

NEW
**MODEL
SUITES**

FOR LEASE

270

ALBERT
STREET

OTTAWA, ON



N NICOLA
INSTITUTIONAL
— REALTY ADVISORS —

-  LEED PLATINUM CERTIFICATION
-  SPACES FROM 3,352 SF — 19,496 SF
-  CENTRAL BUSINESS DISTRICT LOCATION

INSTITUTIONALLY MANAGED OFFICE

Originally constructed in 1973, the Property has benefited from years of institutional ownership, achieving **LEED V4.1 Operations and Maintenance: Existing Buildings Platinum Certification**.

Ownership has consistently committed to maintaining the Property to exceptional standards, investing significant capital to upgrade major systems, including emergency systems, electrical service, elevators, HVAC, and repair building components including the parking garage and building envelope. In addition, cosmetic upgrades to the lobby, washrooms, and elevator cabs have been completed in recent years.



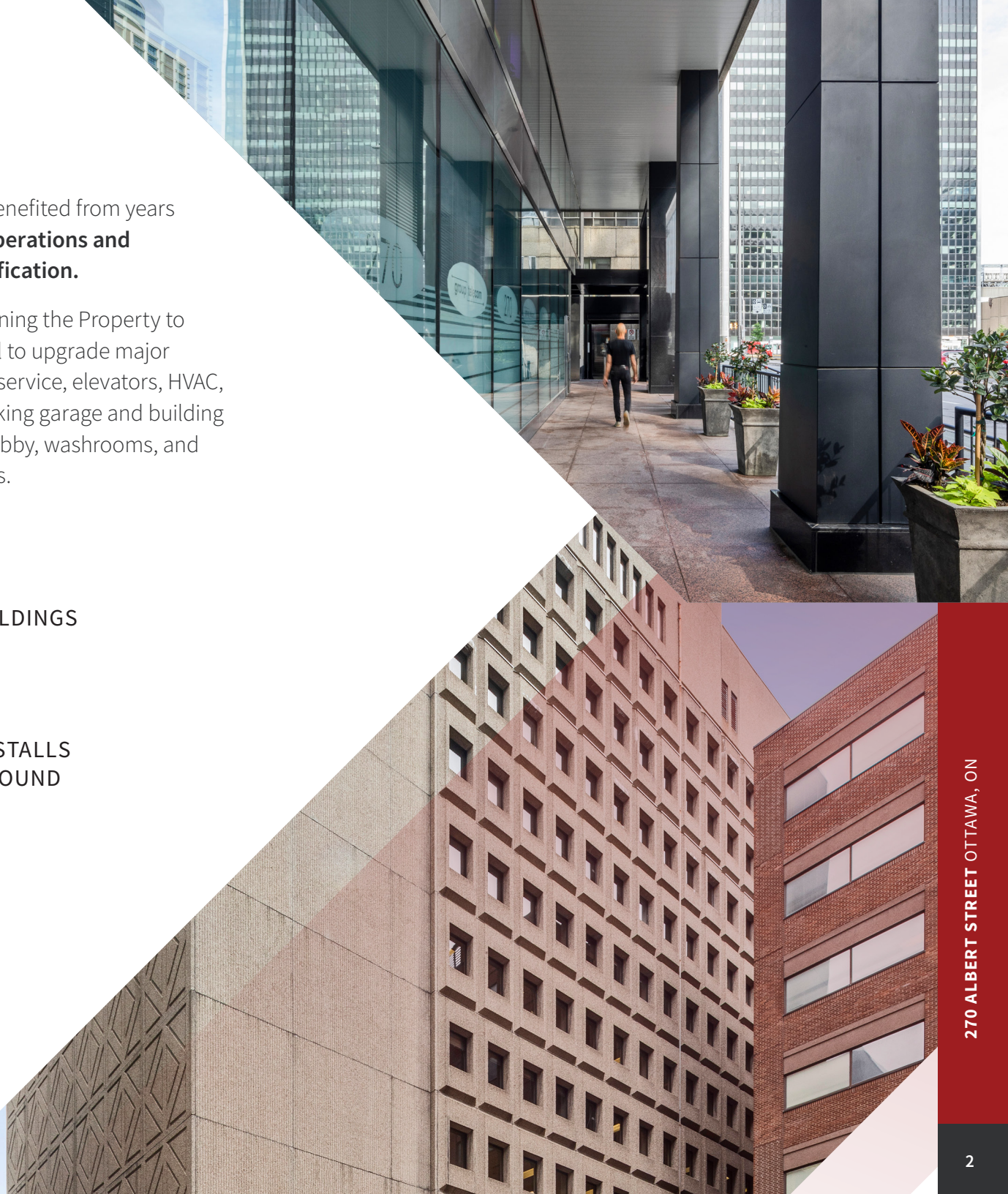
**LEED V4.1 OPERATIONS AND
MAINTENANCE: EXISTING BUILDINGS
PLATINUM CERTIFICATION**



