

# 2611 Queensview Drive Ottawa

Awesome Green Office Space For Lease

Low Additional Rent  
LEED Certified



For information contact  
James McNeil RPA, LEED AP Broker  
613.668.7738 [james@jjmcneil.ca](mailto:james@jjmcneil.ca)



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REAL ESTATE BROKERAGE

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# 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 9,500 sf (immediate)
Divisible	As low as 3,000 sf
Asking Net Rent	\$18.00 /sf
Additional Rent	\$13.45 /sf (2017)
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.

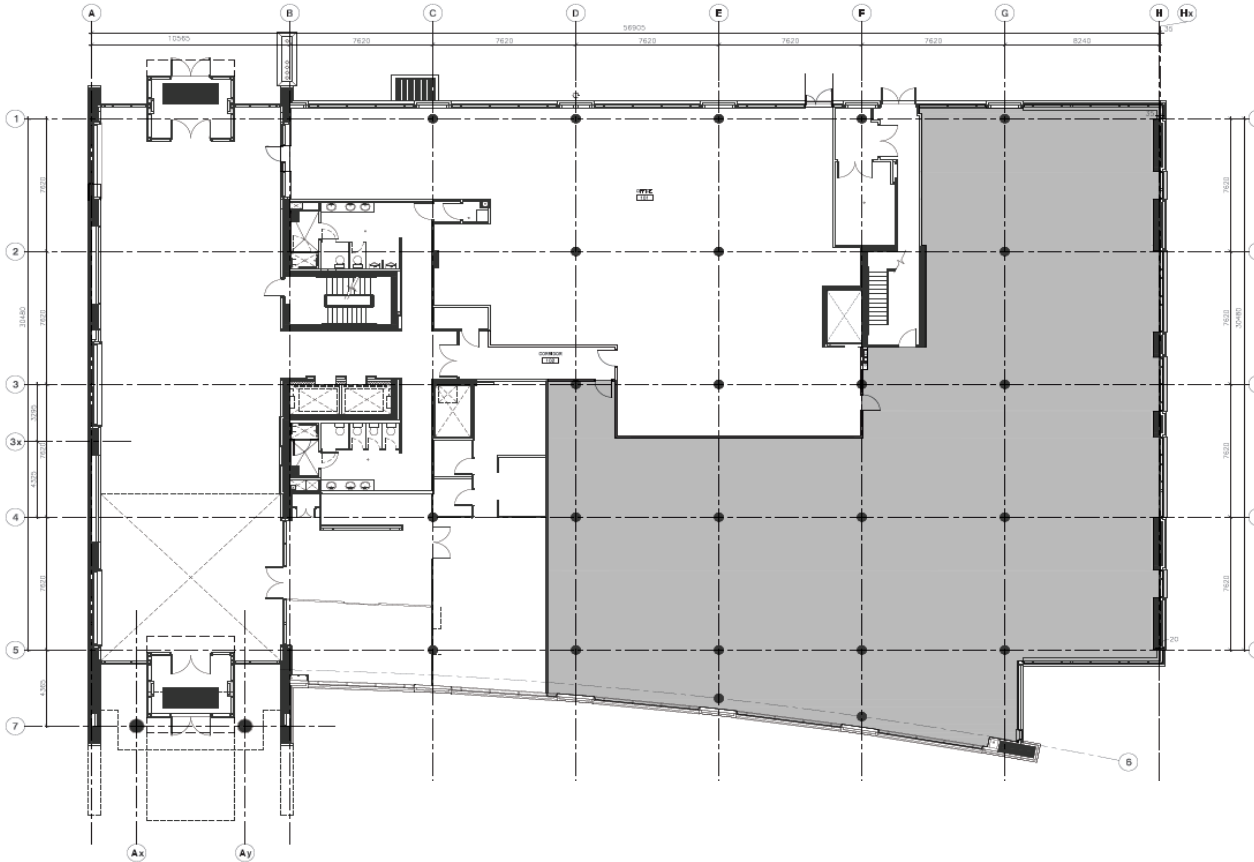
Superior ventilation systems with wireless controls, provide better thermal comfort, less toxins in the air. Couple this with great access to natural light, tenants will benefit from healthier, happier employees and a more productive office environment.

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# 2611 Queensview Drive

Ground Floor Approximately 9,500 SFR



- Superior ventilation systems with wireless controls, provide **better thermal comfort**.
- Low Volatile Organic Compounds (VOC) used in all construction material means **less toxins** in the air.
- Exposure to **natural light** improves workplace performance.
- Reduce greenhouse gases and save money with **energy efficient** building systems
- Tenants will benefit from **healthier, happier** employees and a **more productive office environment**.

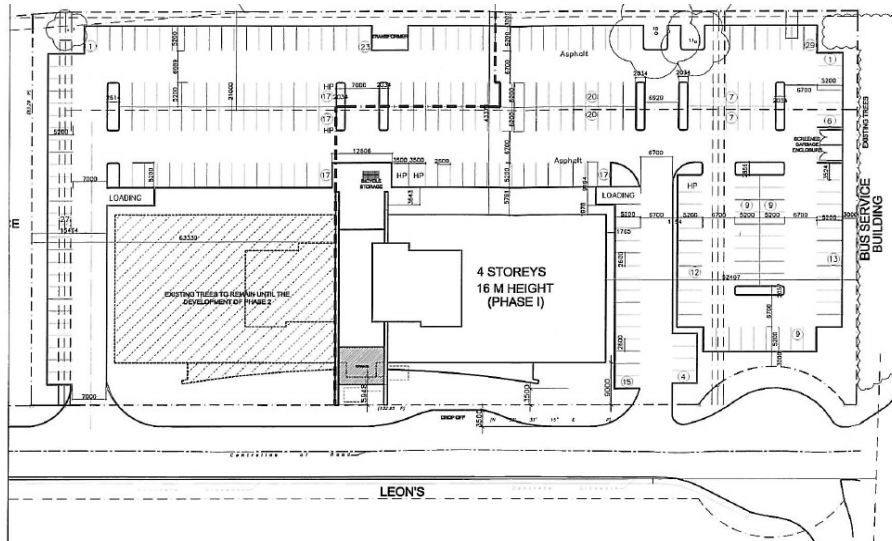
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# 2611 Queensview Drive

Additional 60,000 square feet  
expansion available in Phase II



With an additional 60,000+ square feet available in Phase II, this convenient location, provides excellent opportunities for future growth. Active transportation, access to the Queensway, and direct access to a future light rail stop makes 2611 Queensview Drive the ideal “location, location, location” for employee and client centric organizations.



Queensview Station will be a new LRT station to serve communities and businesses on the north and south sides of Highway 417. The functional design shows the station within open-air centre platform with access at grade level via new pathway connections to Queensview Drive and Connaught Avenue. Other features of this station include:

- A new multi-use pathway bridge crossing of Highway 417 to Baxter Road to provide residents in this area near Iris Street and the Pinecrest and Baxter Road business districts with access to the LRT station;



- Provision of accessible ramps, stairs and elevators from the station platform level to the pathway overpass; and,
- Provision of passenger pick-up and drop-off along Queensview Drive and Baxter Road.

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