

CUSHMAN & WAKEFIELD
Ottawa

Office Space For Lease

HOLLAND CROSS

11 Holland Avenue | 1600 Scott Street

STRATEGICALLY LOCATED, TRANSIT-CONNECTED

TOWER A | TOWER B | ANNEX

HOLLAND CROSS—*Position your business in one of Ottawa's most sought-after commercial corridors, steps from Tunney's Pasture LRT Station and surrounded by the energy of Hintonburg, Westboro, and Wellington Village.*

Where exceptional customer experience meets operational excellence.





Highlights

- **Steps** from Tunney's Pasture LRT Station
- **On-site** underground vehicle and bicycle parking available
- **Surrounded** by coffee shops, dining, banking, and services
- **1-minute walk** to LRT, OC Transpo routes, and bike path
- **Direct access** to Scott Street, the Queensway (Hwy 417), and downtown
- **Vibrant community** with walkable access to restaurants, shops, and parks
- **Close proximity to** Tunney's Pasture government complex
- **On-site** management office
- **LEED®** Gold






Tower A & B
Property Overview

Building Size:	97,800 SF
Available Suites Tower A	P105: 7,783 SF
	~~509: 1,639 SF~~ LEASED
	510: 1,544 SF
	600: 16,175 SF
Available Suites Tower B	400: 2,821 SF
	710: 4,249 SF NEW
Net Rent:	Contact Listing Agent
Additional Rent:	Tower A: $22.82 PSF | Tower B: $23.36 PSF | Retail: 21.06 PSF (2026 est.)
Available:	Immediately

