



Informations sur l'immeuble

Taille de l'immeuble: 344 028 pc

Expédition et réception: Oui

Nb. d'étages: 19

Transport en commun extérieur: Oui

Année de construction: 2007

Accès direct au métro: Oui

Nb. d'ascenseurs: 6

Espaces de stationnement totaux: 650

Constitution Square, Tower III

340 Albert St, Ottawa, Ontario K1R



Description du bâtiment

Constitution Square is a three tower office complex, providing Class "AAA" quality, only a short walk from Parliament Hill. This premier Downtown location provides extensive underground parking, as well as doorstep access to the regional Transitway. It features an impressive lobby of polished blue granite, finished with works of fine Canadian art.

Amenities & Specifications:

Tenants enjoy the convenience of a common conference centre and fitness facility & cycle centre, together with a variety of retail amenities. On-site management services and 24 hour manned security are also provided.

Building Overview

As the pre-eminent business address in downtown Ottawa, Constitution Square is a modern, sophisticated office complex that virtually defines the city's business core. It combines character and spirit with functionality, provides exceptional services and exceeds industry standards at every turn.

Constitution Square also offers its customers an unrivaled location in the heart of Ottawa, with easy access to all transit options. The building offers a wide variety of quality amenities and retail services to customers, meeting their business and personal needs.



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Building Amenities

Conference Centre: Located at 340 Albert Street, CSQ's high-tech-enabled and newly renovated conference centre accommodates meetings from as small as a few individuals up to 50 people. This tenant-exclusive facility includes five meeting rooms of various sizes, all equipped with LCD screens, video-conferencing systems, whiteboards and more.

Fitness Centre: Located at 350 Albert Street, the newly renovated Fitness Centre is exclusive to the CSQ tenant community. The Centre offers a complete line of cardio and strength training equipment, a studio with group classes ranging from Yoga to Bodybuilding, personal training and full-service locker rooms.

Cycle Centre: Located on the P1 level of CSQ's underground parking facilities, our Cycle Centre allows you to park your precious ride safely away from prying hands and the natural elements. Available 24 hours a day, seven days a week, at no extra cost to our tenants, the Cycle Centre includes double-decker racks, a bicycle service area, convenient seating and a water bottle refill station.

Elevated Terraces: Nestled between the towers is one of the original CSQ concept's most forward-thinking gems. Complete with outdoor furniture and landscaped gardens, our duo of tenant-exclusive terraces is your private downtown oasis—and a perfect spot for lunch, breaks, CSQ events or on-demand functions.

Daycare Provider: At CSQ, you can enjoy the convenience of on site childcare. Kids & Company, a fully licensed daycare centre, is located on the ground floor of 360 Albert Street.

Parking: Accessing CSQ's underground parking is a breeze thanks to multiple entry and exit points on Slater Street, one of which caters to monthly parking holders. Inside the climate-controlled facilities, stop by the free, self-serve Car Service Station to inflate tires, clean your vehicle's windows or go all-in using the professional-grade car vacuum.

- Monitored 24/7
- 650+ stalls
- EV charging
- Car-pooling
- Visitor parking

24/7 Security: Trained in emergency procedures, our security officers work in conjunction with our state-of-the-art safety systems to watch over CSQ's safety. What's more: motion-detection cameras provide them with real-time visibility on strategic areas and capture everything that happens 24/7.

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|-----------------------------|---|--|---|
| Général | Année de construction 2007 | LEED Platine | Catégorie de l'immeuble AAA |
| | Site Web de l'immeuble www.canderel.com | | Zonage de l'immeuble Commercial |
| Coûts du locataire | Loyer net \$ 26,00 /pc | Services publics \$ 2,69 /pc | Frais d'exploitation \$ 10,88 /pc |
| | Taxes foncières \$ 9,83 /pc | | Total du loyer additionnel \$ 23,40 /pc |
| Taille de l'immeuble | Nombre d'étage(s) 19 | Étage à grande hauteur typique 17 800 pc | Surface brute d'étage à grande hauteur typique 21 % |
| | Étage à faible hauteur typique 18 775 pc | Surface brute d'étage à faible hauteur typique 21 % | Espace de bureau total 330 000 pc |
| | Espace de commerce de détail total 14 028 pc | | Espace total 344 028 pc |
| Construction | Hauteur libre 8'6" | Type de murs intérieurs Cloison sèche | Finition extérieure Verre |
| | Salles de toilettes par étage 2 | Coûts du CVCA après les heures d'ouverture \$ 35,00 /heure | Heures de fonctionnement du CVCA 7:00 AM to 7:00 PM |
| | Description du CVCA VAV System & Perimeter electric baseboard heating | | |
| | Capacité de l'antenne parabolique Oui | Capacité de la fibre optique Oui | Expédition et réception Oui |
| | Génératrice d'alimentation de secours Oui | | |
| Ascenseurs | Nb. d'ascenseurs de gratte-ciel 6 | Nb. d'ascenseurs de stationnement 2 | Nb. d'ascenseurs de transport 1 |
| Sécurité et accès | Système de détection d'incendie Oui | Système de sécurité Oui | Accès sans obstacle Oui |
| | Système de sprinkleurs Oui | | Équipe de sécurité Oui |
| | Description CCTV system with approximately 85 cameras serving the Complex. Each tower has individual digital recorders (DSRV). A card access system controls access to the Complex. | | |
| Locataires majeurs | I.D.R.C. | Hill & McDougall | Perley-Robertson |
| | BMO | Osler, Hoskin & Harcourt LLP | National Dental Examining Board |

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Stationnement

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|-----------------------------------|---|--|
| Espaces souterrains 650 | Espaces de stationnement totaux 650 | Ratio d'espaces souterrains 1 / 1 750 pc |
|-----------------------------------|---|--|

Coûts du stationnement (par jour)
\$ 21,00

Coûts du stationnement (par mois)
\$ 220,00

Description

Underground, climate controlled parking facilities that accommodate 650 vehicles. Select stalls are reserved for visitor parking, green/vehicle charging and car wash and detailing services.

Transports en commun

Transport en commun extérieur
Oui

Accès direct au métro
Oui

Description

OC Transpo bus stops on both Slater and Albert Street. Confederation LRT Line can be accessed via Lyon Station just 50 m from CSQ.