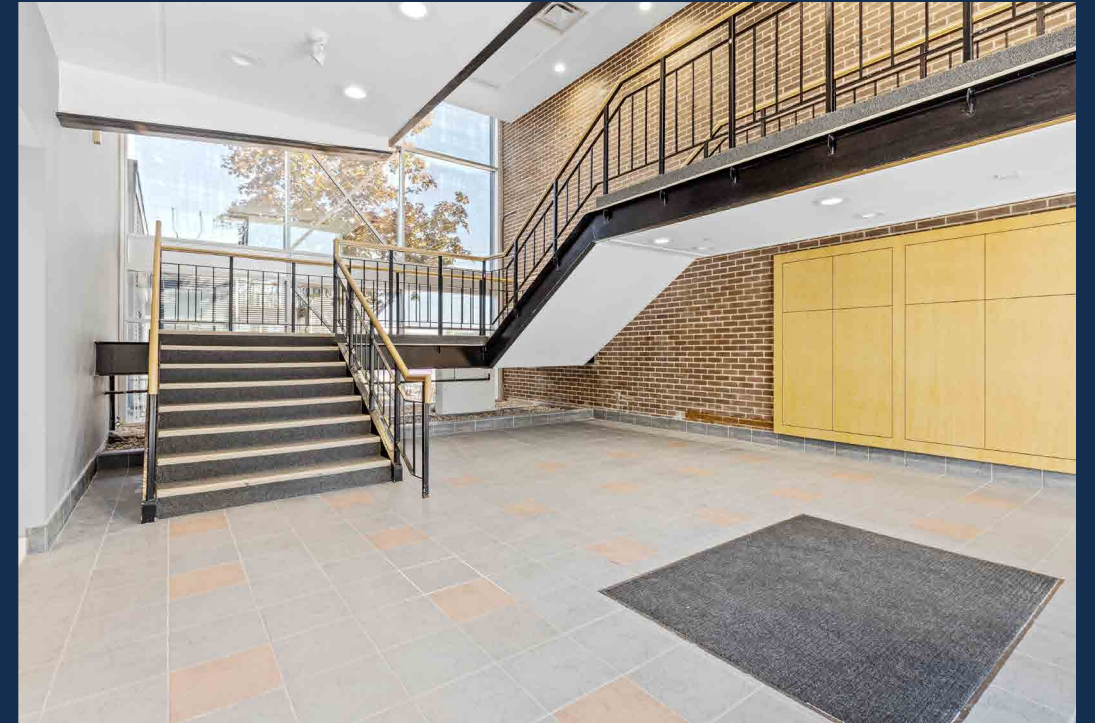
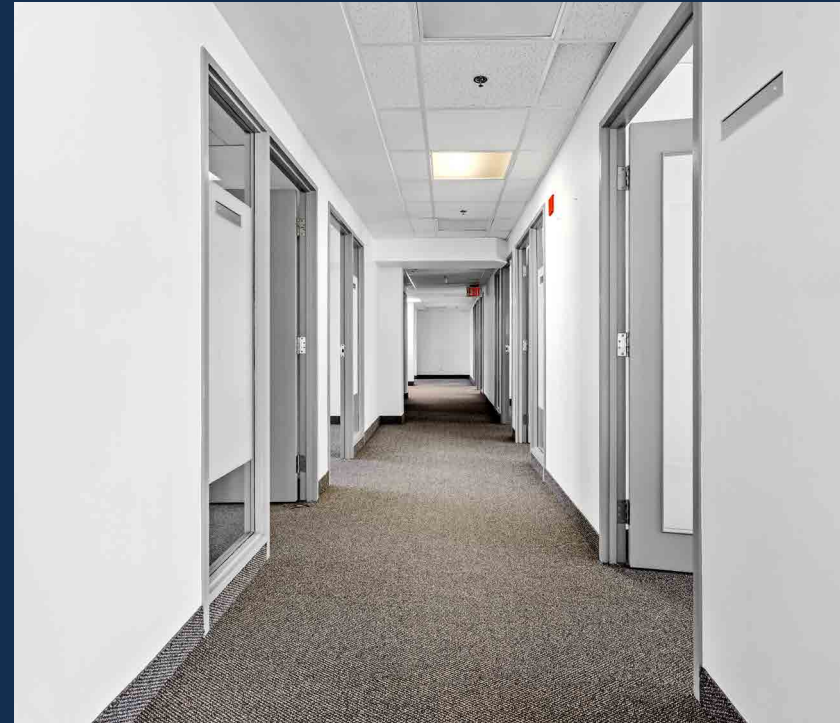
Unit 1

