



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



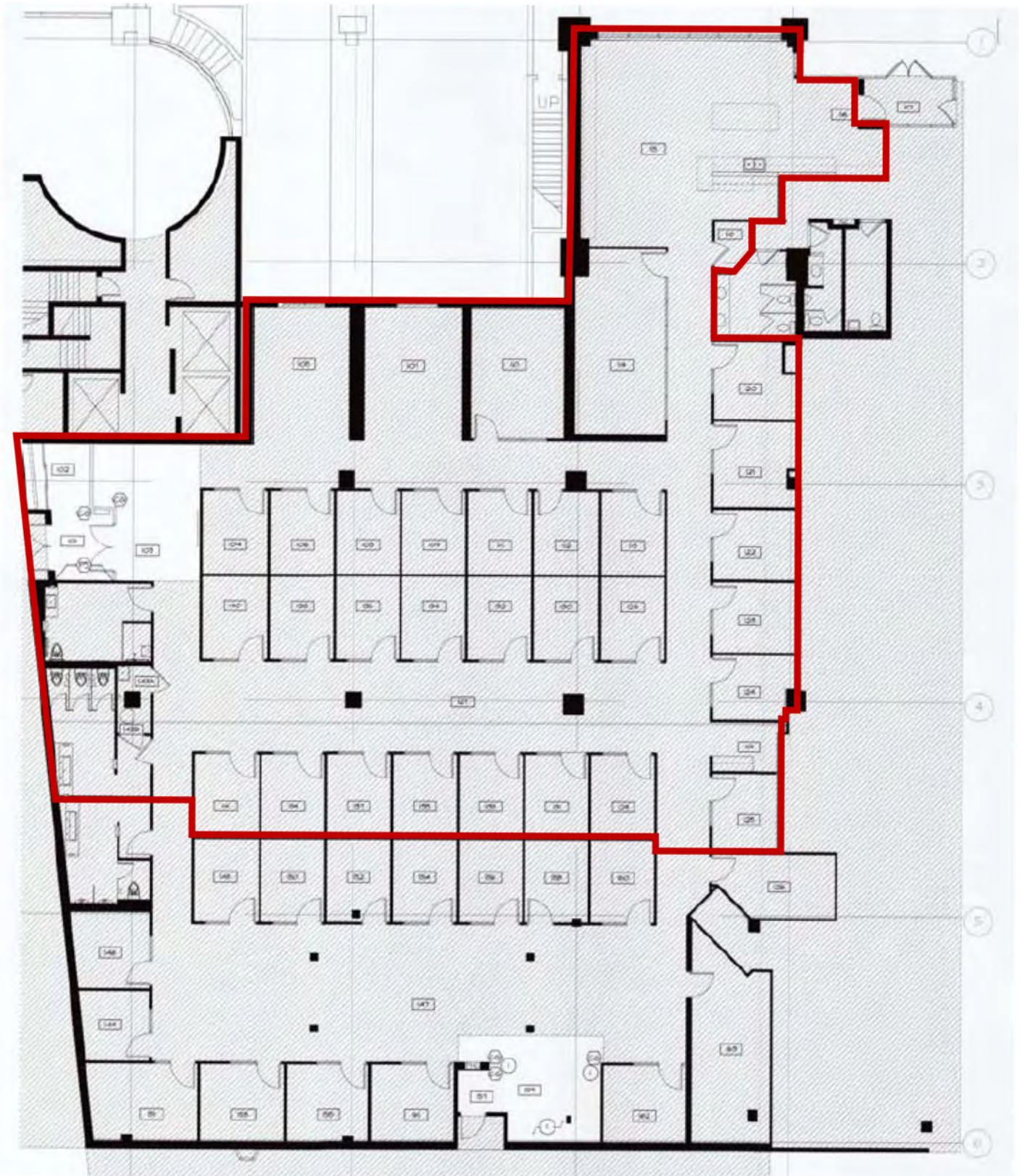


# Tower A Property Overview

Building Size:	97,800 SF
	P105: 7,783 SF
	509: 1,639 SF
Available Suites	510: 1,544 SF
	600: 16,175 SF
Net Rent:	\$18.00
Additional Rent:	\$21.81 PSF (2025 Est.)
Available:	Immediately