**42 UNDERGROUND PARKING STALLS
FOR TENANTS & 17 UNDERGROUND
STALLS FOR VALET SERVICE**



**\$1.48 MILLION IN CAPITAL
UPGRADES SINCE 2017**



THE OPPORTUNITY

The Offering represents an exceptional opportunity to lease an institutionally owned and managed office building, strategically located on Albert Street in **Ottawa’s Central Business District** (“CBD”), within a premier section of the National Capital Region (“NCR”) office node. Situated on a 0.34 acre rectangular shaped lot between Kent Street and Bank Street, the Property comprises a 135,689 square foot (“sf”), 14-storey office building.

AVAILABLE SPACES

100A	5,350 sf	
100B	1,968 sf	
200	8,978 sf	Virtual Tour ▶
300	10,518 sf	
400A	1,026 sf	
400B	1,655 sf	
403	4,138 sf	
1210	4,153 sf	Virtual Tour ▶
1401	3,352 sf	Virtual Tour ▶



Site Size
0.34 acres



Building SF
135,689 sf



Floors
14



Typical Floor SF
9,839 sf



Year Built
1975



Year Renovated
2002

270 ALBERT STREET OTTAWA, ON

FLOORPLANS

FOR LEASE

SUITE 100A



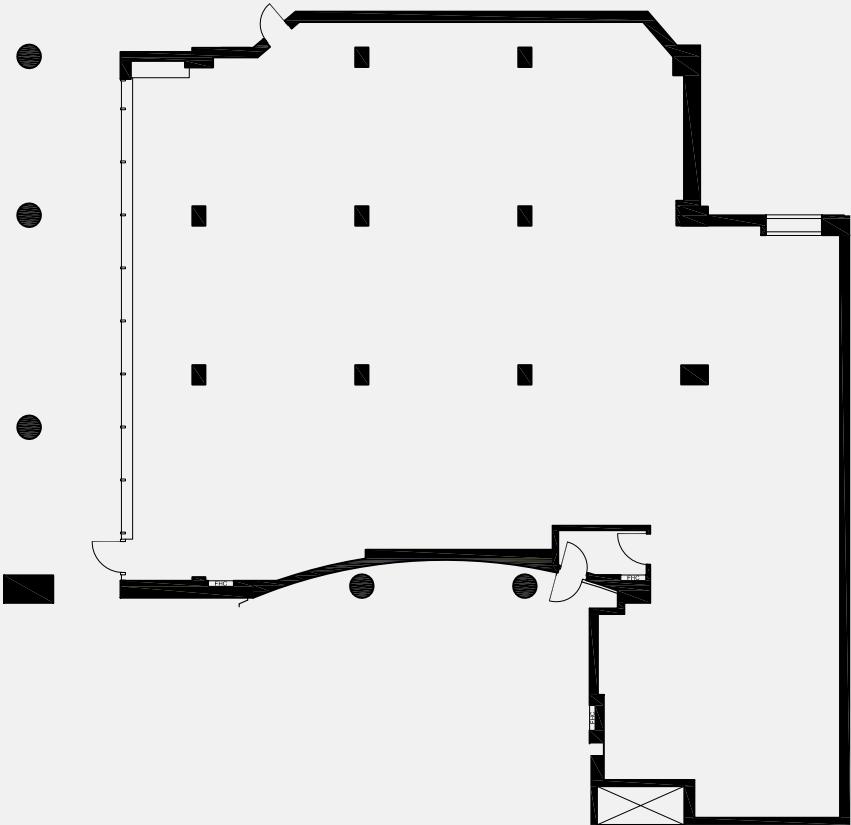
5,350
SF



FLOOR
1

LEASABLE AREA	5,350 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

STEVEN POWELL
+1 613 656 0150
steven.powell@am.jll.com



FLOORPLANS

FOR LEASE

SUITE 100B



1,968
SF



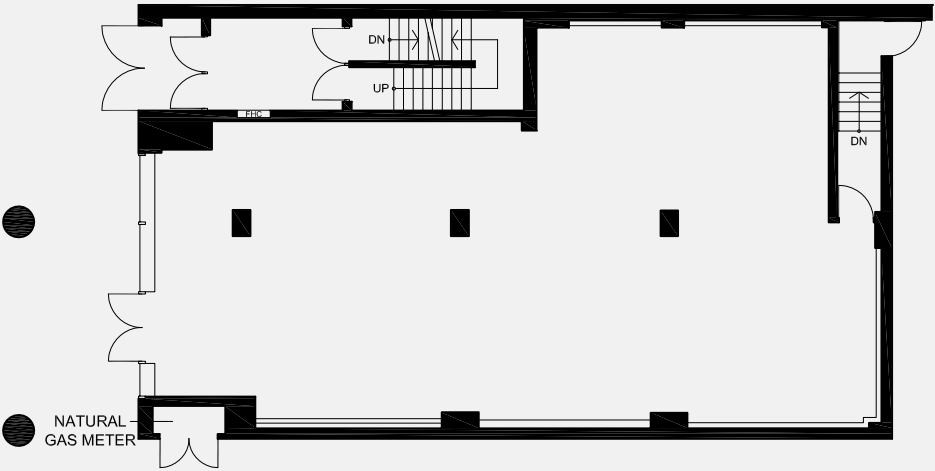
FLOOR
1

LEASABLE AREA	1,968 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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FLOORPLANS