Ground Floor

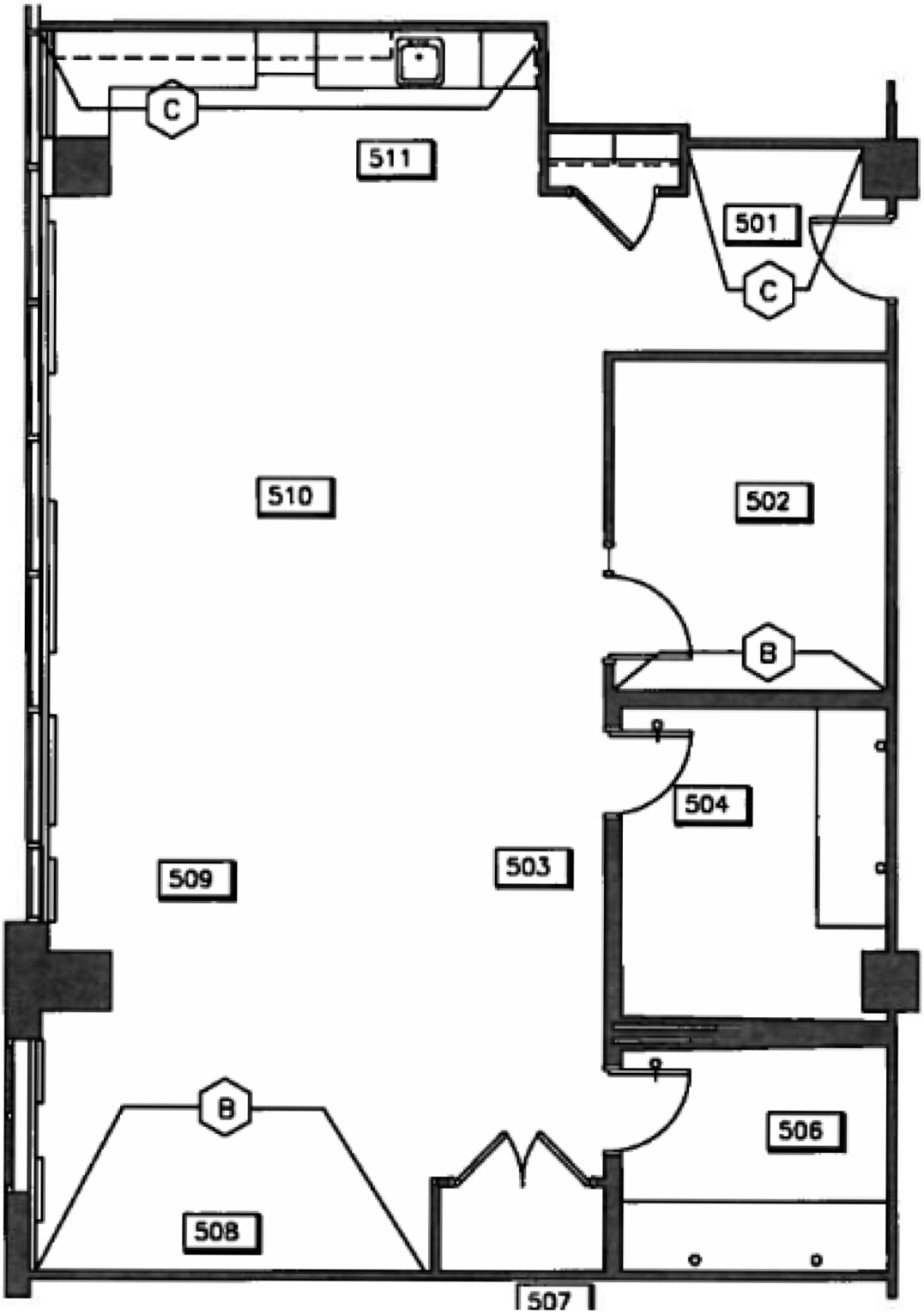
SUITE P105: 7,783 SF
1ST FLOOR

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Tower A

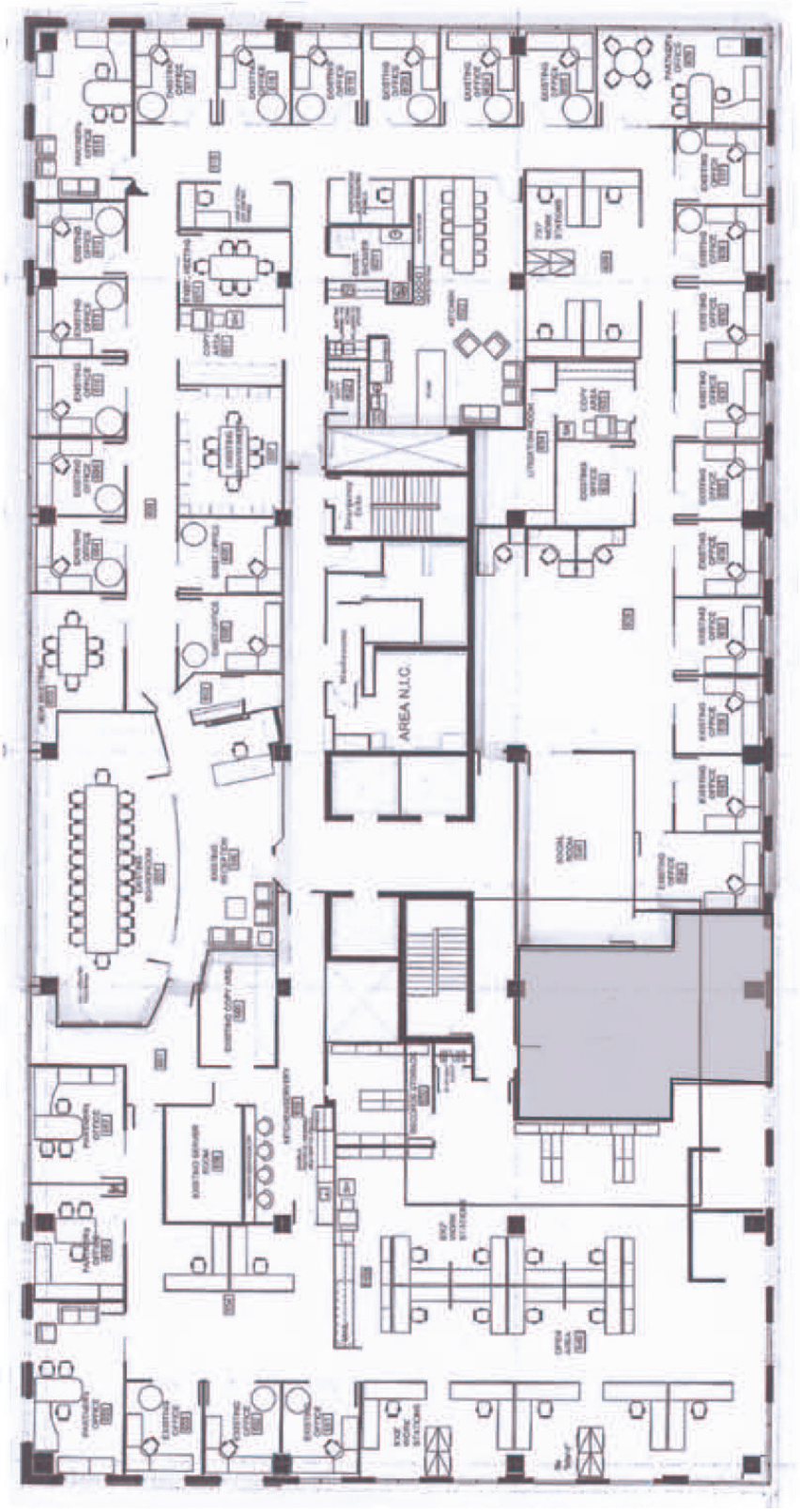
SUITE 510: 1,544 SF
5TH FLOOR



Tower A

SUITE 600: 16,175 SF

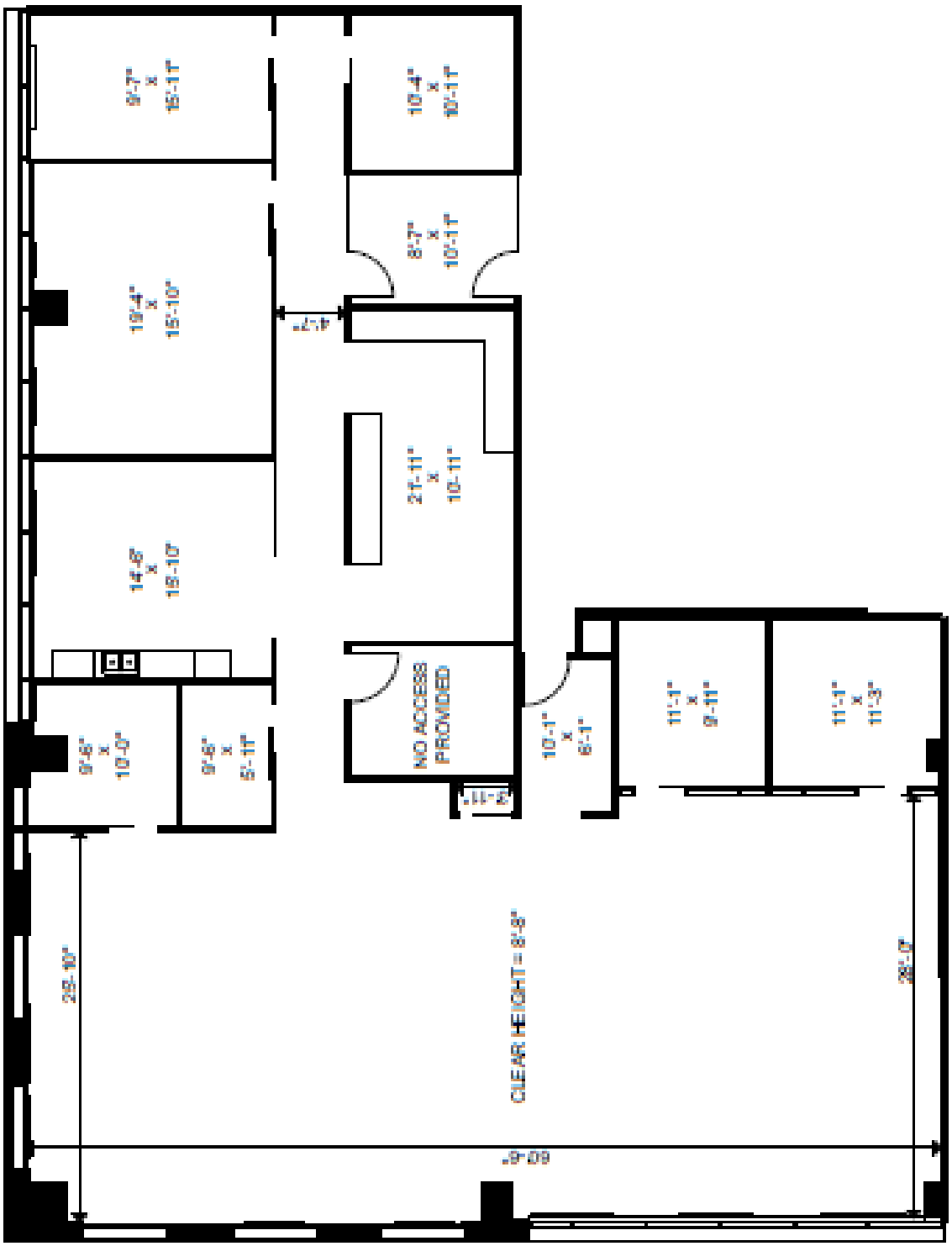
