

FOR LEASE

220

LAURIER
AVENUE WEST

OTTAWA, ON

 Manulife  JLL

THE OPPORTUNITY

220 Laurier Avenue is a multi-tenant office building featuring modern amenities including private shower facilities and a shared conference center for tenant use. The property offers upgraded elevators for improved accessibility and convenience, plus underground parking equipped with electric vehicle charging stations to support sustainable commuting options.

Conveniently located on Laurier Avenue near Elgin Street, the building provides easy highway access and proximity to numerous retail amenities.



127,000
TOTAL SF



BOMA BEST
CERTIFIED



\$19.62
ADDITIONAL
RENT (2025)



**Open, efficient
and flexible**
FLOOR PLATES



**Underground
with EV charging
stations**
PARKING







**On-site tenant
exclusive**
CONFERENCE ROOM



CURRENT AVAILABILITIES

[VIEW FLOORPLANS](#)

| SUITE | SIZE | DETAILS | VIRTUAL TOUR |
|------------|----------|--|---|
| Suite 400 | 8,690 SF | Available Now Full floor opportunity mix of open and enclosed offices. Can be demised. |  |
| Suite 540 | 939 SF | Available Now Open concept space with kitchenette | |
| Suite 930 | 1,207 SF | Available Now Fully built space with 4 offices, 1 meeting room, reception and kitchenette | |
| Suite 1000 | 8,690 SF | Available Now Full floor opportunity with no common corridor - mix of enclosed offices and meetings rooms, large kitchen and reception area | |
| Suite 1100 | 2,795 SF | Available Now Fully built space; 3 offices, 1 meeting room, kitchen and open work stations |  |
| Suite 1420 | 3,292 SF | Available Now Fully built space with enclosed offices |  |
| Suite 1500 | 8,690 SF | Available Now Full floor opportunity with furniture |  |



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





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