13,043 SF

Unit 2

18,657 SF

UNIT 1 - 13,043 SF



UNIT 2 - 18,657 SF



EXTERIOR - BELLS CORNERS TECHNOLOGY PARK



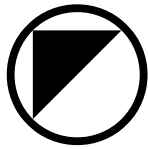
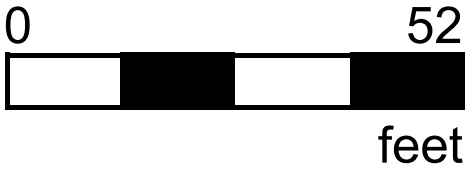
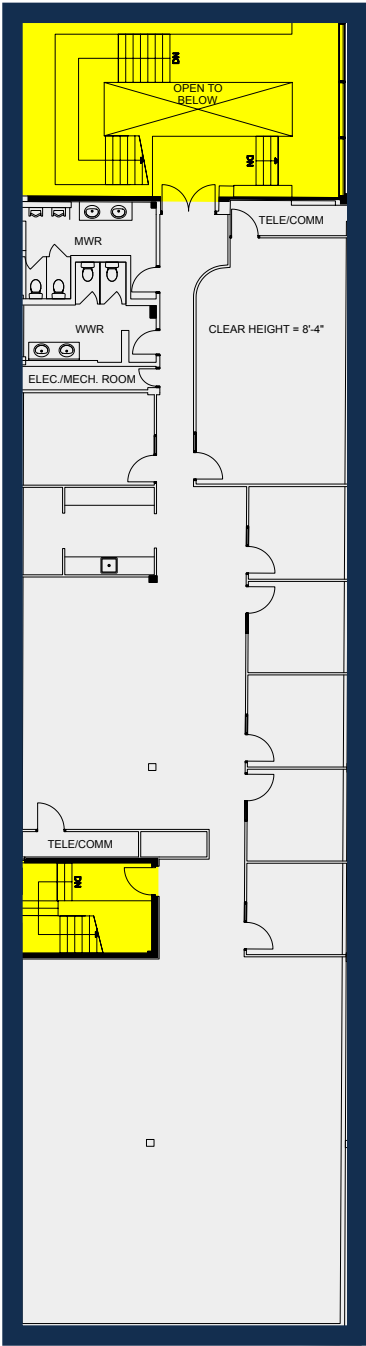
PROPERTY FLOOR PLANS - UNIT 1

FLOOR 1



- Tenant Usable Area
- Floor Common Area
- Building Common Area
- Major Vertical Penetration

