TCC CANADA
meet. collaborate. succeed.

BROKER PACKAGE · OTTAWA

Five Ottawa centres. One team.

Furnished private offices and team suites downtown, in Kanata North, at Blair Station and in Bells Corners. All-inclusive, month-to-month, ready in days.

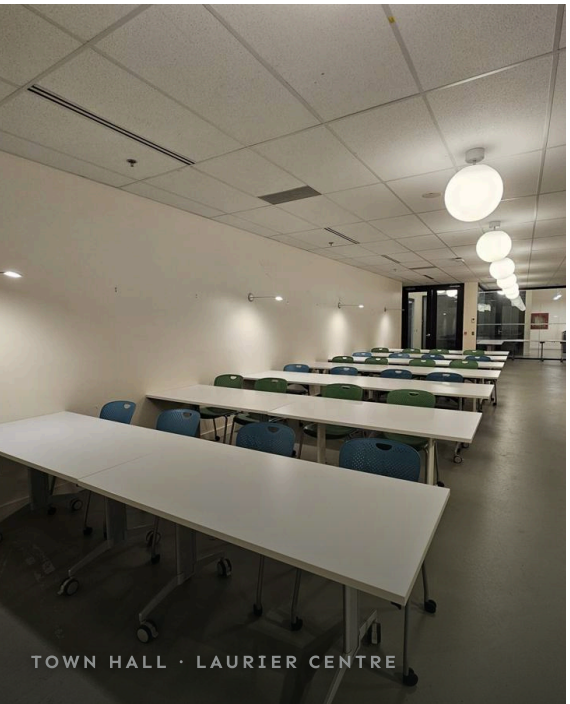
LAURIER · COLLABORATION · INNOVATION · BLAIR · QUEENSWAY

378 priced private offices and suites	1 to 30 people per office or suite
From $300 a desk per month, all-inclusive	15% broker commission on 2026 signings

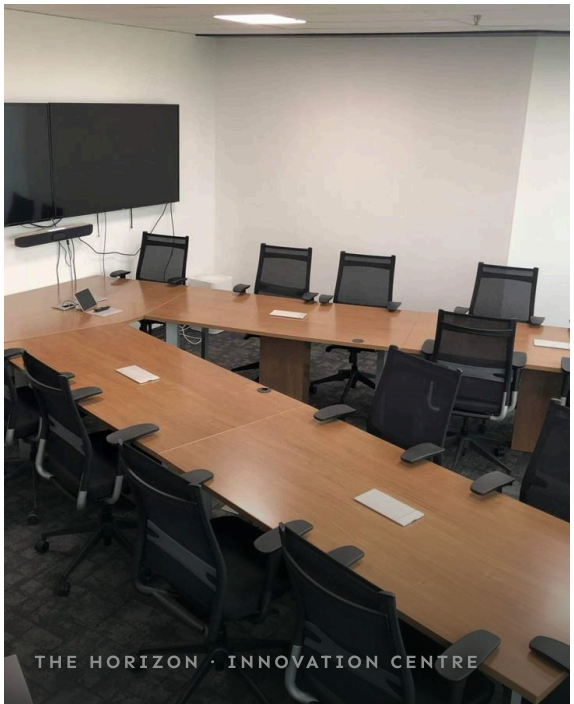




THE ASPEN BOARDROOM · COLLABORATION CENTRE



TOWN HALL · LAURIER CENTRE



THE HORIZON · INNOVATION CENTRE

WHY OTTAWA, WHY NOW

Ottawa tenants are choosing space that's ready.

Ottawa's vacancy fell in Q3 as tenants took turnkey space that needed no major upgrades. Federal staff have been in the office at least four days a week since July, and the government is touring buildings for more room.

14.9%

Ottawa office vacancy in Q3 2026, after the first quarter of positive absorption since Q2 2025

