

# 2611 Queensview Drive Ottawa

Awesome Green Office Space For Lease

Price Reduced



For information contact  
James McNeil RPA, LEED AP Broker  
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**JJMcNEIL**  
commercial inc.

[www.jjmcneil.ca](http://www.jjmcneil.ca)

# 2611 Queensview Drive



Windmill buildings are conceived, designed and built as “green buildings.” Green buildings are about much more than highly efficient energy consumption. They are high-performance buildings, providing healthier living and working environments for less money over the long run (and often the short run, too). Green buildings are designed to maximize users’ comfort and productivity while levying the smallest possible environmental impact.

The key to this high performance building is the integration of the best technologies, materials and features in the design of the building. Windmill accomplishes these goals using tested, off-the-shelf technologies, not those still in experimental stages.

Windmill buildings are designed to earn one of the highest measures of accomplishment as a green building, the Certification from the Canada Green Building Council’s LEED™ program. Leadership in Energy and Environmental Design (LEED™) was created to define green buildings by establishing a common standard of measurement; to promote integrated, whole-building design practices; and to raise consumer awareness of green building benefits. It is the most recognized such certification system for green buildings in North America.

STUFF TO KNOW	
Available Area	Up to 30,000 sf
Divisible	As low as 3,000 sf
Asking Net Rent	\$16.50 /sf
Additional Rent	\$13.45 /sf (2015)
Inducements	Open to all offers
Certification	CaGBC –LEED Certified

2611 Queensview Drive provides its tenants with superior access to the Queensway and its location is ideally suited for organizations that serve clients in all areas of the capital. Simply stated IKEA and Leon’s have chosen this area of the city due to its ease of access and accessibility for their customers.

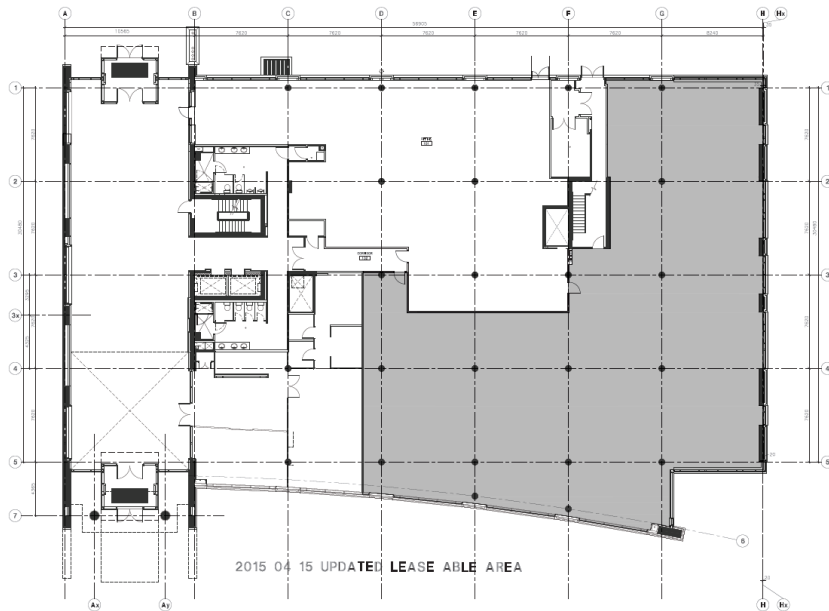
2611 Queensview encourages active transportation with covered bike racks and shower facilities on each floor. Companies that are committed to the health and wellness of their employees and understand the benefits and cost savings of buildings designed with sustainable high performance design features realise the competitive advantage a green building such as 2611 Queensview offers.

