



4,688 SF TURN-KEY SPACE
FOR SUBLEASE

**CONSTITUTION
SQUARE - TOWER II
350 ALBERT STREET**

Ottawa, ON

*Ottawa's Premier
AAA Office Space*

CONSTITUTION SQUARE



**CUSHMAN &
WAKEFIELD**
Ottawa

About the BUILDING

Constitution Square (CSQ) is made up of a 3 tower office/retail complex located in the central business district. Being a short distance from Parliament Hill, Rideau Centre, and Sparks Street, this well localized Class AAA tower is well situated within the city's transit options.



***Elevate your
workplace
experience.***

*On-site conference
centre, fitness centre,
storage, after hours
controlled, under-
ground parking, EV
stations and terraces.*

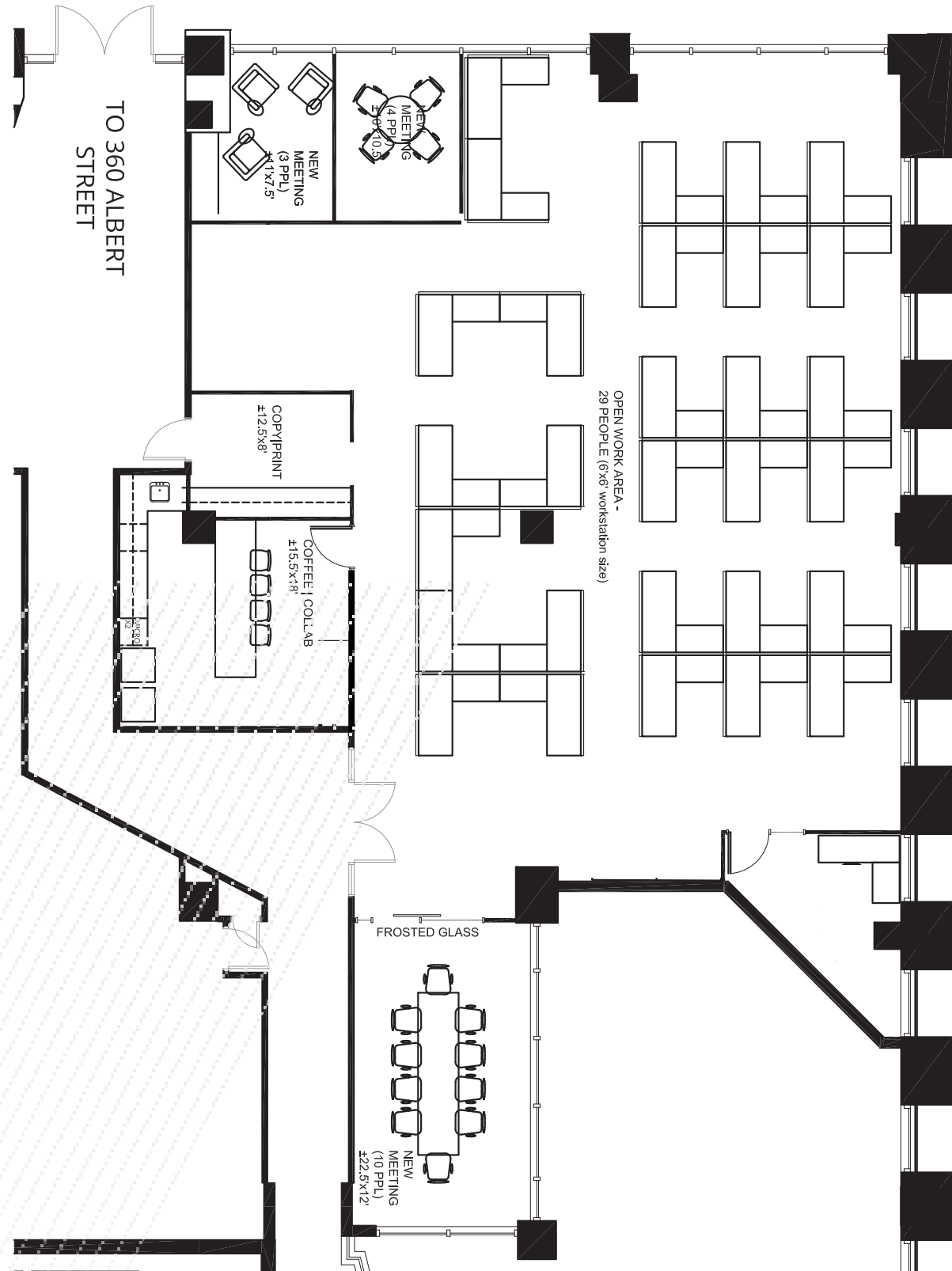
ON-SITE

Amenities

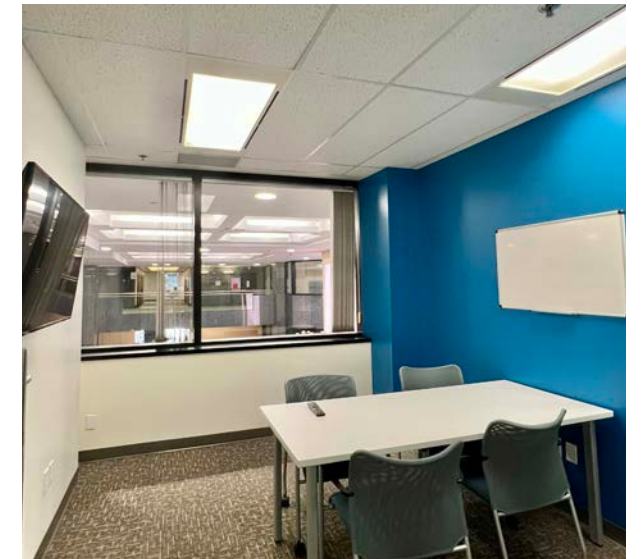
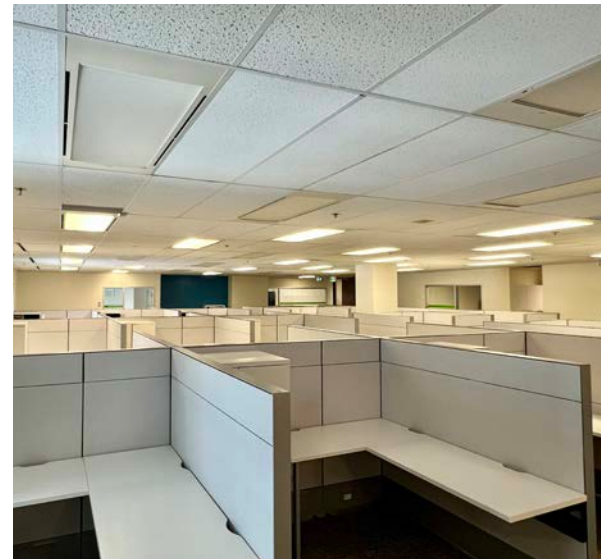
Green Rebel, Starbucks, Roast n' Brew, SushiGo, Baton Rouge, & Copper Branch.
Constitution Dental, Hilary's, Magic Carwash, The Printing House, The Cove Tuck Shop & AVIS.