112,000

sq ft of Class A net absorption in Q3, as tenants traded up

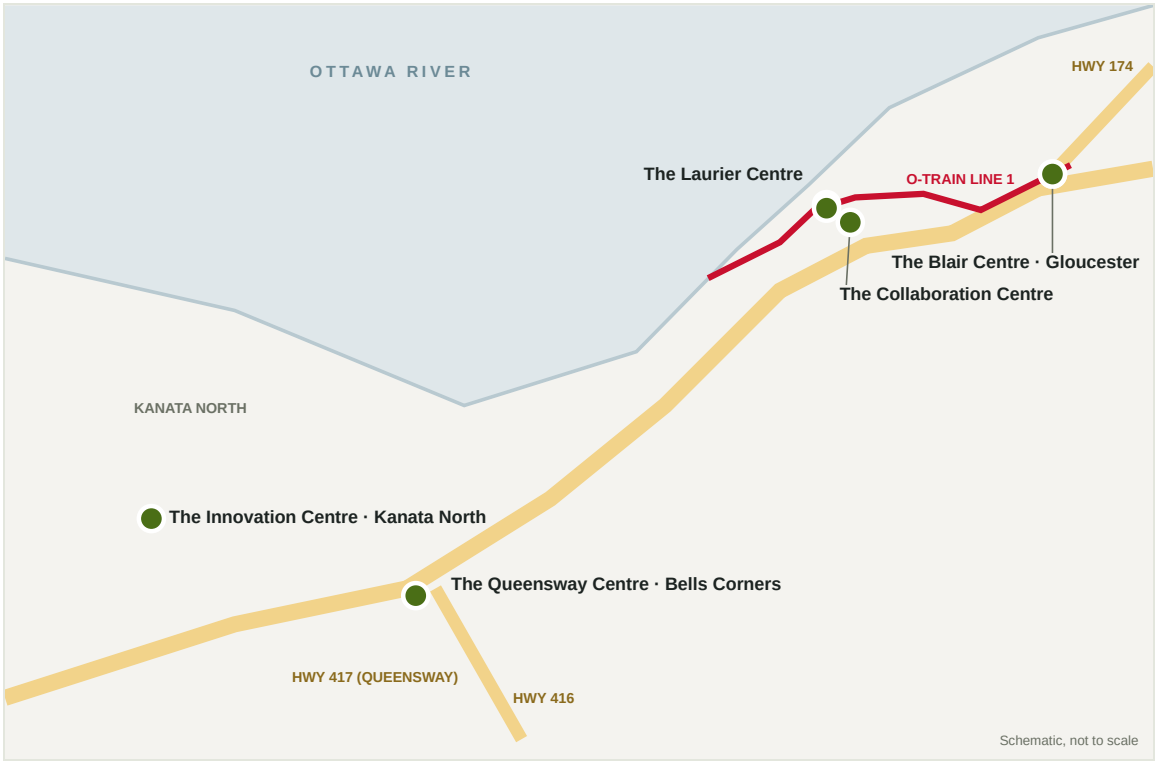
- **Turnkey demand:** tenants are taking finished space in Class A and B buildings
- **Four days in the office:** federal requirement in effect since July 2026
- **Kanata is tight:** Colliers says limited large-block space is restricting defence and aerospace expansion
- **All-inclusive:** furniture, fibre internet, reception and meeting rooms, with no build-out
- **One relationship** across five centres as a client's team grows or moves

Sources: CBRE Ottawa Office Figures Q3 2026; Ottawa Business Journal, Oct. 8, 2026. Photos: TCC.

OTTAWA AT A GLANCE

The right centre for each requirement.

Two downtown centres a block apart, a tech-park centre in Kanata North, an east-end centre at Blair Station and a west-end centre in Bells Corners. Clients can tour more than one, and move between them as they grow.



CENTRE	AREA	OFFICES	FROM / MONTH	PARKING	TRANSIT	BEST FOR
The Laurier Centre 135 Laurier Ave W	Downtown core	139, for 1–11 people	**$450**	Underground parking in the building	Parliament station, 7 min walk	Government-facing firms, associations, consultants
The Collaboration Centre 150 Elgin St, 8th floor	Downtown core	48, for 1–24 people, plus 75 desks	**$1,300**	Nearby parking	Parliament station, 8 min walk	Professional firms, events, larger teams downtown
The Innovation Centre 1000 Innovation Dr, Kanata	Kanata North tech park	88, for 1–30 people	**$900**	Free surface parking	Near Hwy 417	Tech, telecom, defence and engineering teams
The Blair Centre 1900 City Park Dr	Gloucester, east end	71, for 2–8 people	**$900**	Free surface parking	Blair station, 9 min walk	East-end teams, government contractors, training
The Queensway Centre 15 Fitzgerald Rd	Bells Corners, west end	32, for 2–25 people	**$900**	Free surface parking	Off Hwy 417 at Moodie Dr	West-end and defence-sector teams

