

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





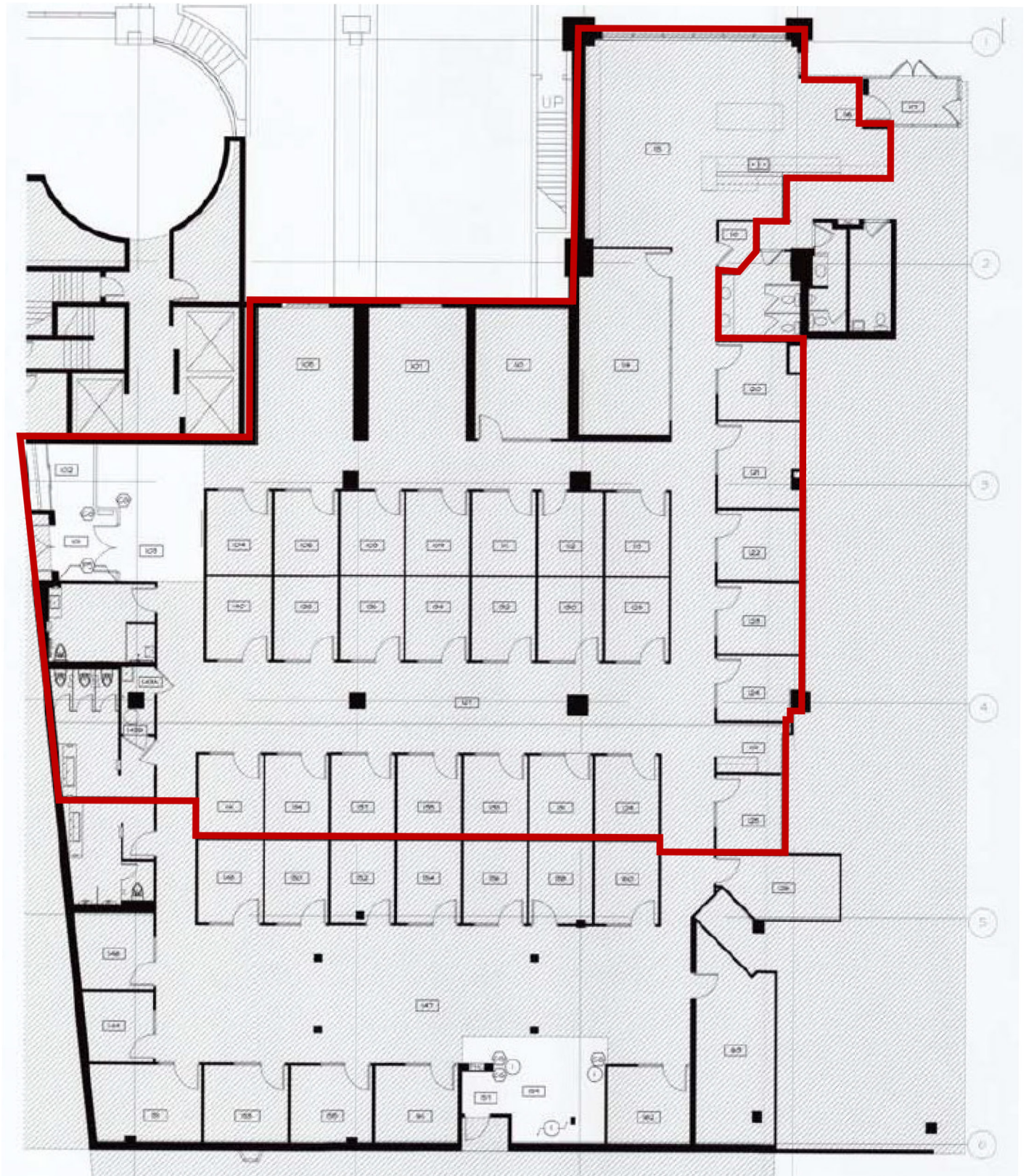
Tower A & B

Property Overview

Building Size:	97,800 SF
	P105: 7,783 SF
	509: 1,639 SF LEASED
Available Suites Tower A	510: 1,544 SF
	600: 16,175 SF
Available Suites Tower B	400: 2,821 SF NEW
Net Rent:	\$18.00
Additional Rent:	Tower A: \$22.82 PSF Tower B: \$23.36 PSF Retail: 21.06 PSF (2026 est.)
Available:	Immediately