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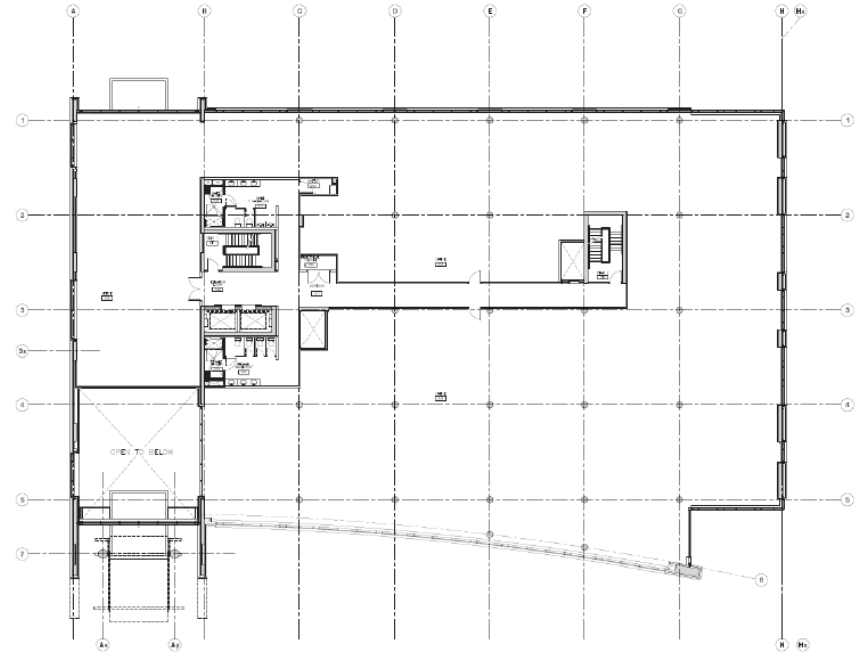
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Ground Floor Approximately 9,500 SFR



Second floor Approximately 20,000 SFR



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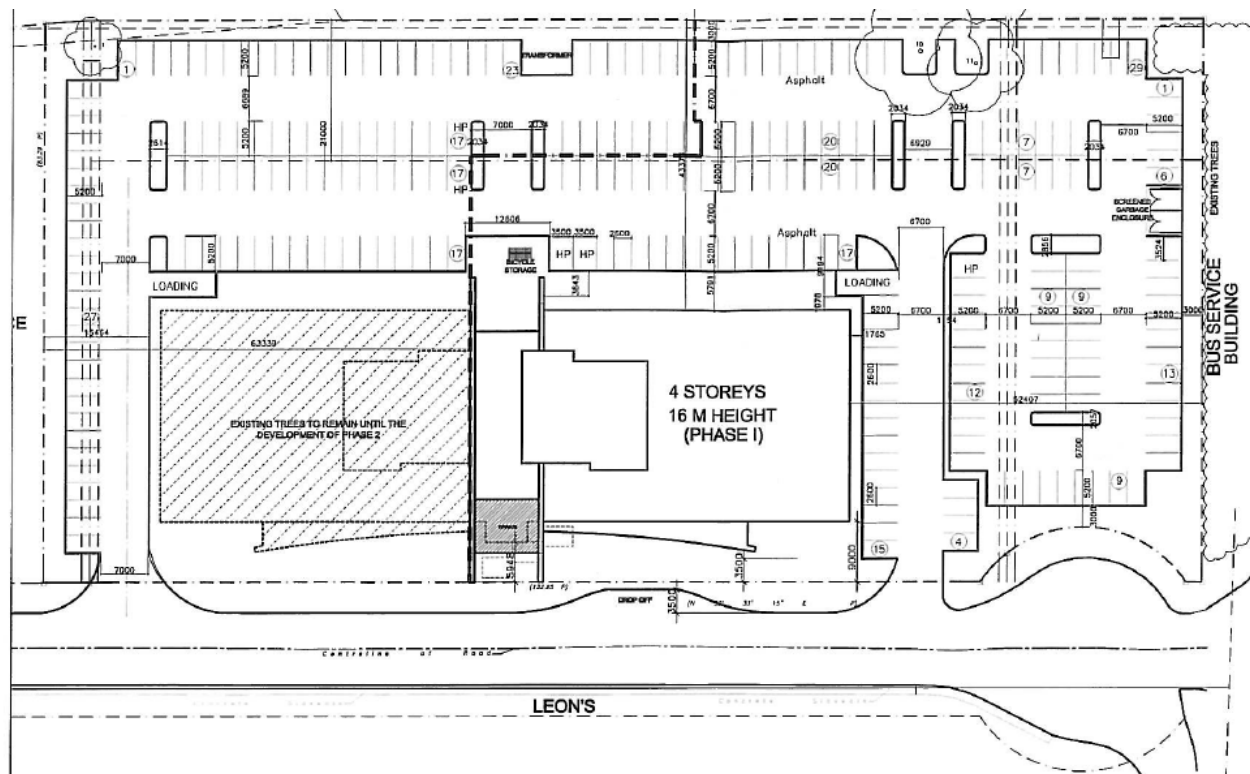
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# 2611 Queensview Drive



Additional 60,000 square feet expansion available in Phase II



This convenient location, with excellent access to the Queensway, demonstrates what a new office should be. Approximately 30,000 square feet of space is currently available in Phase I, with an additional 60,000+ square feet available in Phase II. This project is targeting LEED Silver, with a strong emphasis on thermal comfort, good air quality, and excellent daylighting.

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