378
priced offices and suites in Ottawa

30+
meeting, training and event rooms

3
centres with free surface parking

1 team
one Ottawa sales contact for all five

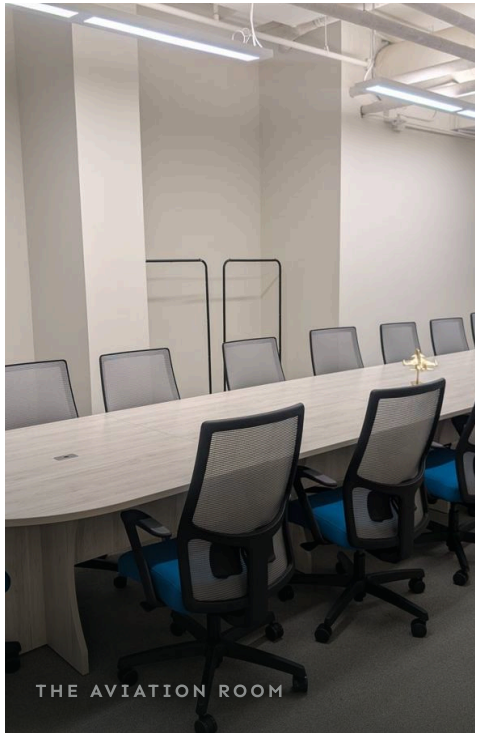
Office counts and starting prices per office, per month, are broker list prices, November 2026; availability changes and is confirmed in each proposal. Walk times estimated from each address.



THE BOOKWORM BOARDROOM



135 LAURIER AVENUE WEST



THE AVIATION ROOM

DOWNTOWN · CENTRETOWN

The Laurier Centre

135 LAURIER AVENUE WEST · OTTAWA K1P 5J2

A five-floor TCC centre in the 22-storey tower at Laurier, Slater and Elgin, a short walk from Parliament Hill, City Hall and the courts. It has the most offices in our Ottawa network.

139	1—11	6	$129
private offices	people per office	meeting rooms, up to 36	coworking a month, from

BUILDING	22-storey office tower at Slater & Elgin, also known as 66 Slater Street
CERTIFICATION	LEED-EB Platinum (2021)
PARKING	Underground parking in the building
SERVICES	Six elevators, concierge and a restaurant in the building

OFFICES FROM, PER MONTH

Office for 1–2	**$450**
Office for 3–4	**$900**
Office for 5–7	**$1,500**
Office for 8–12	**On request**

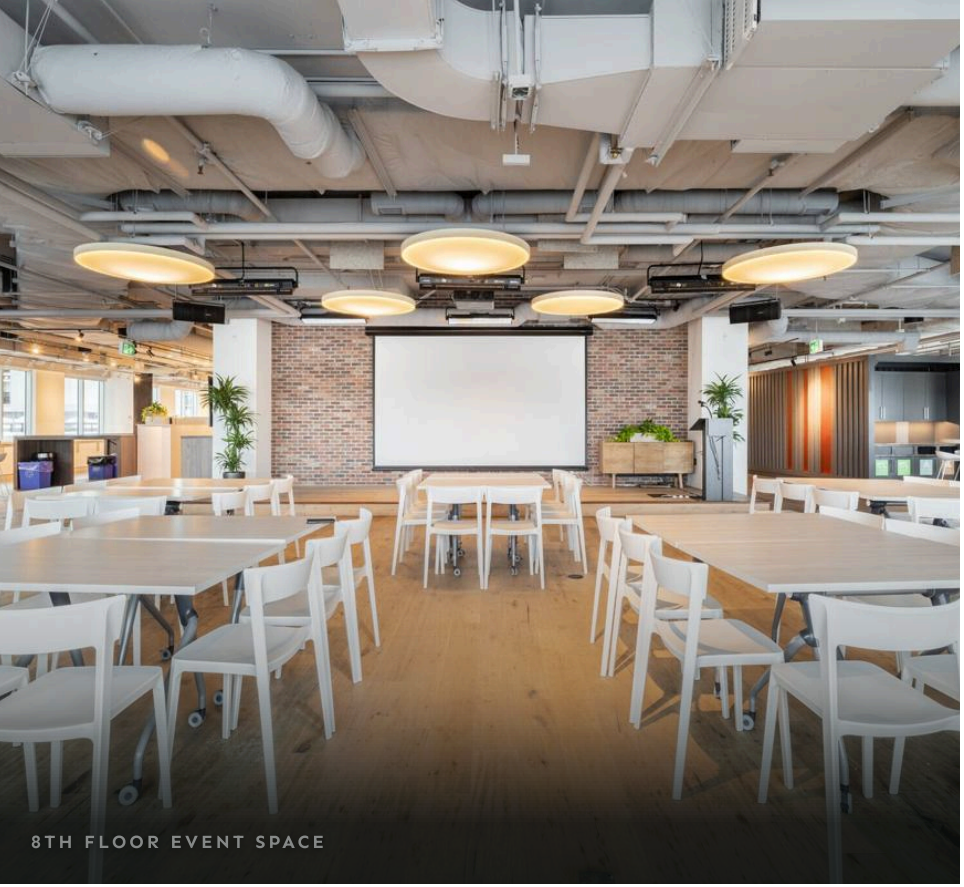
NEARBY

Lord Elgin Hotel	**1 min walk**
Confederation Park	**4 min walk**
National Arts Centre	**4 min walk**
Ottawa City Hall	**5 min walk**
Sheraton Ottawa Hotel	**5 min walk**
Parliament O-Train station	**7 min walk**
Rideau Centre	**8 min walk**
Parliament Hill	**12 min walk**
Ottawa airport	**20 min drive**