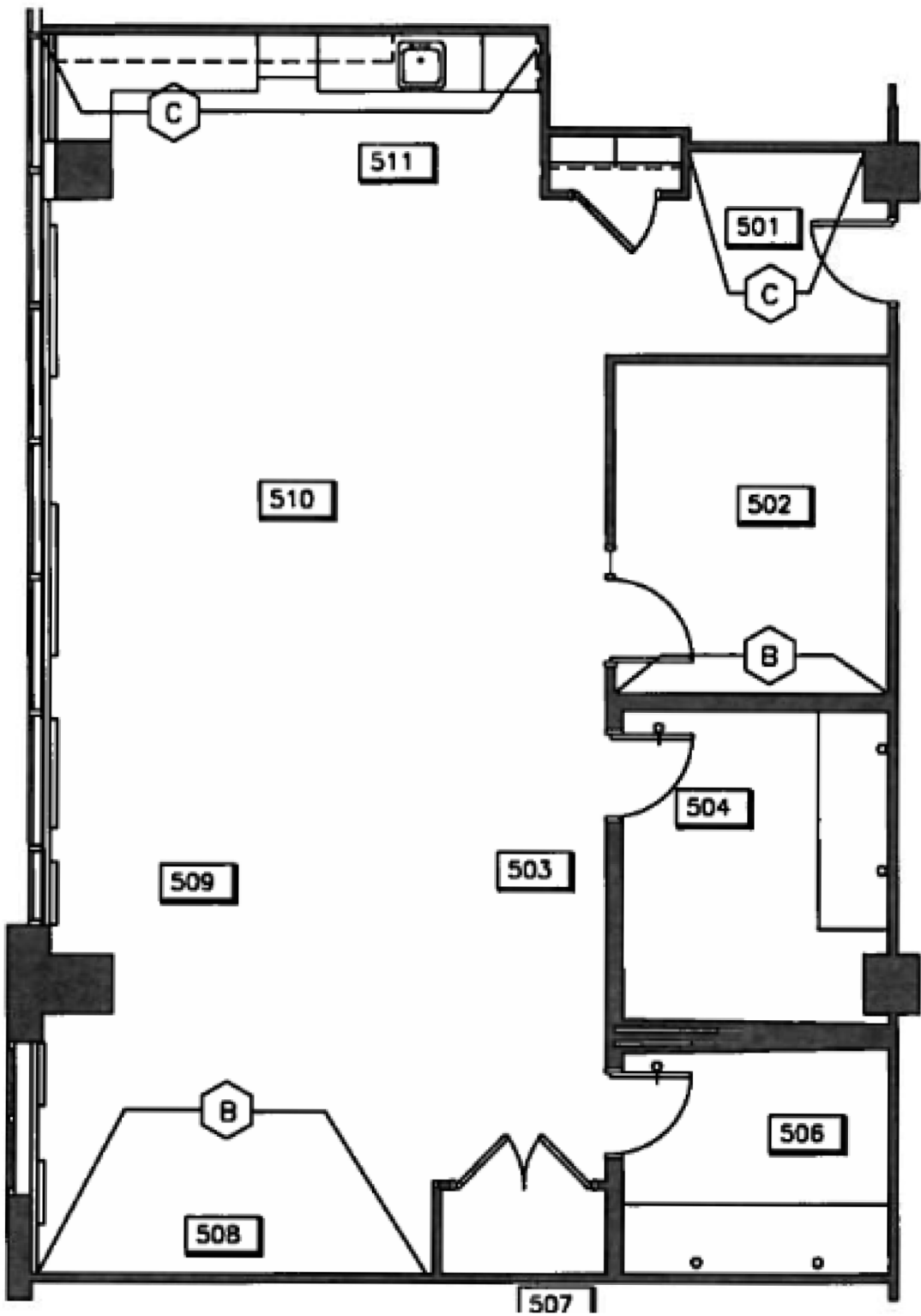
Ground Floor

SUITE P105: 7,783 SF
1ST FLOOR



Tower A

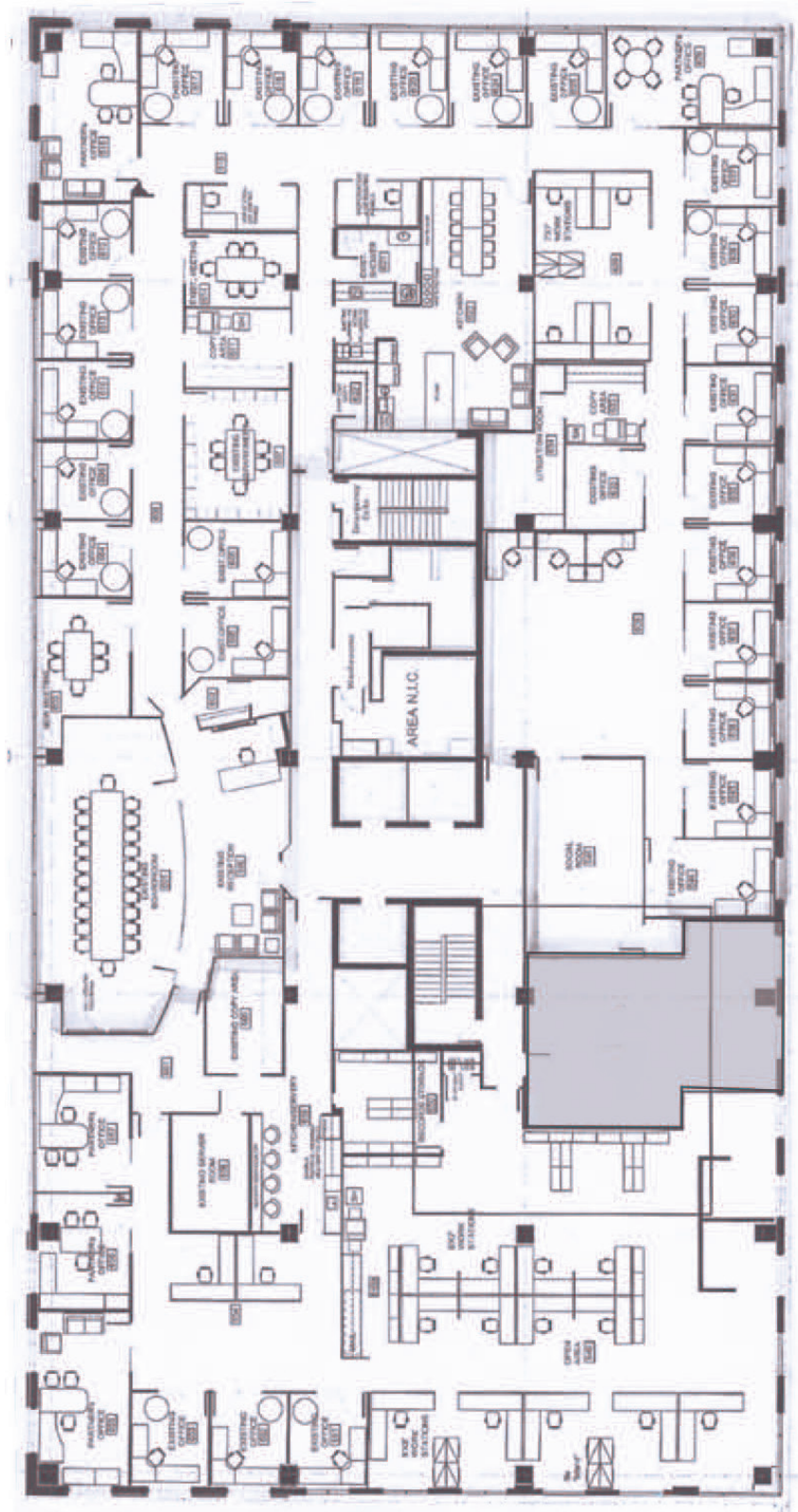
SUITE 510: 1,544 SF
5TH FLOOR



Tower A

SUITE 600: 16,175 SF