FOR LEASE

SUITE 200



8,978
SF



FLOOR
2



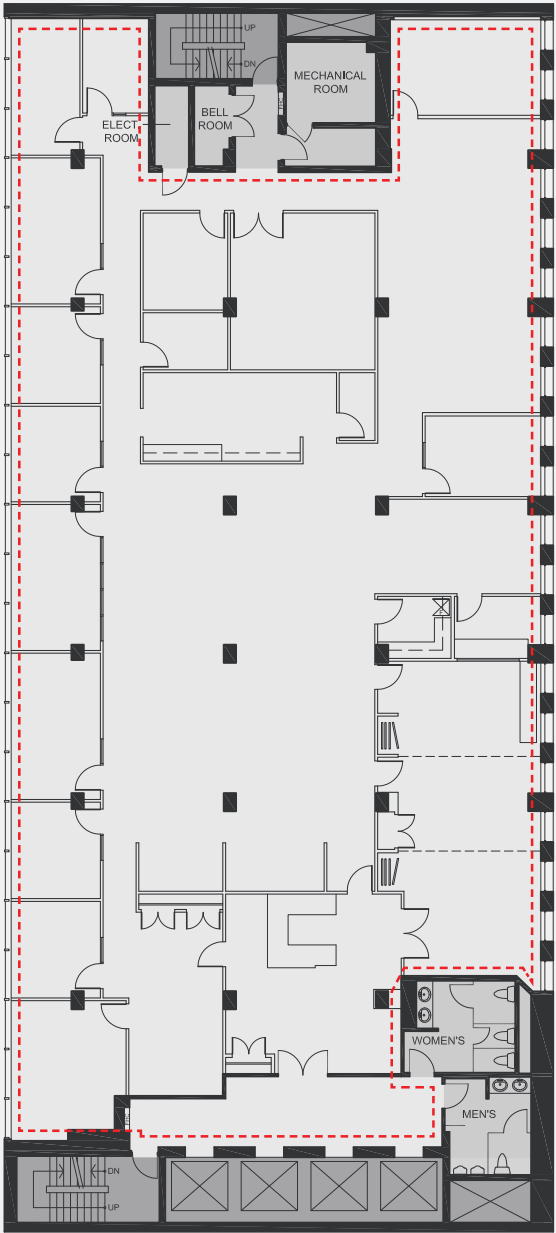
VIRTUAL
TOUR

LEASABLE AREA	8,978 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

STEVEN POWELL

+1 613 656 0150

steven.powell@am.jll.com



- USABLE AREA
- COMMON AREA
- VERTICAL PENETRATIONS

