

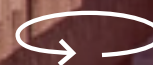


FOR LEASE

220
LAURIER
AVE W
OTTAWA, ON

CONTACT

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Virtual Tour

▶ Suite 400

▶ Suite 1100

▶ Suite 1500

220 LAURIER AVE W THE OPPORTUNITY



127,000
TOTAL SF



\$19.62
ADDITIONAL RENT (2025)



15
FLOORS



CERTIFIED
BOMA BEST



OPEN, EFFICIENT
AND FLEXIBLE
FLOOR PLATES



220 LAURIER AVE W FEATURES

- Recently renovated lobby and elevator system
- Washroom upgrades (completed in 2019)
- 24-hour access card system
- On-site tenant exclusive conference centre
- Three levels of tenant exclusive underground parking with EV charging stations
- Secured bicycle racks in underground parking garage
- Private on-site shower facilities



FLOORPLANS

FOR LEASE

SUITE 400



8,690
SF

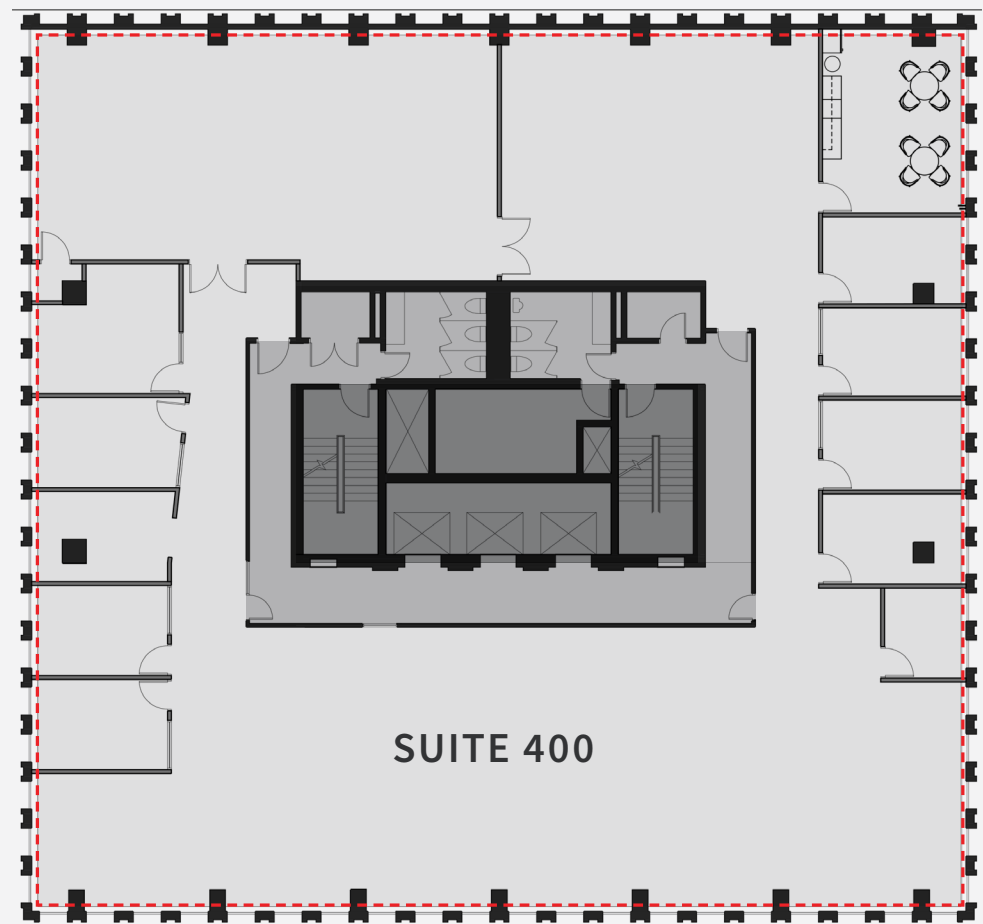


FLOOR
4



VIRTUAL
TOUR

LEASABLE AREA	8,690 SF
AVAILABILITY	Available
CONTIGUITY	-
FEATURES	Full floor opportunity, can be demised to 3,500 SF. Mix of open and closed offices



