



56 Sparks Street

79,312 Sq. Ft.

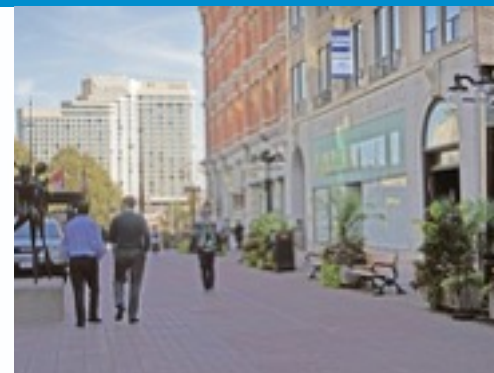
Highlights

The Ottawa-Hydro Electric Building is bounded to the south by Queen Street, to the north by Sparks Street and to the east and west by commercial buildings. The building is in close proximity of Parliament Hill, the National Arts Centre, the Congress Centre and the Court House.

The Ottawa Hydro-Electric Building is a designated Heritage building originally constructed in 1927 and purchased by Arnon in 1977. This 10-storey building has been fully upgraded and extremely well maintained. The offices are occupied by a diverse mix of long-term tenancies.

Available Space

Floor	Type	Rentable sf	Useable sf	Available
Sparks Street Level	Office	6,404	6,099	August 1, 2022
Queen Street Level	Storage	2,114	2,040	Immediately
3	Office	391	349	Immediately



Floor Plans



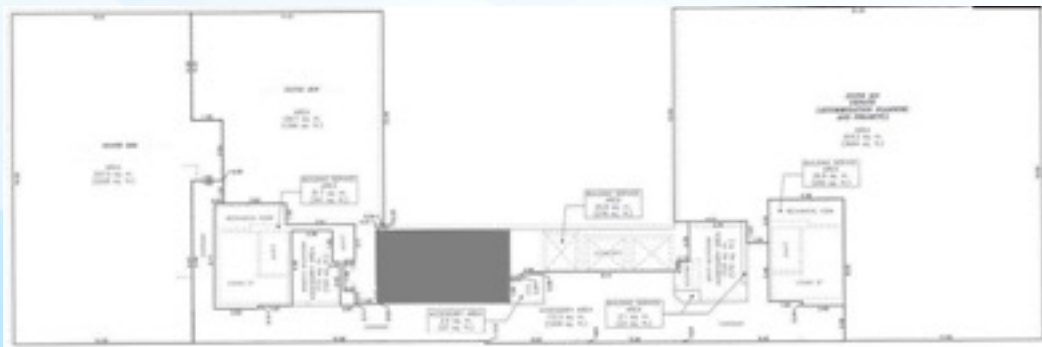
Sparks Street Level

Rentable: 6,404 sf **Useable:** 6,099 sf



Queen Street Level

Rentable: 2,114 sf **Useable:** 2,040 sf



3rd Floor

Rentable: 391 sf **Useable:** 349 sf