FLOORPLANS

FOR LEASE

SUITE 300



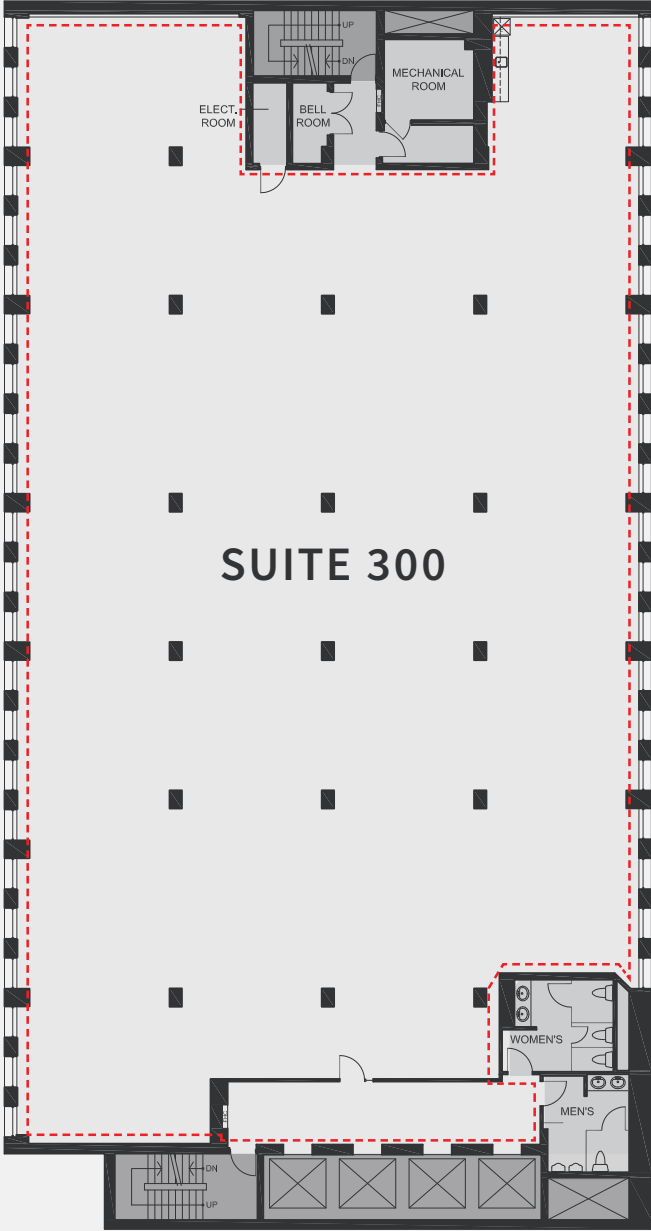
10,518
SF



FLOOR
3

LEASABLE AREA	10,518 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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+1 613 656 0150
steven.powell@am.jll.com