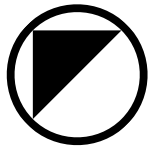
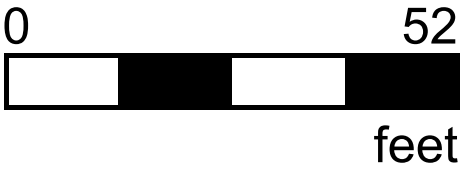
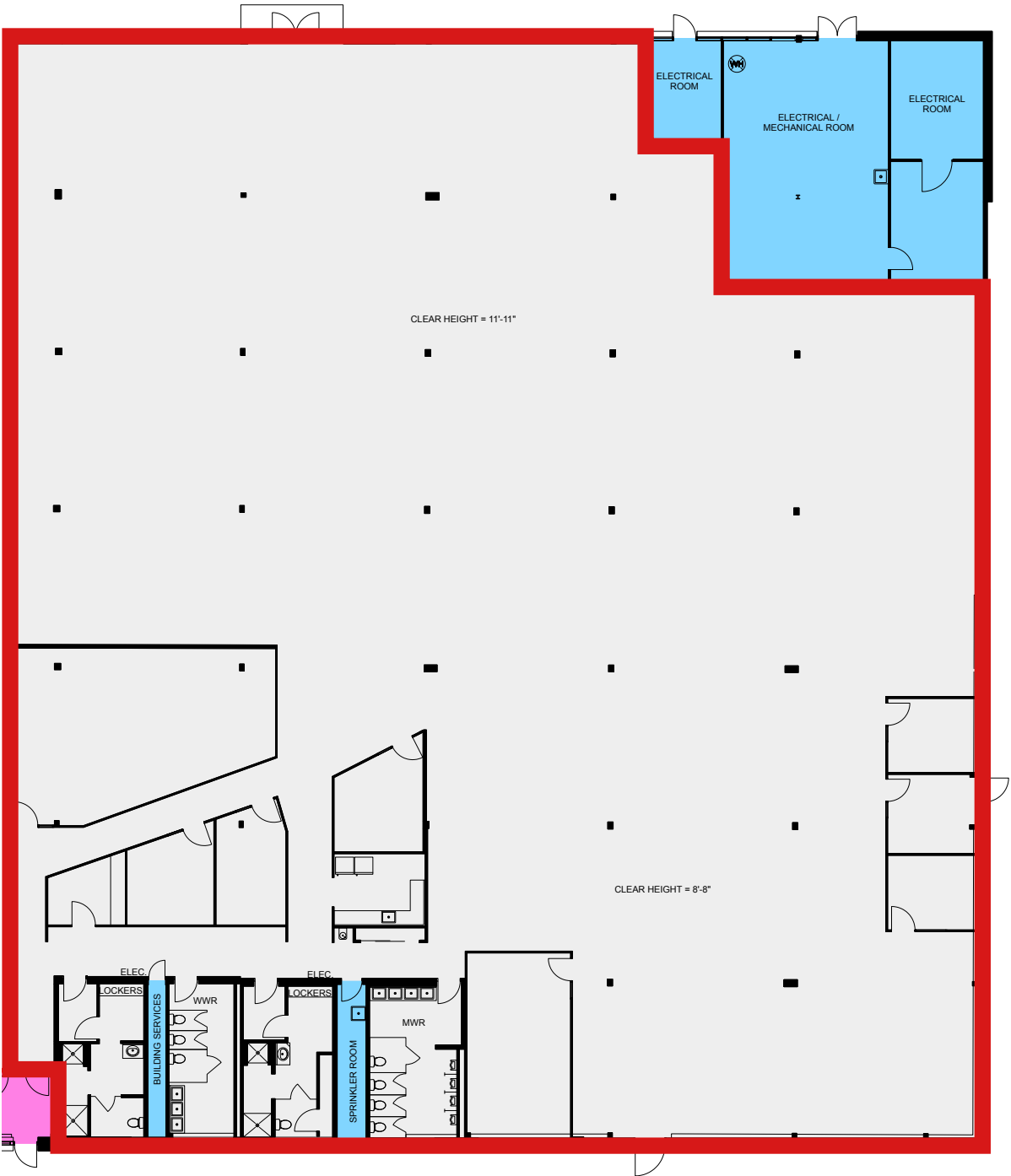
FLOOR 2