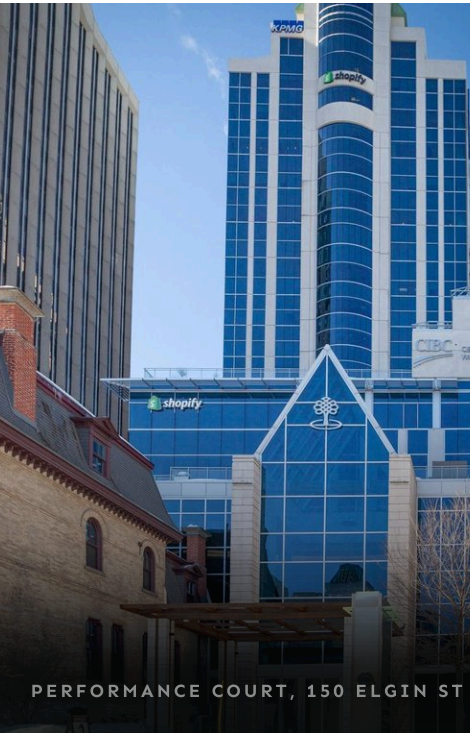
Included in every office: furniture, fibre internet, a staffed front desk, mail handling, kitchens and member access to meeting rooms. Most members move in within 24 to 48 hours.

Building: LoopNet listing for 135 Laurier Ave W / 66 Slater St. Prices: broker list prices, November 2026; all-inclusive, confirmed in each proposal.

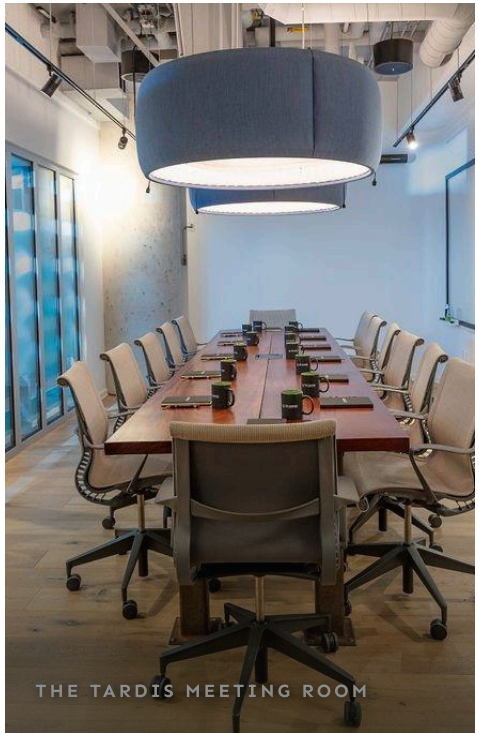
Managed by Xing Guan and Vanessa Nasenyi · Front desk Mon–Fri, 8:30–5:00 · The Town Hall seats 36, the Aviation Room 16 and the Bookworm 12



8TH FLOOR EVENT SPACE



PERFORMANCE COURT, 150 ELGIN ST



THE TARDIS MEETING ROOM

DOWNTOWN · ELGIN STREET

The Collaboration Centre

150 ELGIN STREET, 8TH FLOOR · OTTAWA K2P 1L4

Our events and collaboration hub in Performance Court, a LEED Gold Class A tower on Elgin Street. Offices for up to 24 people, dedicated desks and the largest set of meeting rooms in Ottawa, with 10G internet.