 **USABLE AREA**

 **COMMON AREA**

 **VERTICAL PENETRATIONS**

FLOORPLANS

FOR LEASE

SUITE 540

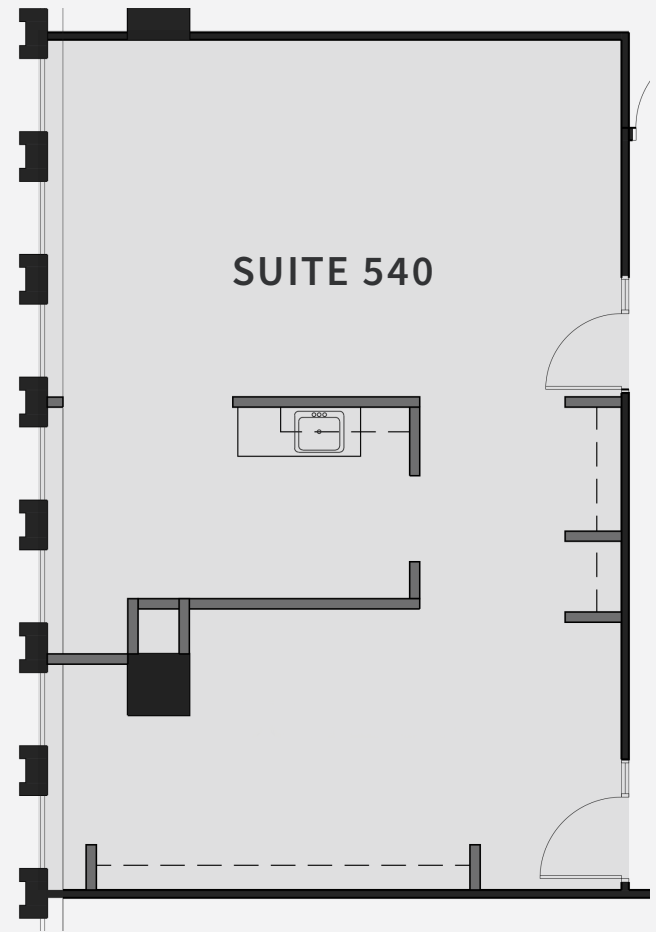


939
SF



FLOOR
5

LEASABLE AREA	939 SF
AVAILABILITY	Available
CONTIGUITY	-
FEATURES	Open concept space with kitchenette