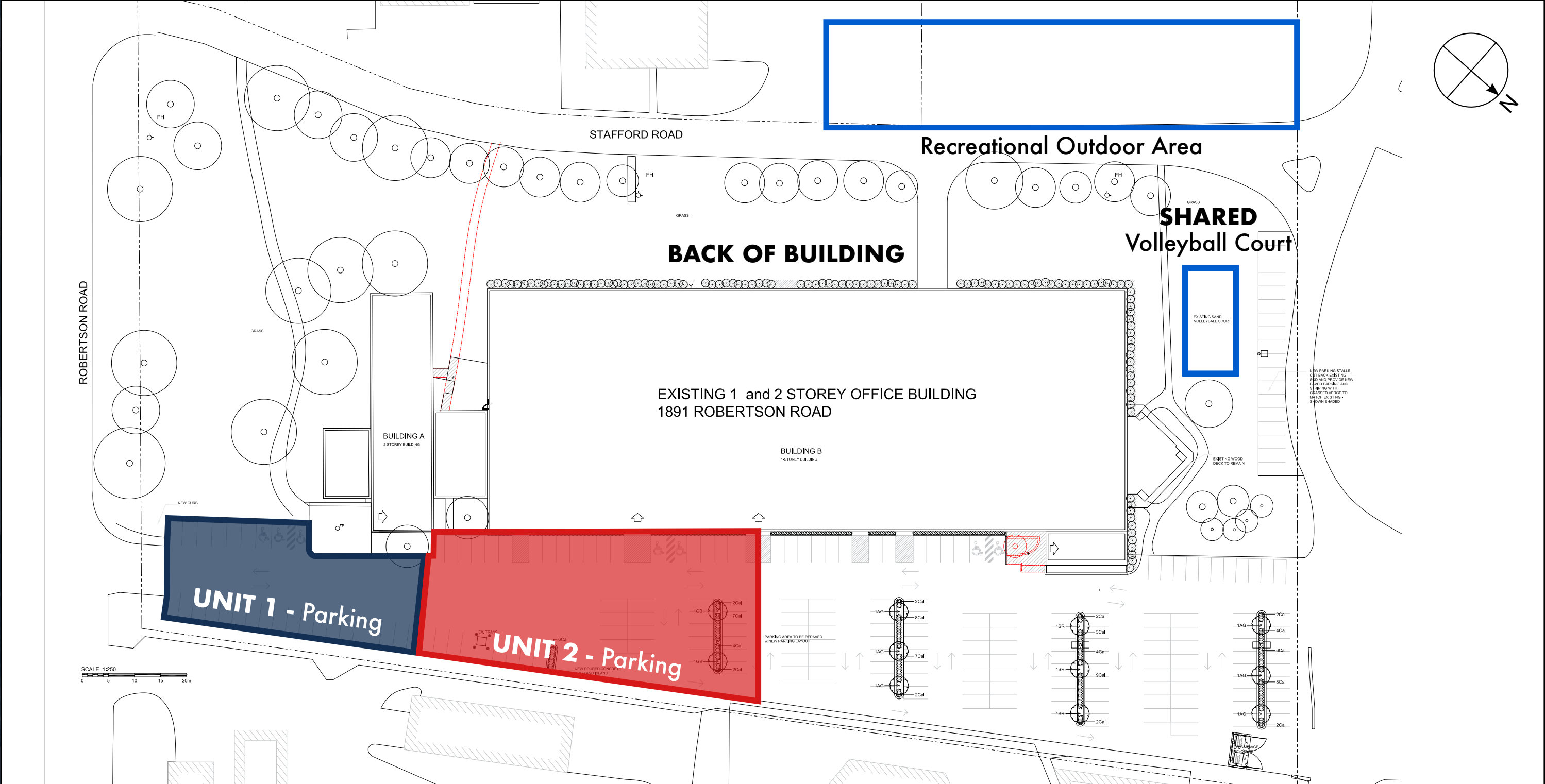
PROPERTY FLOOR PLANS - UNIT 2

FLOOR 1

- Tenant Usable Area
- Floor Common Area
- Building Common Area
- Major Vertical Penetration



PROPERTY PARKING - BELLS CORNERS TECHNOLOGY PARK



LOCATION - 1891 ROBERTSON ROAD



HIGHLIGHTS

-  **Highway 417 (East/West):**
3–5 minutes via the Moodie Drive and Bayshore Drive interchanges
-  **Highway 416:** 5-7 minutes via Highway 417 connection
-  **Bayshore Shopping Centre:**
5–7 minutes
-  **Kanata North Technology Park:** 10–15 minutes, home to Ottawa’s largest technology hub
-  **Queensway Carleton Hospital:** 5–10 minutes
-  **OC Transpo Transit Access:**
Bus stops within 1–3 minutes walking distance
-  **Downtown Ottawa:**
Approximately 20–25 minutes
-  **Ottawa Macdonald-Cartier International Airport:**
Approximately 25–30 minutes

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