48	1—24	75	$499
offices and suites	people per office	dedicated and hot desks	dedicated desk a month

BUILDING	Performance Court: 21-storey Class A tower, about 360,000 sq ft, completed 2013
CERTIFICATION	LEED Gold; BOMA BEST Gold
OWNER	Morguard
NEIGHBOURS	KPMG, CIBC and the Canada Council for the Arts
FEATURES	Rooftop terrace, event space on floors 8 and 9

OFFICES FROM, PER MONTH

Office for 1–2	**$1,300**
Office for 3–4	**$2,800**
Office for 5–7	**$3,500**
Office for 8–12	**$5,600**
Office for 13+	**$12,600**

NEARBY

Lord Elgin Hotel	**2 min walk**
Ottawa Courthouse	**3 min walk**
Ottawa City Hall	**4 min walk**
Confederation Park	**4 min walk**
National Arts Centre	**5 min walk**
Sheraton Ottawa Hotel	**5 min walk**
Parliament O-Train station	**7 min walk**
Rideau Centre	**9 min walk**
Fairmont Château Laurier	**10 min walk**

Included in every office: furniture, fibre internet, a staffed front desk, mail handling, kitchens and member access to meeting rooms. Most members move in within 24 to 48 hours.

Building: Morguard; Ottawa Business Journal; LoopNet. Prices: live OfficeRnD list prices, Nov. 12, 2026; all-inclusive, confirmed in each proposal.

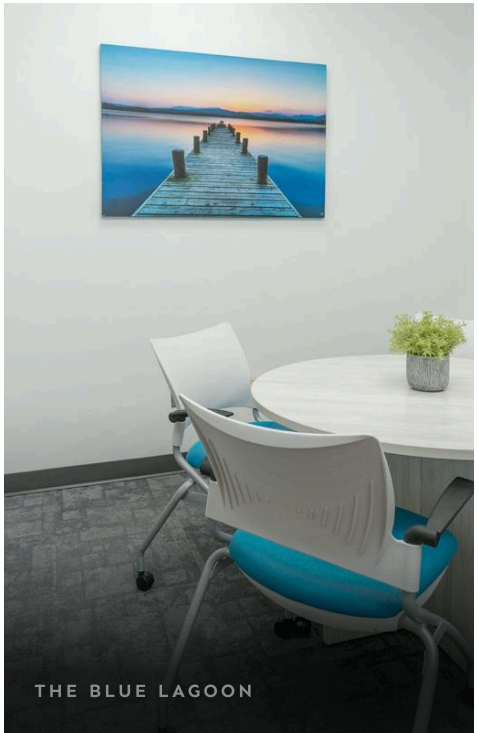
Managed by Ali Panter · Front desk Mon–Fri, 8:30–5:00 · Learning Loft for 32, the Aspen for 24 and a podcast studio



THE TRAINING ROOM



1000 INNOVATION DRIVE



THE BLUE LAGOON

KANATA NORTH

The Innovation Centre

1000 INNOVATION DRIVE, SUITE 500 · KANATA K2K 3E7

In Kanata North, Canada's largest technology park, steps from Ciena and Nokia. It's the best fit for tech, telecom and defence teams that need room to grow, with team suites for up to 30 and free parking.

88	1–30	7	Free
offices and suites	people per suite	meeting and training rooms	surface parking

BUILDING	5 storeys, 148,338 sq ft, built 2000 and renovated 2018
OWNER	Groupe MACH
PARKING	575 spaces; free surface parking for members
TECH PARK	570+ companies and 33,000+ people in Kanata North

OFFICES FROM, PER MONTH

Office for 1–2	**$900**
Office for 3–4	**$1,500**
Office for 5–7	**$2,500**
Office for 8–12	**On request**
Office for 13+	**$8,400**

NEARBY

Ciena (5050 Innovation Dr)	**5 min walk**
Nokia (600 March Rd)	**9 min walk**
Brookstreet Hotel	**11 min walk**
The Marshes Golf Club	**6 min drive**
Kanata Centrum shopping	**10 min drive**
Canadian Tire Centre	**13 min drive**
Tanger Outlets	**13 min drive**
Downtown Ottawa	**25 min drive**

Included in every office: furniture, fibre internet, a staffed front desk, mail handling, kitchens and member access to meeting rooms. Most members move in within 24 to 48 hours.

Building: Groupe MACH. Tech park: Wesley Clover. Prices: live OfficeRnD list prices, Nov. 12, 2026; all-inclusive, confirmed in each proposal.