- USABLE AREA
- COMMON AREA
- VERTICAL PENETRATIONS

FLOORPLANS

FOR LEASE

SUITE 400A



1,026
SF



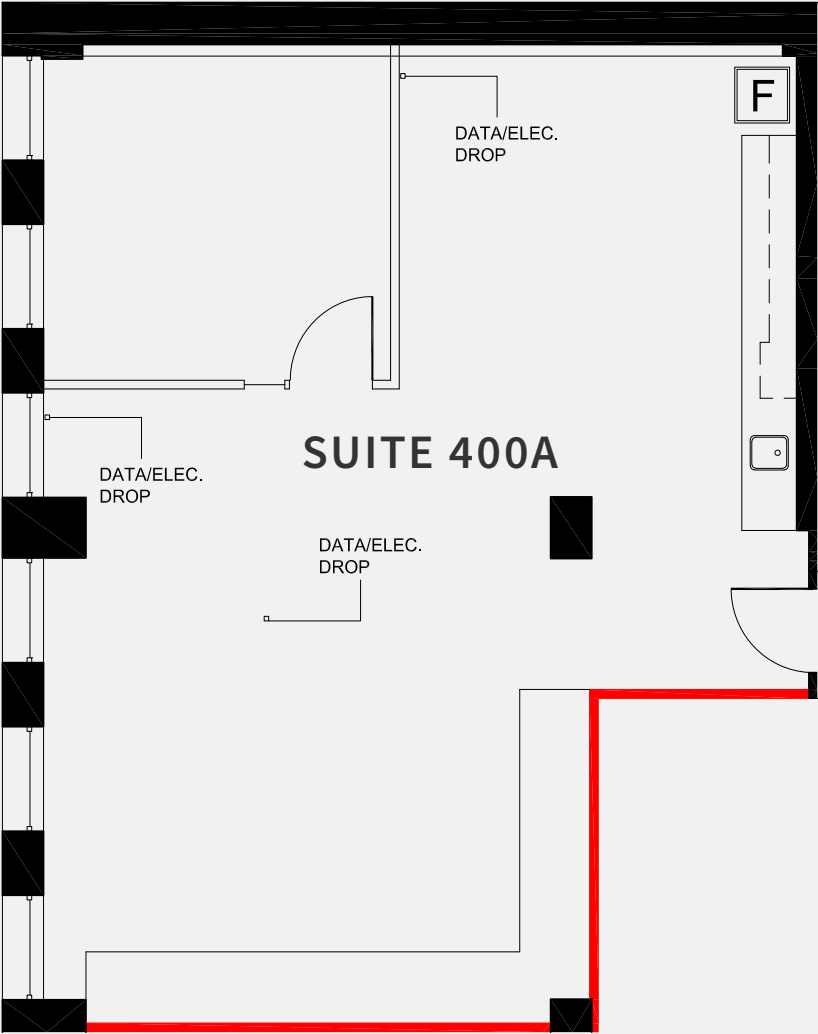
FLOOR
4

LEASABLE AREA	1,026 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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+1 613 656 0150