 **USABLE AREA**

 **COMMON AREA**

 **VERTICAL PENETRATIONS**

FLOORPLANS

FOR LEASE

SUITE 930

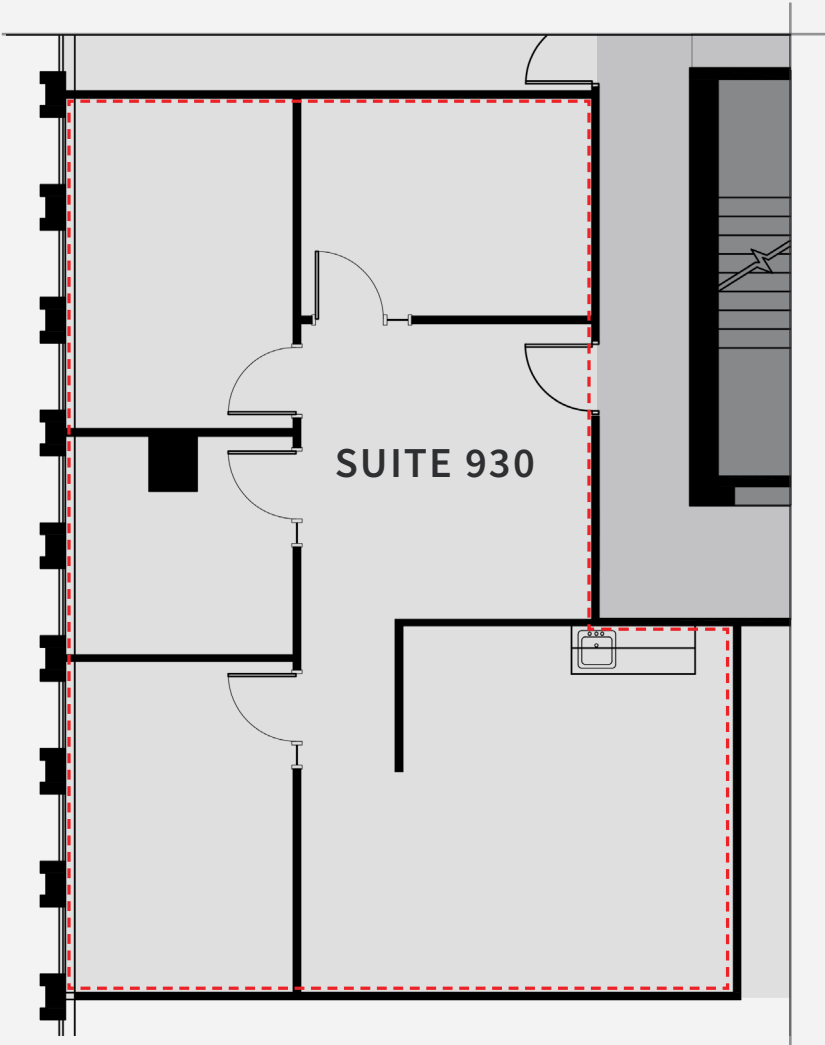


1,207
SF



FLOOR
9

LEASABLE AREA	1,207 SF
AVAILABILITY	Available
CONTIGUITY	N/A
FEATURES	Fully built space with 4 offices, 1 meeting room, reception and kitchenette



 **USABLE AREA**

 **COMMON AREA**

 **VERTICAL PENETRATIONS**

FLOORPLANS

FOR LEASE

SUITE 1000

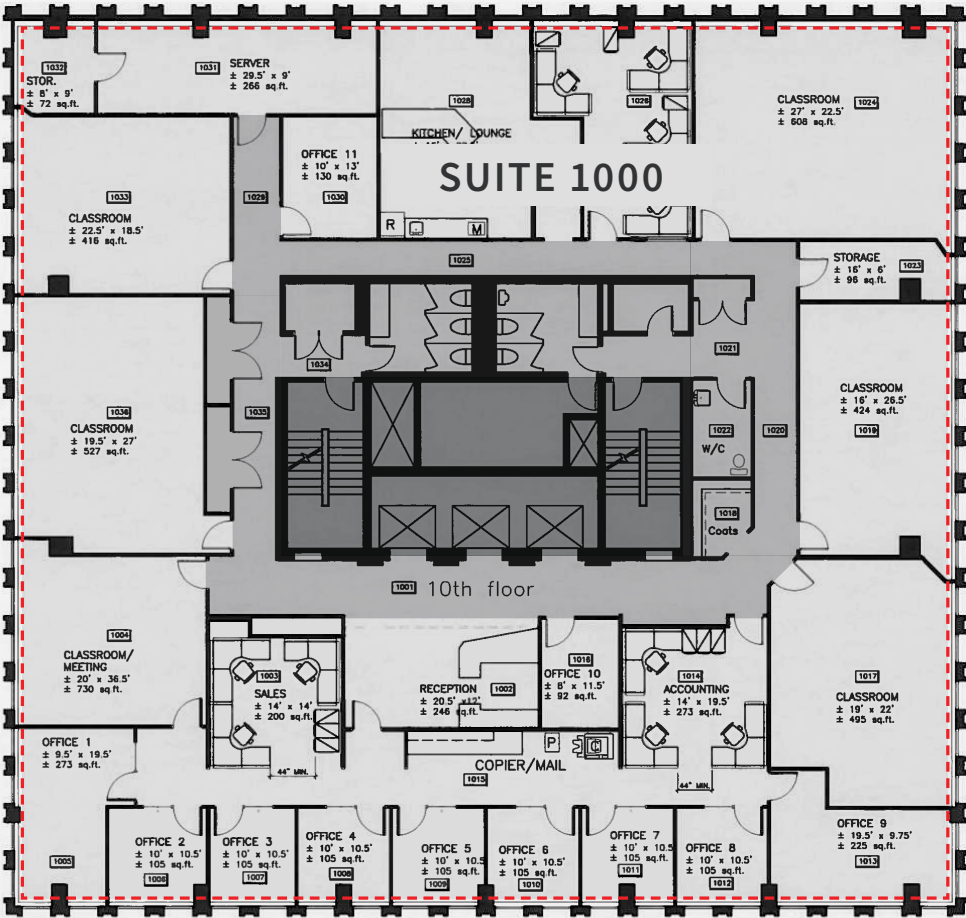


8,690
SF



FLOOR
10

LEASABLE AREA	8,690 SF
AVAILABILITY	Available
CONTIGUITY	-
FEATURES	Full floor opportunity with no common corridor - mix of enclosed offices and meetings rooms, large kitchen and reception area