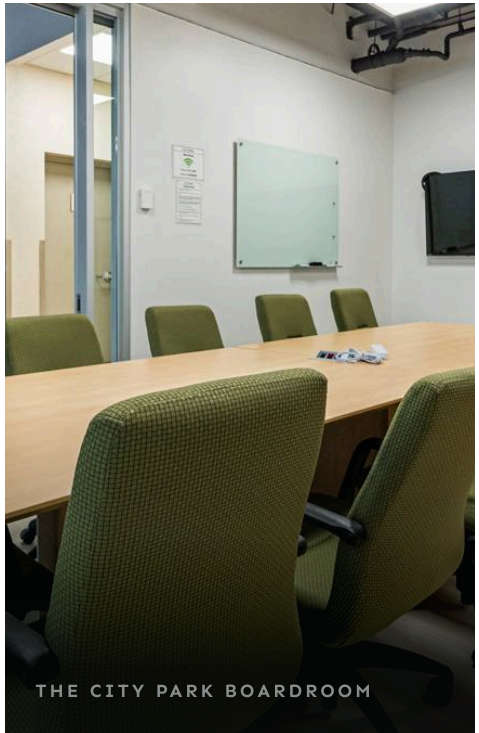
Managed by Julie-Anne McEwen · Front desk Mon–Fri, 8:30–5:00 · Training Room for 17, the Horizon and the Infinity Room for 15



THE TRAINING DEN



CITY PARK PLACE, 1900 CITY PARK DR



THE CITY PARK BOARDROOM

EAST END · GLOUCESTER

The Blair Centre

1900 CITY PARK DRIVE, 3RD FLOOR · OTTAWA K1J 1A3

A full floor in City Park Place, a Class A building next to Gloucester Centre and a short walk to Blair, the eastern terminus of O-Train Line 1. It suits east-end teams, government contractors and training-heavy clients.

71	2–8	5	Free
private offices	people per office	meeting and training rooms	surface parking

BUILDING	City Park Place: 5-storey Class A, about 93,200 sq ft, built 1991
CERTIFICATION	ENERGY STAR certified
PARKING	Free on-site surface parking
ACCESS	Highway 174 and Highway 417

OFFICES FROM, PER MONTH

Office for 1–2	**$900**
Office for 3–4	**$1,650**
Office for 5–7	**$2,750**
Office for 8–12	**On request**

NEARBY

Gloucester Centre	**9 min walk**
Blair O-Train station	**9 min walk**
CSIS National Headquarters	**4 min drive**
Cyrville O-Train station	**4 min drive**
St. Laurent Shopping Centre	**6 min drive**
Montfort Hospital	**8 min drive**
Science and Technology Museum	**8 min drive**
Downtown Ottawa	**15 min drive**

Included in every office: furniture, fibre internet, a staffed front desk, mail handling, kitchens and member access to meeting rooms. Most members move in within 24 to 48 hours.

Building: Colonnade BridgePort; Ottawa Business Journal. Prices: live OfficeRnD list prices, Nov. 12, 2026; all-inclusive, confirmed in each proposal.

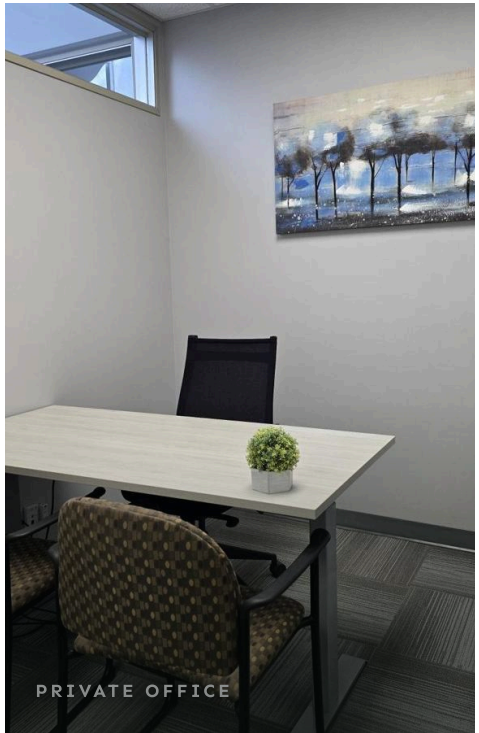
Managed by Nana Afia Danso · Front desk Mon–Fri, 8:30–5:00 · The Training Den for 30, and two boardrooms for 12



THE LEXUS BOARDROOM



15 FITZGERALD ROAD


PRIVATE OFFICE

WEST END · BELLS CORNERS

The Queensway Centre

15 FITZGERALD ROAD, SUITE 200 · OTTAWA K2H 9G1

A quiet, private office centre in the Bells Corners business park, minutes from National Defence Headquarters at Carling. Offices for 2 to 25 and a boardroom, with free parking and no coworking floor.

