



# Office Space for Lease The Horticulture Building Lansdowne Park, Ottawa

South facing front elevation



## Overview

The City of Ottawa is seeking suitable tenant for the second floor office space of the relocated and renovated Horticulture Building at Lansdowne Park. Approximately 662 square feet of office space is available for immediate occupancy.

The ground floor is leased commercial uses complementary and supportive of a variety of activities for the Lansdowne, the Urban Park and the Horticulture Pavilion. The property provides a unique opportunity to small businesses and/or organizations. This office space is a prime location for organizers of festivals and events.

The second floor is for lease for office use only.

### **Lease Area**

- Rent is based on approximately 662 square feet on the second floor. Access to common area and kitchenette is included. No furniture is included in the space.

### **Rent**

- A second floor Gross Rate of \$30.00 per square foot for the office space is being sought.
- Tenant agrees to pay its portion of all applicable Federal, Provincial and Municipal Taxes, charges and assessments that may be levied against the premises as a result of the tenant's occupancy of the premises.

### **Term**

- The tenant will be required to enter into a Lease Contract with the City of Ottawa subject to approval by the Ottawa City Council or its delegated authority.
- The proposed period of contract will be for a five (5) year term with one five (5) year option to renew.

### **Parking**

- Over 1,000 parking spaces available for clients and tenants at public rates and limited availability of paid parking passes for staff

### **Lease Offers Process**

Lease offers are to be sent to Corporate Real Estate Office (CREO), 5<sup>th</sup> Floor City Hall, 110 Laurier Ave West, Ottawa K1P 1J1. All submitted **offers are to be irrevocable for a period of 10 working days** to allow for a reasonable assessment period. All offers must include:

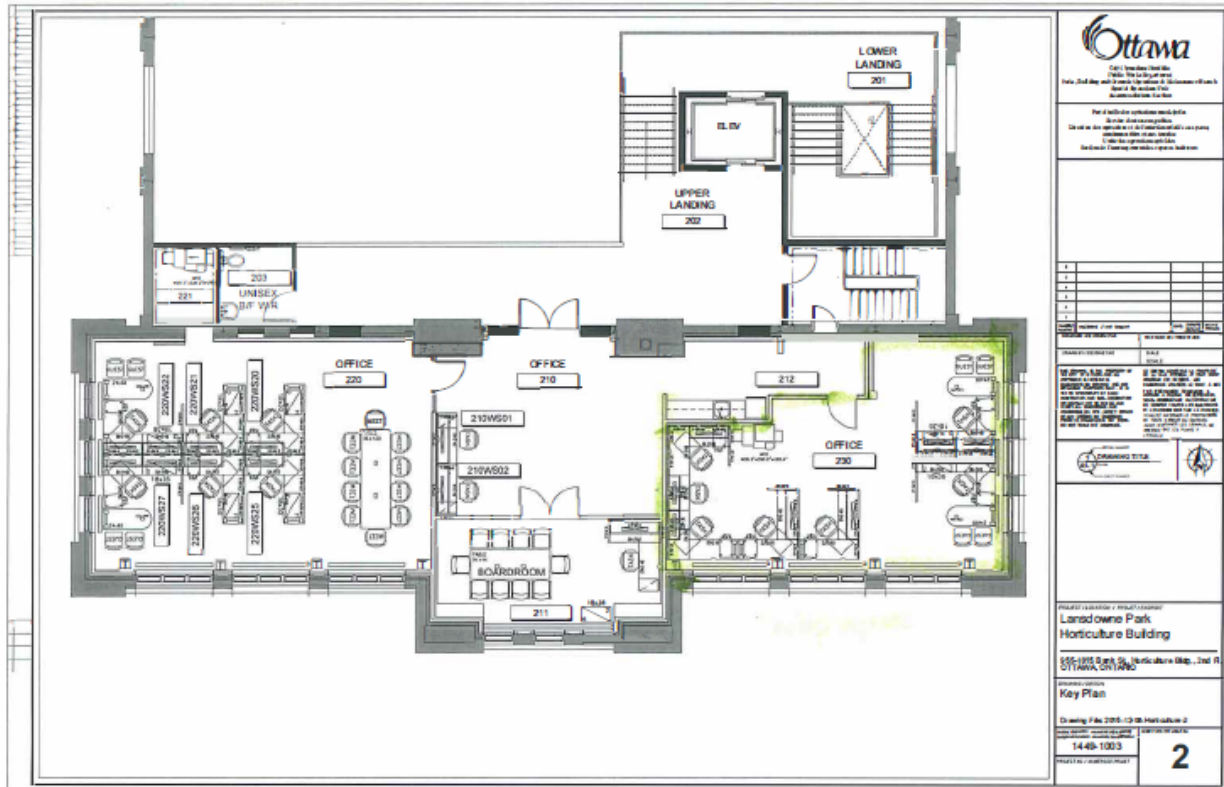
- the name of the tenant and the individual(s) or corporate entity to sign the lease;
- All information provided will be kept confidential and if requested, returned to the bidder (along with the returned deposit cheque) after the twenty one (21) day assessment period if the offer is not accepted.

### **Site visits**

Site visits will be conducted by appointment only. Parties interested in a tour of the facility are invited to contact Angela Gatto, Corporate Real Estate Office (CREO) at 613-580-2424 ext. 25559 or by email to [angela.gatto@ottawa.ca](mailto:angela.gatto@ottawa.ca). (Brokers protected).

# SCHEDULE 'A'

## AVAILABLE SPACE



City of Ottawa  
 100, King Street West, Ottawa, Ontario K1N 1B1  
 613-593-9434  
 www.ottawa.ca

Part of this schedule may be  
 subject to change without notice.  
 The City of Ottawa is not responsible for any  
 errors or omissions in this schedule.  
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Scale: 1/8" = 1'-0"

PROJECT: Horticulture Building  
 DRAWING: Key Plan  
 DATE: 2015-12-18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



PROJECT LOCATION: Horticulture Building  
 155-1575 Gough St., Horticulture Bldg., 2nd Fl.  
 OTTAWA, ONTARIO

Key Plan

Drawing File: 2015-12-18-Horticulture-2  
 1448-1003  
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