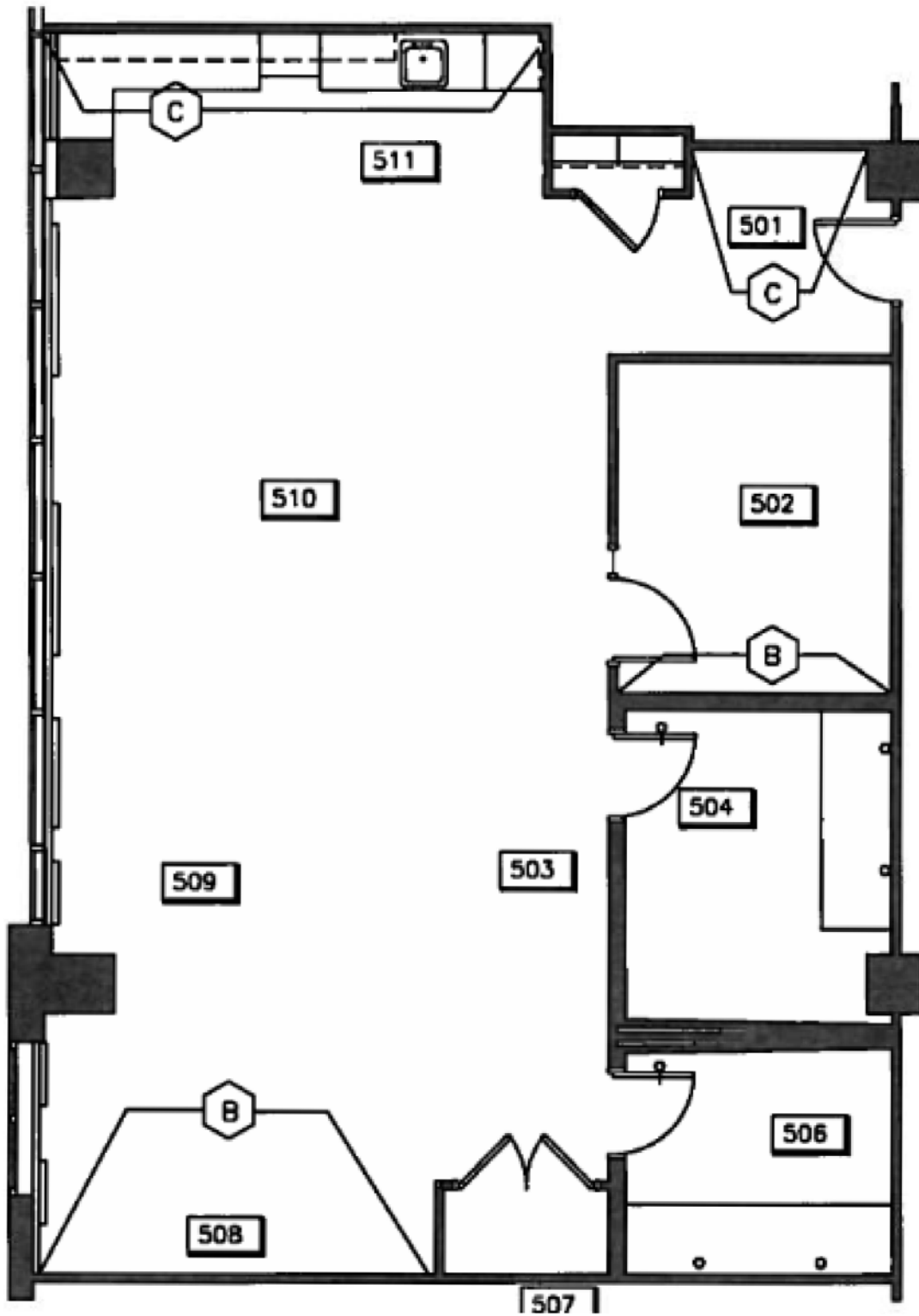
# Ground Floor

SUITE P105: 7,783 SF  
1<sup>ST</sup> FLOOR



# Tower A

SUITE 510: 1,544 SF  
5<sup>TH</sup> FLOOR

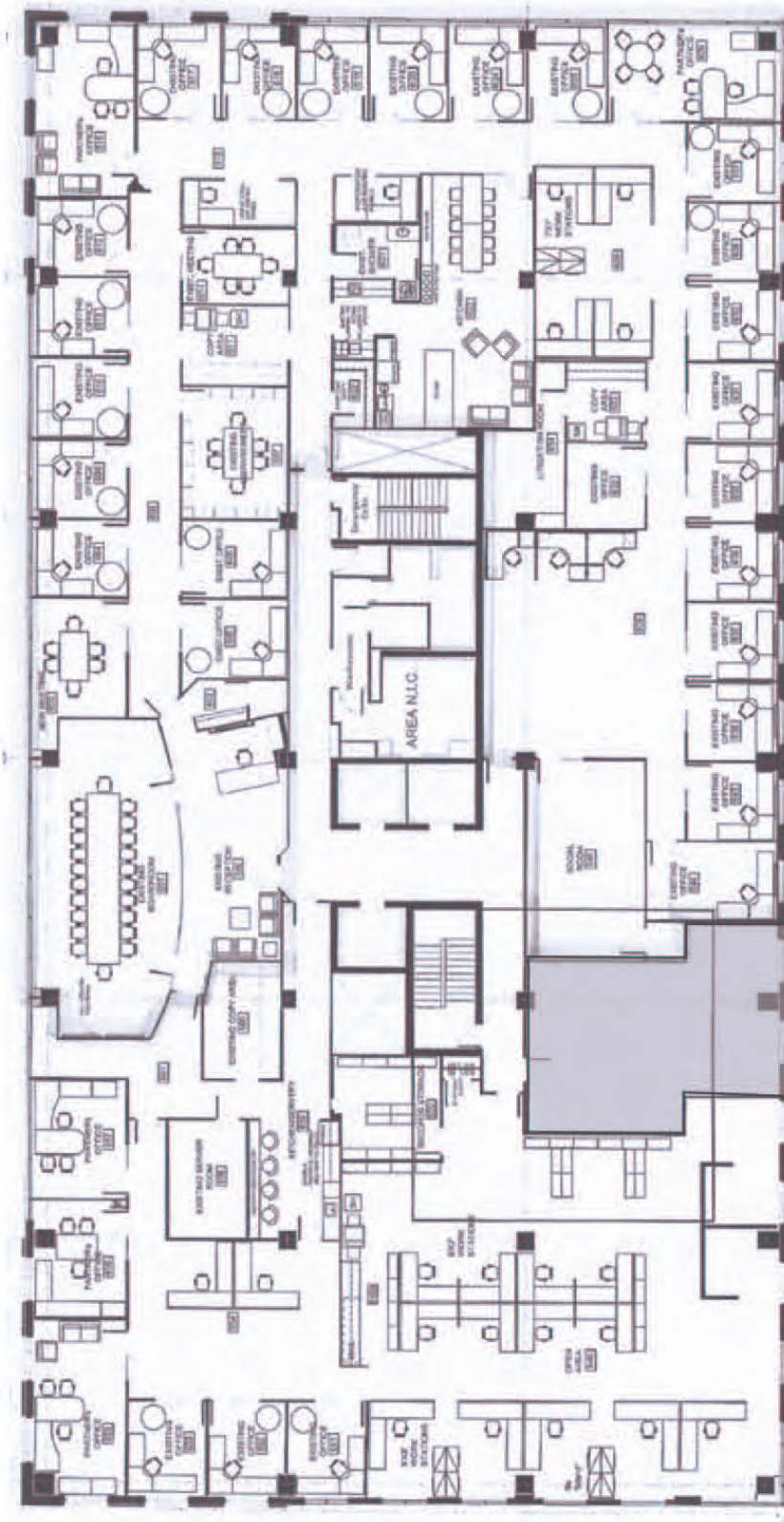


# Tower A

SUITE 600: 16,175 SF

6<sup>TH</sup> FLOOR | FULL FLOOR OPPORTUNITY

---