6TH FLOOR | FULL FLOOR OPPORTUNITY

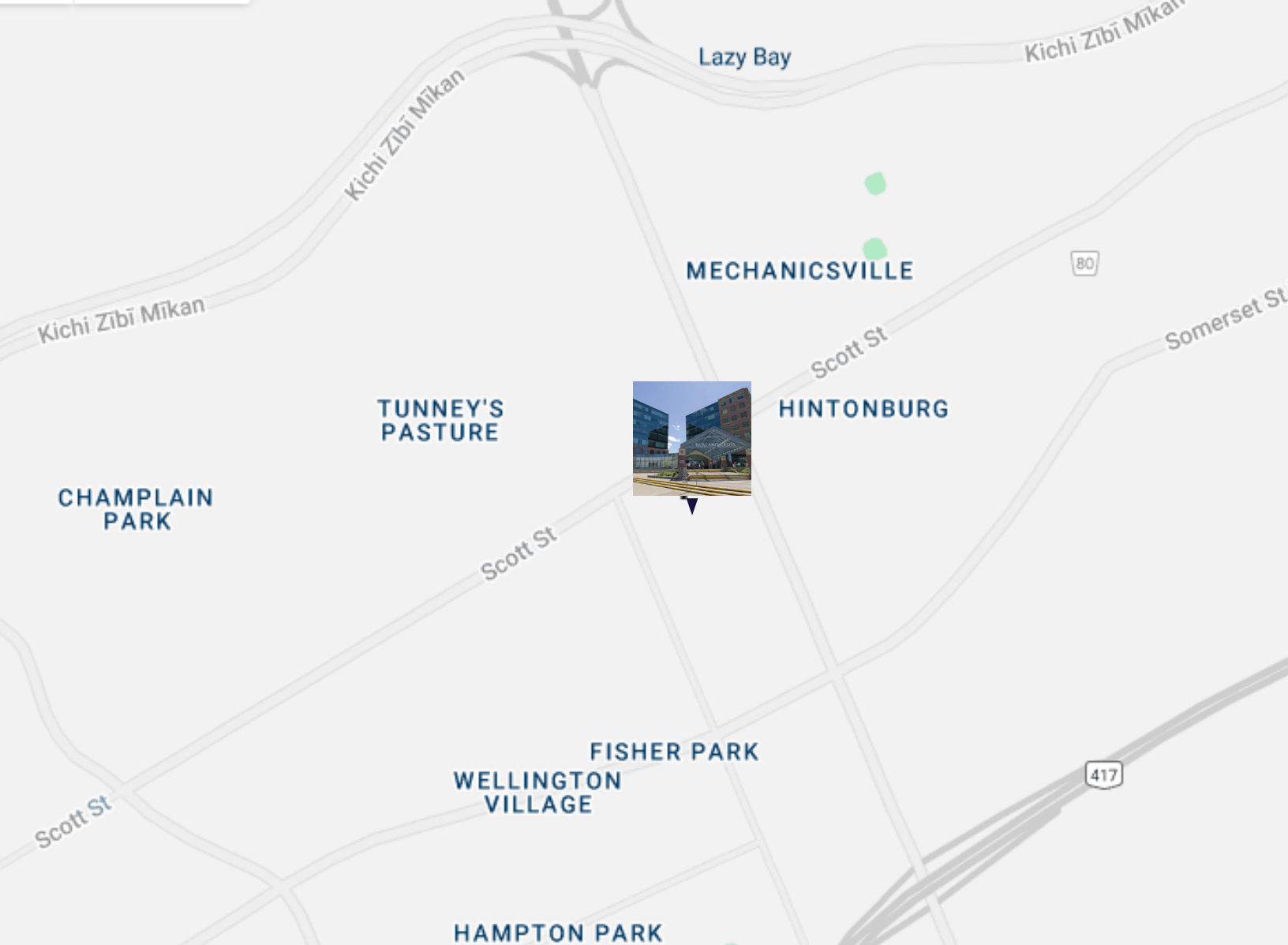




Annex

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

WALK SCORE

85

TRANSIT SCORE

100

BIKE SCORE



CONTACT INFORMATION

JESSICA WHITING*

Vice President

+1 613 780 1597

jwhiting@cwottawa.com

**Broker *Sales Representative



©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.