steven.powell@am.jll.com



FLOORPLANS

FOR LEASE

SUITE 400B



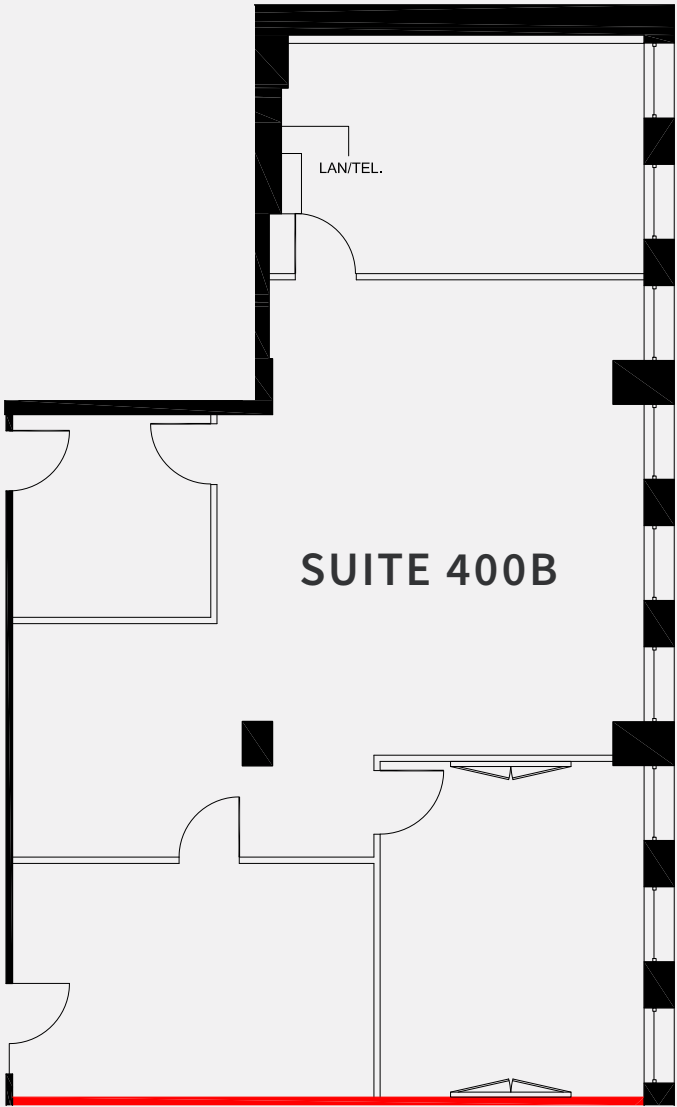
1,655
SF



FLOOR
4

LEASABLE AREA	1,655 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

STEVEN POWELL
+1 613 656 0150
steven.powell@am.jll.com



FLOORPLANS

FOR LEASE
SUITE 403



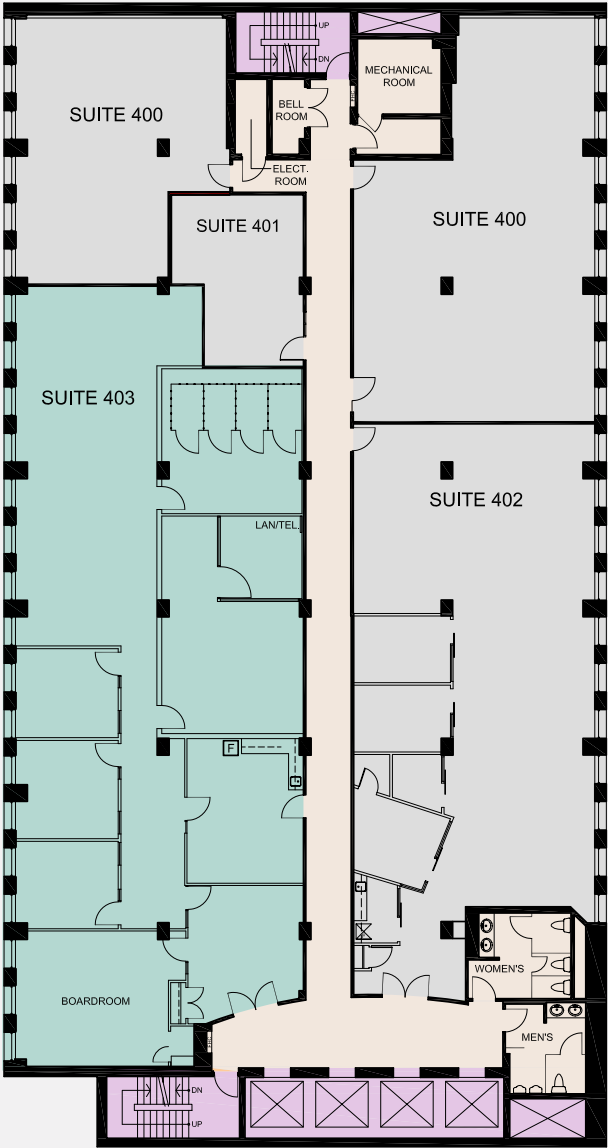
4,138
SF



FLOOR
4

LEASABLE AREA	4,138 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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- USABLE AREA
- COMMON AREA
- VERTICAL PENETRATIONS