 **USABLE AREA**  **COMMON AREA**  **VERTICAL PENETRATIONS**

FLOORPLANS

FOR LEASE

SUITE 1100



2,795
SF

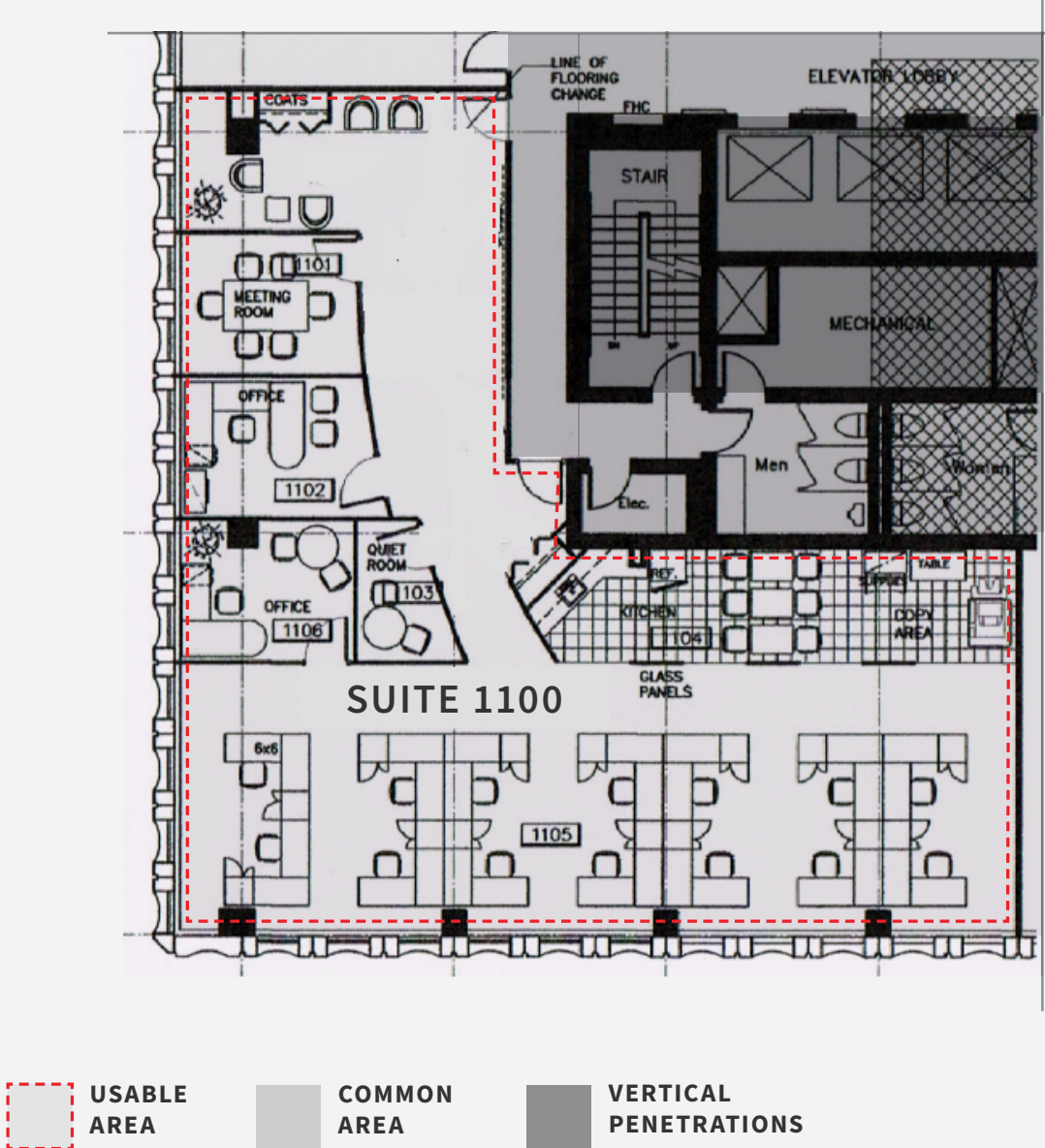


FLOOR
11



VIRTUAL
TOUR

LEASABLE AREA	2,795 SF
AVAILABILITY	Available September 1, 2025
CONTIGUITY	-
FEATURES	Fully built space; 3 offices, 1 meeting room, kitchen and open work stations



