



**LEASING
OFFICE/ RETAIL
up to 3333 sq ft
The Eddy - 1000 Wellington**

Address: 1000 Wellington

Neighborhood: Hintonburg. This unique building is surrounded by a blend of heritage buildings, new residential and mixed-use developments, many popular new restaurants, shops, pubs and coffee houses.

Rentable Area: from 867 to 3333 sq ft

Building Construction: Containing the 1st automated puzzle parking garage in North America, a geothermal heating/cooling system, rooftop with garden plots easily makes it the winner of a 2016 Housing Design Award for best designed highrise building in Ottawa

Building Features: LEED Platinum Certified Building, 12 foot ceilings, Roof Top Terrace

Parking: Available underground in 5BY2 automated parking garage

Electrical: Focus on sustainability making it one of the few LEED Platinum condos in Canada

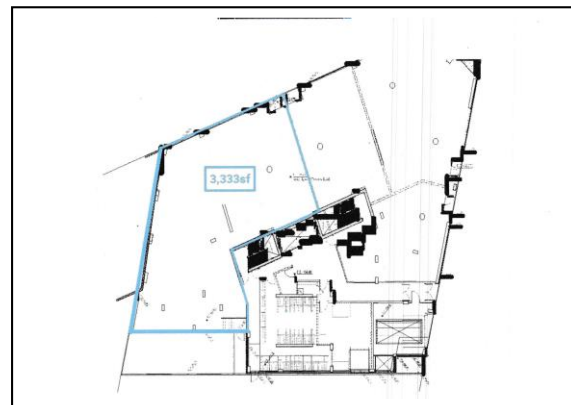
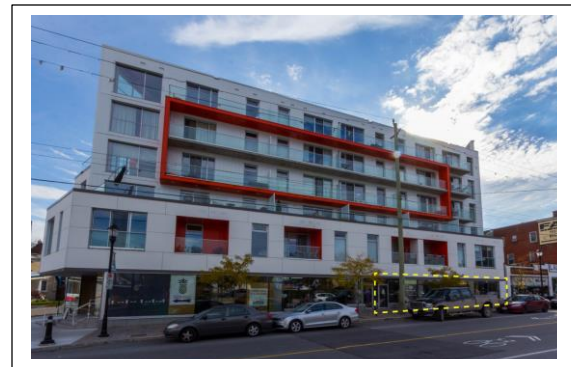
Mechanical: Geothermal heating and cooling, rain recovery system

Zoning: Traditional Main Street

Rent: Leasing Rates - \$30 net per square foot per annum with escalations

Operating Costs: Estimated at \$15 per square foot per annum

Availability: Immediately



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