Floor Plan

SUITE 220 - 4,688 SF



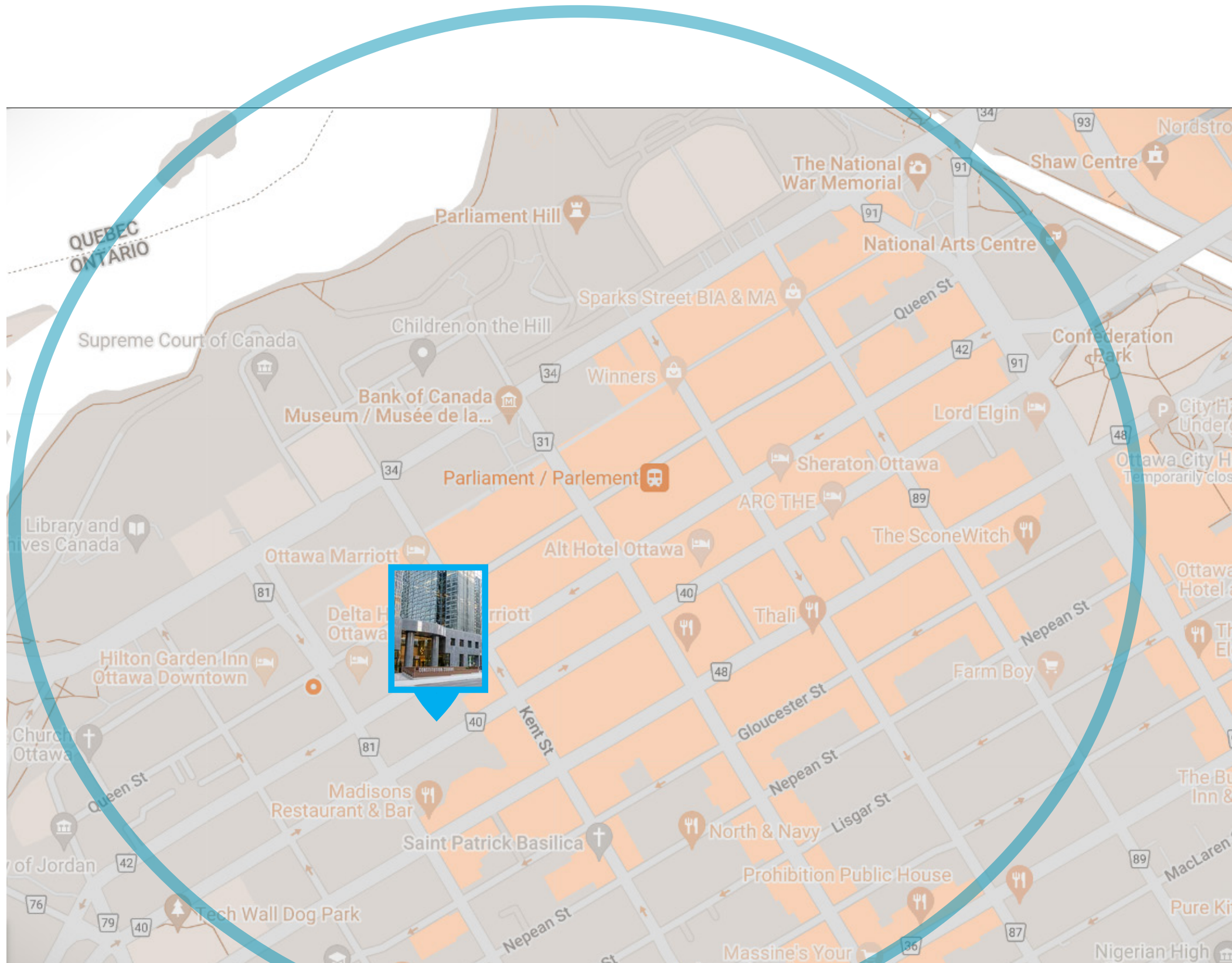
*Floorplan layout is subject to change



**MORE TIME. MORE ENERGY.
MORE YOU.**

NET RENT: CONTACT LISTING AGENT
ADDITIONAL RENT: \$25.81 PSF
SUBLEASE EXPIRY: MARCH 31, 2027

Amenities



Within 1KM

RESTAURANTS

- 1 Baton Rouge
- 2 Mad Radish
- 3 Queen St. Fare
- 4 Madison's
- 5 Rabbit Hole
- 6 Brown's Socialhouse

COFFEE SHOPS

- 1 Starbucks
- 2 Cafe Deluxe
- 3 Tim Hortons
- 4 Second Cup
- 5 Happy Goat Coffee
- 6 The Sconewitch

HOTELS

- 1 Delta Hotels
- 2 Ottawa Marriott
- 3 Hilton Garden Inn
- 4 Alt Hotel
- 5 Lord Elgin
- 6 Sheraton Ottawa

FITNESS & HEALTH

- 1 CSQ - Tower II
- 2 Goodlife Fitness
- 3 SpinCo
- 4 Free Form Fitness
- 5 Anytime Fitness
- 6 Elgin Fitness

RETAIL

- 1 Winners
- 2 Shoppers Drug Mart
- 3 Sparks Street Mall
- 4 CF Rideau Centre
- 5 Rexall

FINANCIAL

- 1 Bank of Canada
- 2 Scotiabank
- 3 RBC
- 4 BMO
- 5 TD Canada Trust





**CUSHMAN &
WAKEFIELD**

Ottawa

CONTACT

KIMBERLEY HALL*

Vice President

+1 613 780 1585

khall@cwottawa.com

*SALES REPRESENTATIVE

SOURCE: [HTTPS://CONSTITUTIONSQUARE.COM/](https://constitutionsquare.com/)

350

CONSTITUTION SQUARE

©2023 Cushman & Wakefield Ottawa. Brokerage, Independently Owned and Operated. A member of the Cushman & Wakefield Alliance. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.