32	2–25	12	Free
offices and suites	people per office	seat boardroom	surface parking

BUILDING	Two-storey suburban office in the Bells Corners business park
ACCESS	Highway 417 via the Moodie Drive interchange; Highway 416 nearby
TRANSIT	Bus stop within 100 m; future O-Train Line 3 Moodie station (opening date under review)
PARKING	Free surface parking

OFFICES FROM, PER MONTH

Office for 1–2	**$900**
Office for 3–4	**$1,350**
Office for 5–7	**$2,100**
Office for 8–12	**On request**
Office for 13+	**On request**

NEARBY

Bells Corners shops and dining	**13 min walk**
Future Moodie station	**6 min drive**
Queensway Carleton Hospital	**7 min drive**
NDHQ Carling (60 Moodie Dr)	**8 min drive**
Bayshore Shopping Centre	**9 min drive**
Kanata Centrum	**15 min drive**
Downtown Ottawa	**20 min drive**

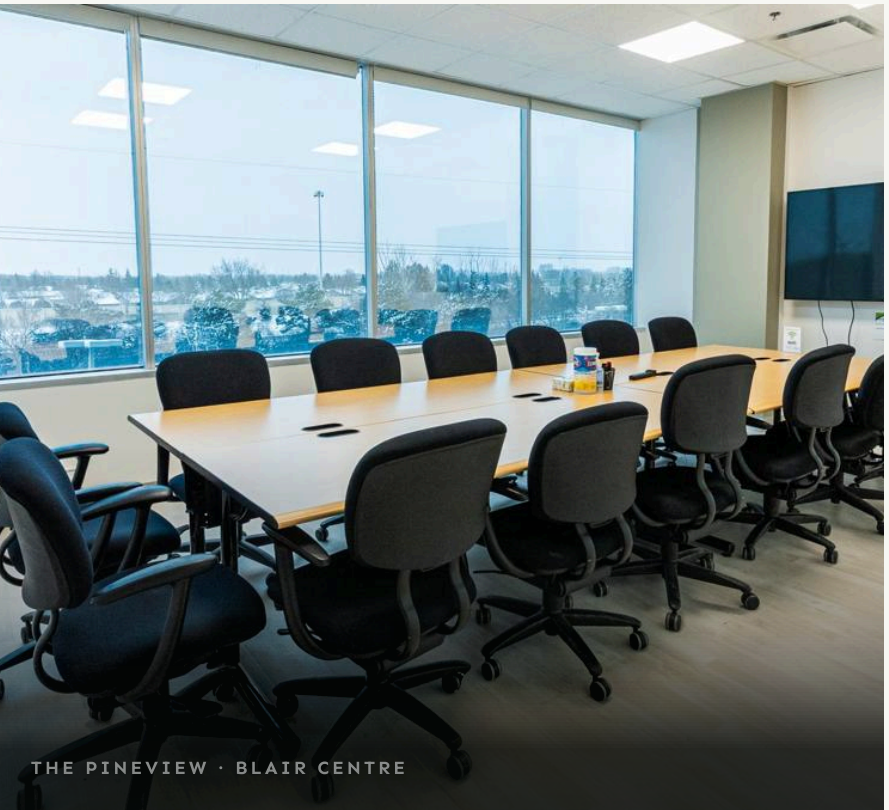
Included in every office: furniture, fibre internet, a staffed front desk, mail handling, kitchens and member access to meeting rooms. Most members move in within 24 to 48 hours.

Building: LoopNet. NDHQ: PSPC Carling Campus initiative. Moodie: CBC News, Aug. 2026. Prices: live OfficeRnD list prices, Nov. 12, 2026; all-inclusive, confirmed in each proposal.

Managed by Alison Weir · Front desk Mon–Fri, 8:30–5:00 · NDHQ Carling is planned to consolidate about 8,500 Defence staff



THE LEARNING LOFT · COLLABORATION CENTRE



THE PINEVIEW · BLAIR CENTRE

MEETING, TRAINING & EVENT ROOMS

Rooms for every meeting, in every centre.

Members book rooms across all five centres, from 4-person huddle rooms to a 36-seat town hall. Non-members can book by the hour, which makes TCC a useful first step for clients testing a new area.

ROOM	CENTRE	SEATS
The Town Hall	Laurier	36
The Learning Loft	Collaboration	32
The Training Den	Blair	30
The Aspen	Collaboration	24
The Training Room	Innovation	17
The Aviation Room	Laurier	16
The Quiet Room	Collaboration	15
The Horizon	Innovation	15
The Infinity Room	Innovation	15

ROOM	CENTRE	SEATS
The Cabin	Collaboration	14
The Tardis	Collaboration	12
The Bookworm	Laurier	12
The City Park	Blair	12
The Pineview	Blair	12
The Lexus	Queensway	12
The Retro Room	Innovation	10
The VIP	Collaboration	10
The Oh Deer	Collaboration	10

30+
bookable rooms across Ottawa

$45
an hour for meeting rooms, from

$150
an hour for training rooms

$30
day coworking at Laurier, Innovation and Blair

Room capacities from OfficeRnD; rates from tcccanada.com, October 2026. Photos: TCC.

