

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 (2026)



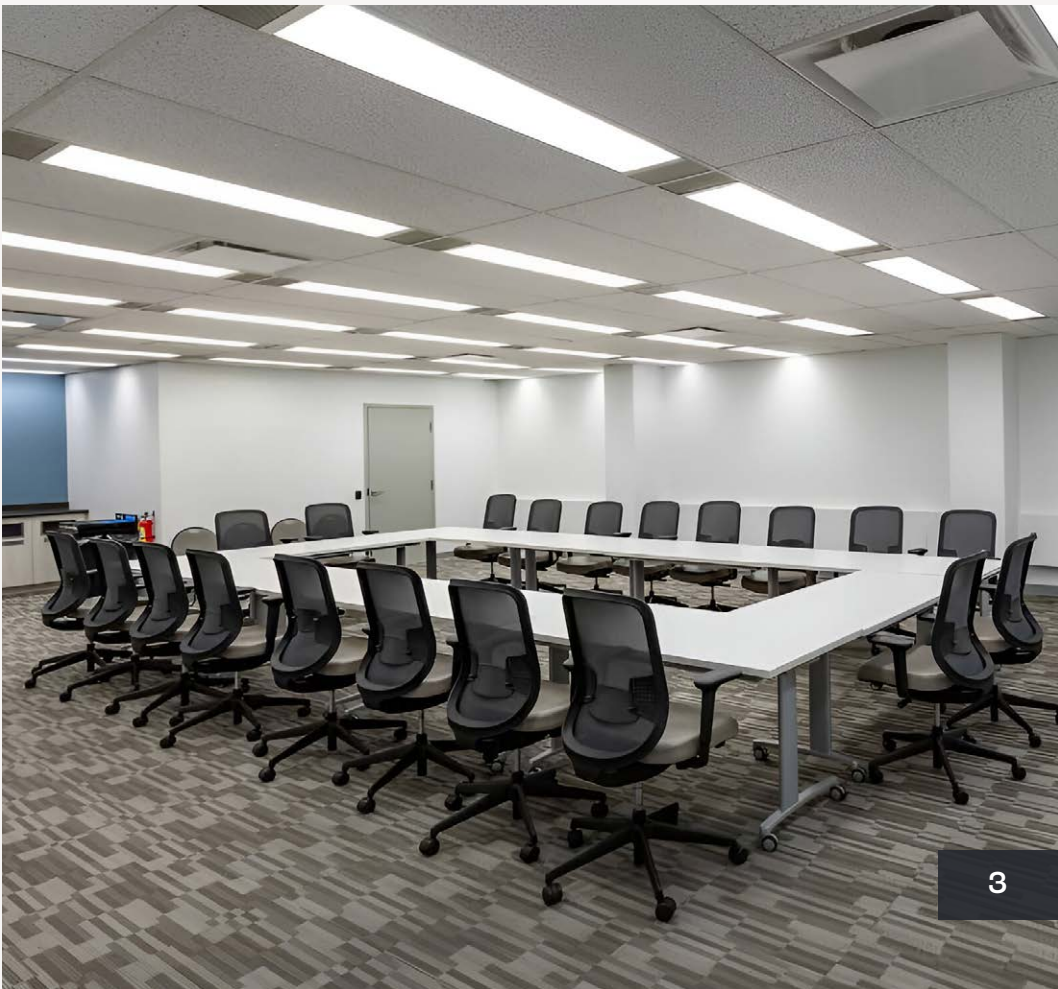
**Open, efficient
and flexible**
FLOOR PLATES



**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 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





FOR LEASE



220
LAURIER
AVENUE WEST

OTTAWA, ON



CONTACT

STEPHANIE LUI*

Vice President

613 323 7883

Stephanie.Lui@jll.com



Copyright© Jones Lang LaSalle IP, Inc. 2026

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., License # 5674-7835-01. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.