FLOORPLANS

FOR LEASE

SUITE 1420



3,292
SF



FLOOR
14

LEASABLE AREA	3,292 SF
AVAILABILITY	Available June 1, 2025
CONTIGUITY	-
FEATURES	Fully built space with enclosed offices



COMING SOON

 **USABLE
AREA**

 **COMMON
AREA**

 **VERTICAL
PENETRATIONS**

FLOORPLANS

FOR LEASE

SUITE 1500



8,690
SF

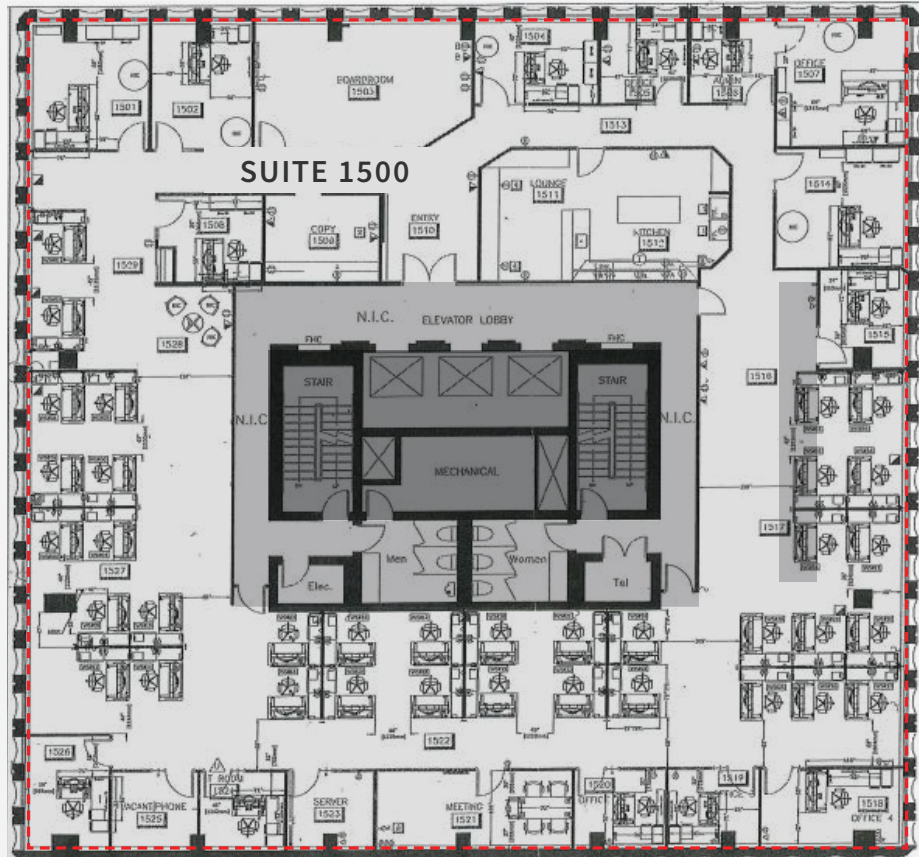


FLOOR
15



VIRTUAL
TOUR

LEASABLE AREA	8,690 SF
AVAILABILITY	Available April 1, 2026
CONTIGUITY	-
FEATURES	Full floor opportunity with furniture



 **USABLE AREA**

 **COMMON AREA**

 **VERTICAL PENETRATIONS**

THE LOCATION OVERVIEW

FOOD

1. Parliament Pub
2. Bridgehead
3. Milestones
4. Metropolitan Brasserie
5. Courtyard
6. Sidedoor
7. Restaurant 18
8. Chez Lucien
9. Bier Markt
10. McDonald's
11. Starbucks
12. Tim Hortons
13. Sushi Kan 3
14. Eggspectation
15. Tosca
16. Rangoon
17. Grounded Kitchen
18. Clocktower
19. Johnny Farina
20. Beckta
21. Royal Oak
22. Mamma Teresa Ristorante