FOR THE PEOPLE WHO SIGN OFF

Answers for every seat at the table.

Federal contractors, tech teams, associations and professional firms weigh the same four questions. Here is how TCC Ottawa answers them.

OWNER / CFO

Know the cost, keep the capital

- One all-inclusive monthly fee
- No build-out, furniture or IT spend
- Month-to-month, or longer terms at a better rate
- Free parking at three centres

IT & SECURITY

Connected from day one

- Fast fibre internet; 10G at Collaboration
- Private network options for members
- Completed answers to your security questionnaire

OPERATIONS / PEOPLE

Close to staff and clients

- Downtown, Kanata, east and west
- O-Train at Laurier, Collaboration and Blair
- Hotels within a short walk downtown and in Kanata

REAL ESTATE LEAD

Room to grow

- Offices from 1 to 30 people
- Move between centres as needs change
- TCC centres in Toronto, Markham and Vancouver

	DIRECT LEASE IN OTTAWA	TCC OTTAWA
Smallest space	Listed units at Performance Court start above 11,000 sq ft	**One office for 1 or 2 people**
Rent	$52.06/sq ft listed at Performance Court; $34.39/sq ft gross at City Park Place, before build-out, furniture, IT and services	**From $300 a desk a month, all-inclusive**
Term	Typically 3 to 10 years	**Month-to-month or longer**
Time to move in	Design, permits and fit-out	**Usually 24 to 48 hours**
Reception, meeting rooms	Built, staffed and paid for by the tenant	**Included, with 30+ rooms across five centres**

Direct lease figures: Spacelist listings for 150 Elgin St (Suite 510, 11,242 sq ft) and 1900 City Park Dr (Suite 101: $16.00 base + $18.39 additional rent), October 2026. Conventional terms vary by deal.



FOR TENANT REPRESENTATIVES

We make your recommendation easy to defend.

Your client compares options on total occupancy cost, risk and flexibility. We give you what you need for that comparison, quickly.

1 business day

Reply to every broker enquiry, with availability and a budget range

All-in proposals

Monthly fee, term options and a clear list of what's included, for each office or suite

Cost comparison

A side-by-side view against your client's conventional lease options

Move in fast

Furnished offices, typically ready within 24 to 48 hours of signing

IT & security answers

Completed answers for your client's network and physical-security questionnaire

Private tours

Broker previews at any of our five centres, on your schedule

Clients who fit best

- Federal contractors and consultancies near government clients
- Tech, telecom and defence teams in Kanata North
- Teams of 1 to 30, or several offices together
- Companies avoiding capital spend while headcount is uncertain

To start a proposal, send us

- Headcount today and in 24 months
- Target move-in date and term
- Monthly budget range
- Must-haves: location, parking, IT, meeting rooms

Register a client today.

Email **brittany@tcccanada.com** or call **343-803-8360** with your client's name and requirement. We confirm the registration in writing, and it protects your introduction for 6 months.

2026 BROKER PROGRAM

TCC CANADA
meet. collaborate. succeed.

Commission terms for 2026 signings.

FOR AGREEMENTS SIGNED BY DECEMBER 31, 2026

FOR BROKERS

Broker commission

15%
of first-year value, or 6% of total contract value, whichever is greater

$5,000
bonus on deals of 50 desks or more ($2,500 at 25+)

- Half paid at signing, half at move-in
- 10% on expansions in year one; 2% on renewals
- Registered introductions protected for 6 months

FOR YOUR CLIENTS

Member terms

$0
capital: furnished, wired and ready to use

5
centres to choose from, and move between

- All-inclusive monthly fee, with no hidden extras
- Month-to-month, or longer terms at a better rate
- Room to add offices as the team grows

SIGNED BY DEC 31, 2026
15% commission program

JAN 1 – MAR 31, 2027
12% commission

FROM APRIL 2027
Standard terms · 10% commission

Commission applies to new agreements at TCC's Ottawa centres signed in the dates shown, for clients registered by the broker before their first tour. Subject to approved credit and a signed TCC agreement. TCC may change or end this program at any time. Prices are broker list prices, November 2026. Photos: TCC.

Brittany Waitman · Sales Manager, Ottawa

343-803-8360 · brittany@tcccanada.com
TCC Ottawa · The Laurier, Collaboration, Innovation, Blair and Queensway centres

TCC
Ottawa