6TH FLOOR | FULL FLOOR OPPORTUNITY



Tower B

SUITE 710: 4,249 SF

7TH FLOOR





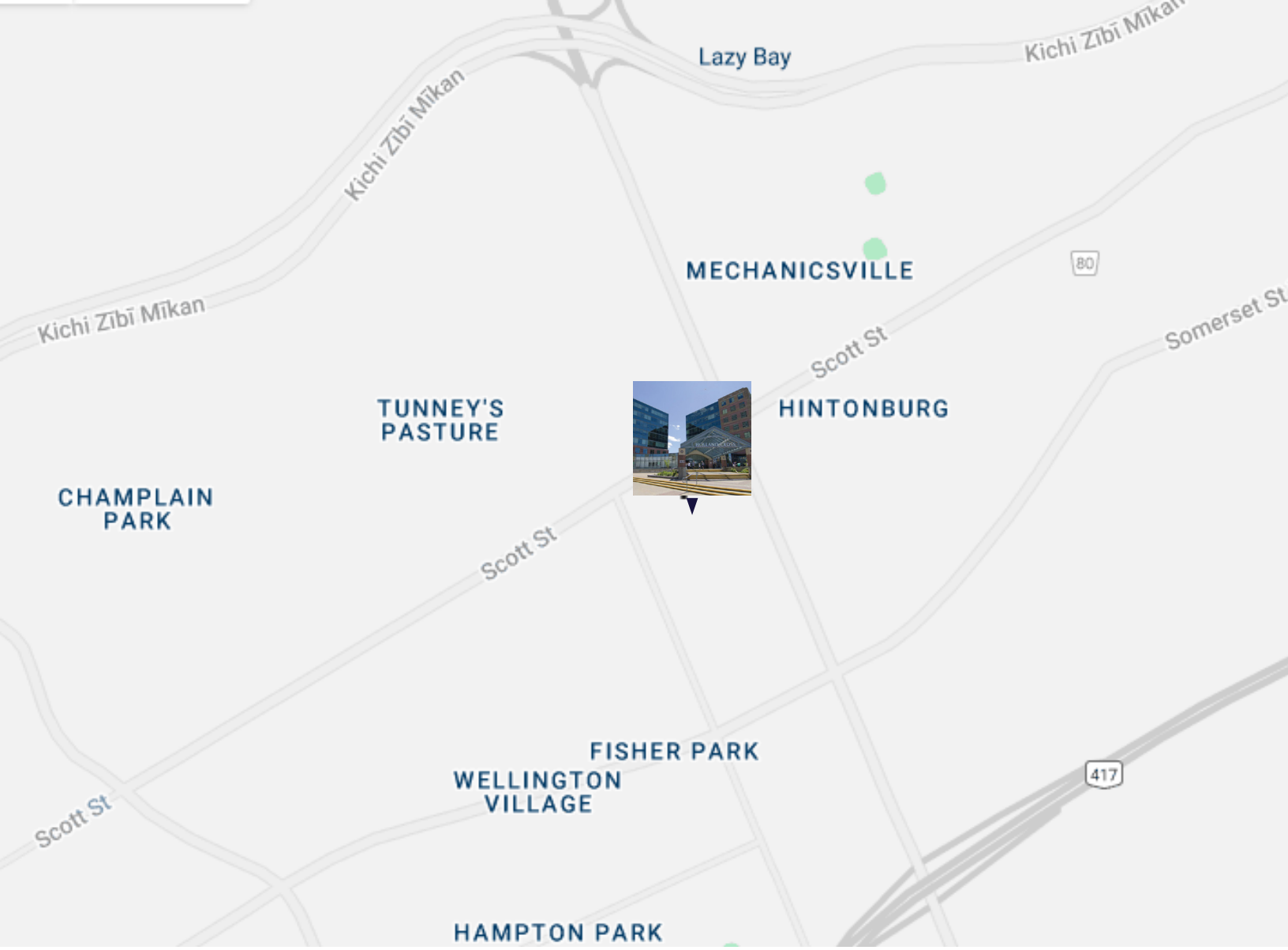






Annex
Property Overview

Building Size:	11,166 SF —***Freestanding Building!***
Available Suite:	Suite 100/200: 11,166 SF
Net Rent:	Contact Listing Agent
Additional Rent:	$14.61 PSF (2025 Est.)
Available:	Immediately



Holland Cross Amenities

1. Starbucks
2. Subway
3. Rexall
4. Gabriel Pizza
5. Holland Cross Dental
6. Pro Physio

97	85	100
WALK SCORE	TRANSIT SCORE	BIKE SCORE



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