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

$19.62
ADDITIONAL RENT (2026)

Underground with EV charging stations
PARKING

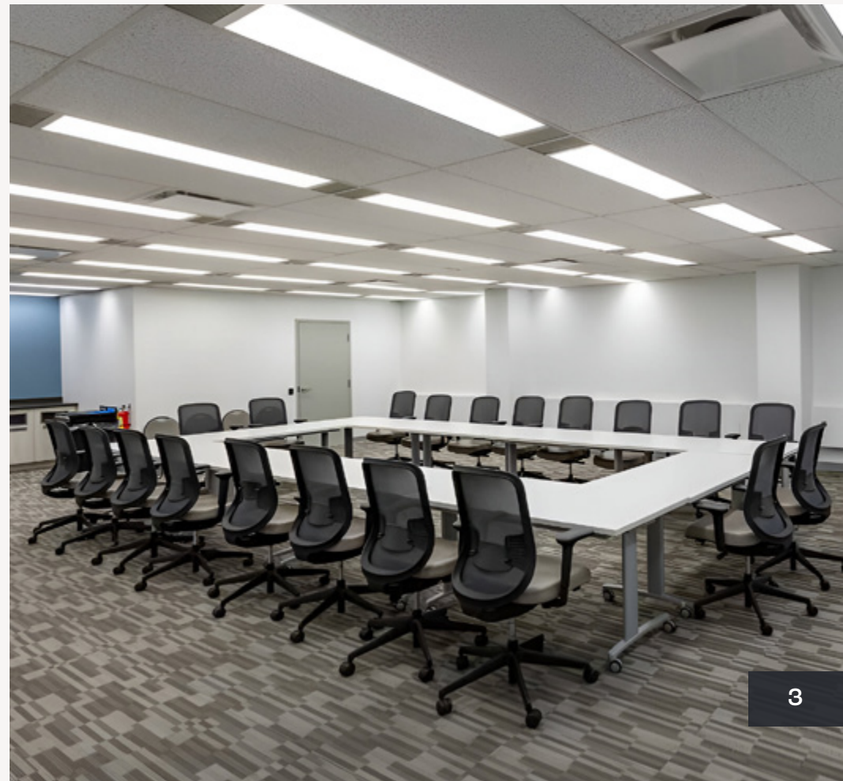
BOMA BEST
CERTIFIED

Open, efficient and flexible
FLOOR PLATES

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 600	3,477 SF	Available Now Existing Improvements	
Suite 650	1,078 SF	Available Now Existing Improvements	
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. Metropolitain 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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