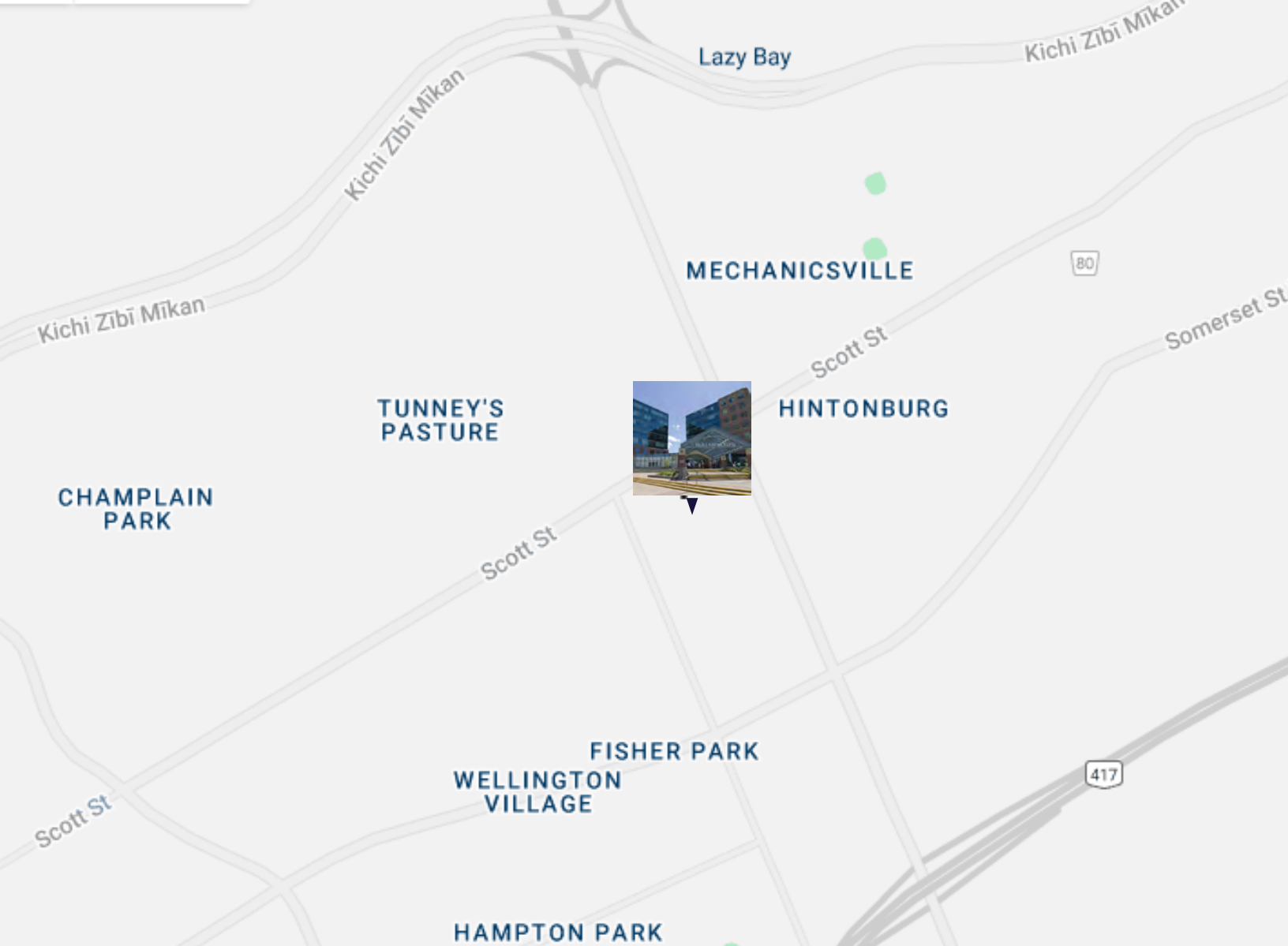


# Annex Property Overview

---

Building Size:	11,166 SF — <b>Freestanding Building!</b>
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**

WALK SCORE

**85**

TRANSIT SCORE

**100**

BIKE SCORE



## CONTACT INFORMATION

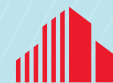
**JESSICA WHITING\***

Vice President

+1 613 780 1597

[jwhiting@cwottawa.com](mailto:jwhiting@cwottawa.com)

\*\*Broker \*Sales Representative



**CUSHMAN &  
WAKEFIELD**

Ottawa

©2025 Cushman & Wakefield Ottawa, Brokerage, Independently Owned and Operated. 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.