RETAIL

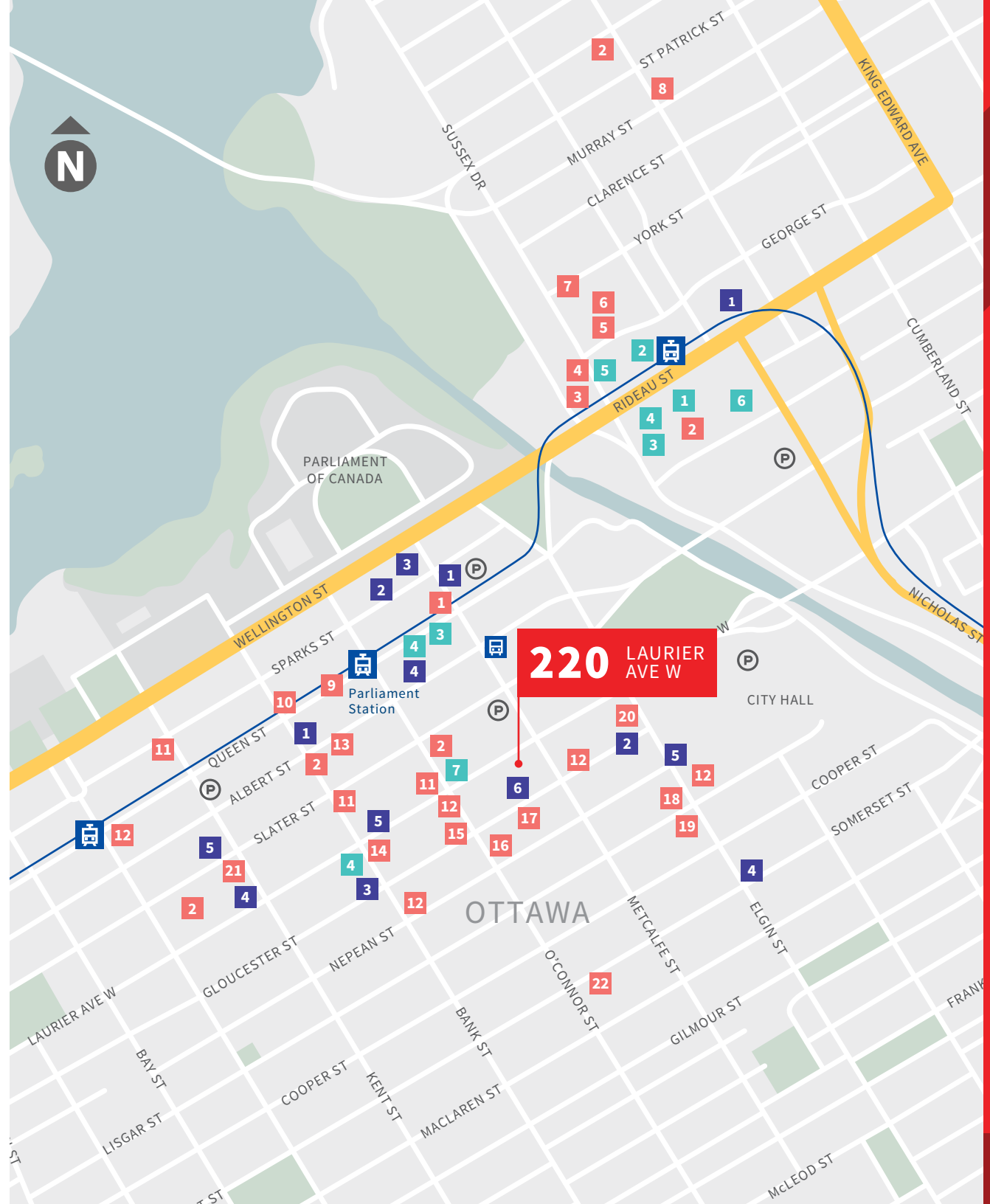
1. Rideau Centre
2. The Bay
3. LCBO
4. Shoppers Drug Mart
5. Chapters
6. Apple Store
7. Marcello's Market

RETAIL

1. RBC
2. CIBC
3. Scotiabank
4. TD Bank
5. BMO
6. Bank of Canada

OTHER

-  Light Rail Station
-  Bus Stop
-  Parking





FOR LEASE

220
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AWE W
OTTAWA, ON

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