FLOORPLANS

FOR LEASE

SUITE 1210



4,153
SF



FLOOR
12



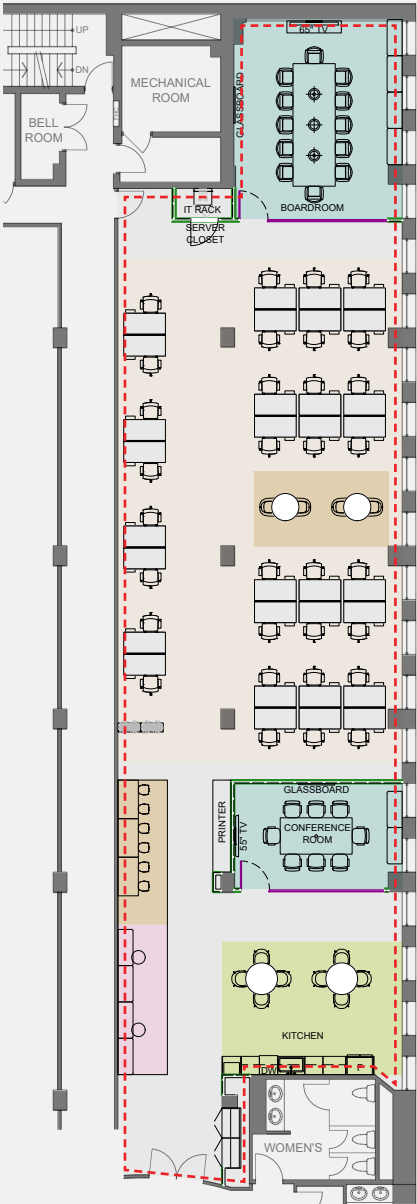
VIRTUAL
TOUR

LEASABLE AREA	4,153 sf
AVAILABILITY	Immediate
NET RENT	Turnkey — Inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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- USABLE AREA
- RECEPTION
- MEETING
- OPEN COLAB
- WORKSTATIONS
- OFFICE
- MULTI-PURPOSE

FLOORPLANS

FOR LEASE

SUITE 1401



3,352
SF



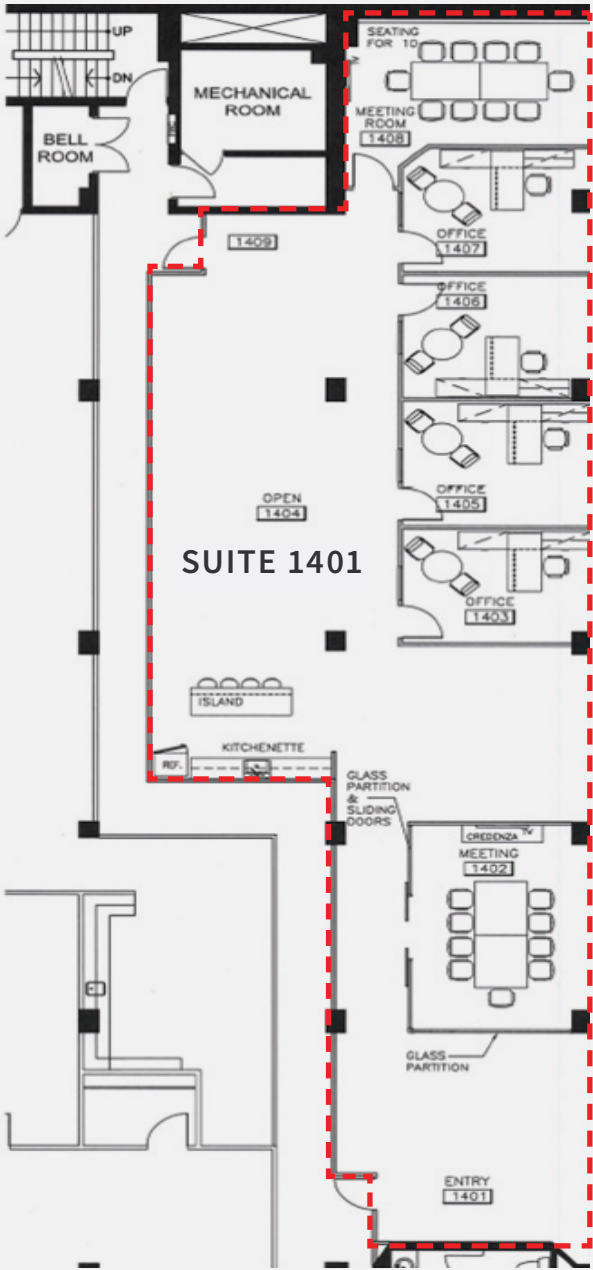
FLOOR
14



VIRTUAL
TOUR

LEASABLE AREA	3,352 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$21.66 psf
PARKING	1 per 1,500 sf

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USABLE
AREA



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ALBERT
STREET

OTTAWA, ON

CONTACT

STEVEN POWELL

Vice President
+1 613 656 0150
steven.powell@jll.com

OTTAWA

275 Slater Street, Suite 800
Ottawa, ON K1P 5H9
tel +1 613 656 0145
fax +1 613 288 0109
www.jll.ca

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