



FOR LEASE

270

ALBERT STREET

OTTAWA, ON

-  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.



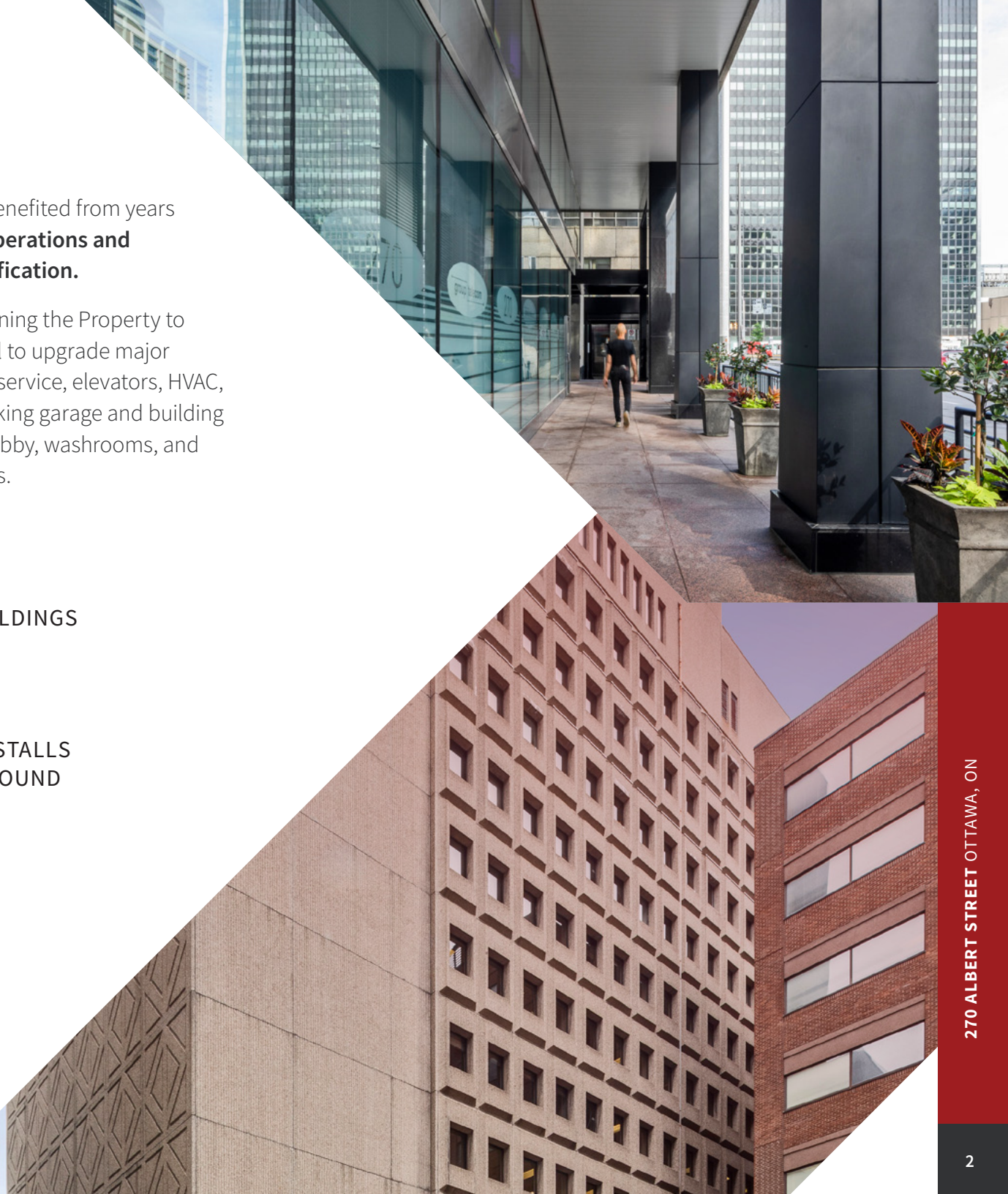
**LEED V4.1 OPERATIONS AND
MAINTENANCE: EXISTING BUILDINGS
PLATINUM CERTIFICATION**



**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

SUITE 200	8,978 sf
SUITE 300	10,518 sf
SUITE 1210	4,153 sf Show-suite coming Spring 2024
SUITE 1401	3,352 sf Show-suite coming Spring 2024

Can be contiguous

[Virtual Tour](#) ▶

[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

FLOORPLANS

FOR LEASE

SUITE 200



8,978
SF



FLOOR
2

LEASABLE AREA	8,978 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$20.67 psf
PARKING	1 per 1,500 sf

RANSOME DR CAR

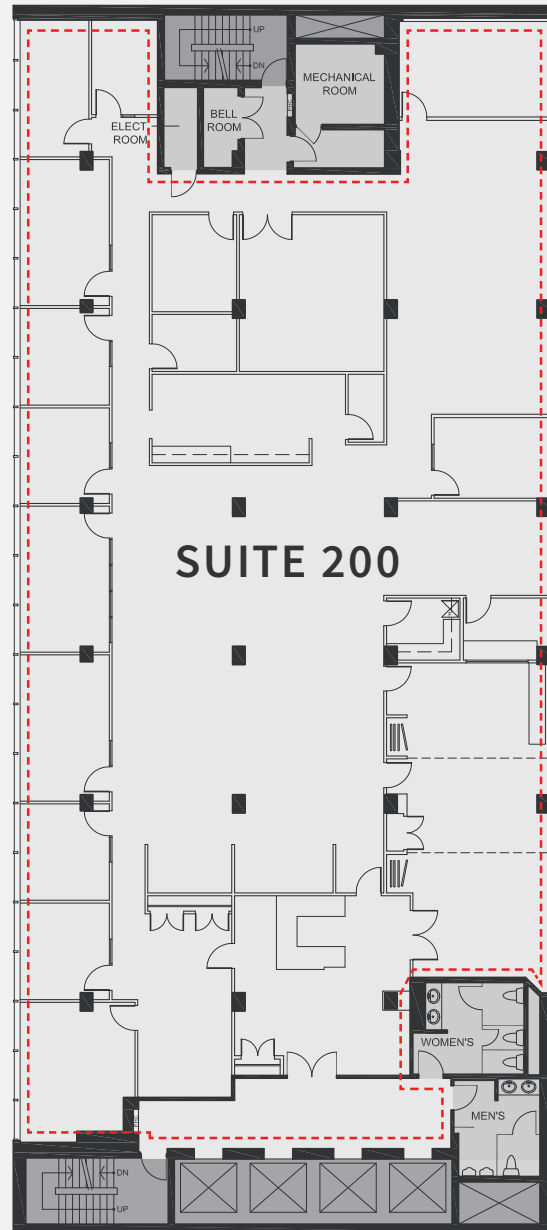
+1 613 858 8788




ransome.drcar@am.jll.com

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)	\$20.67 psf
PARKING	1 per 1,500 sf

RANSOME DR CAR

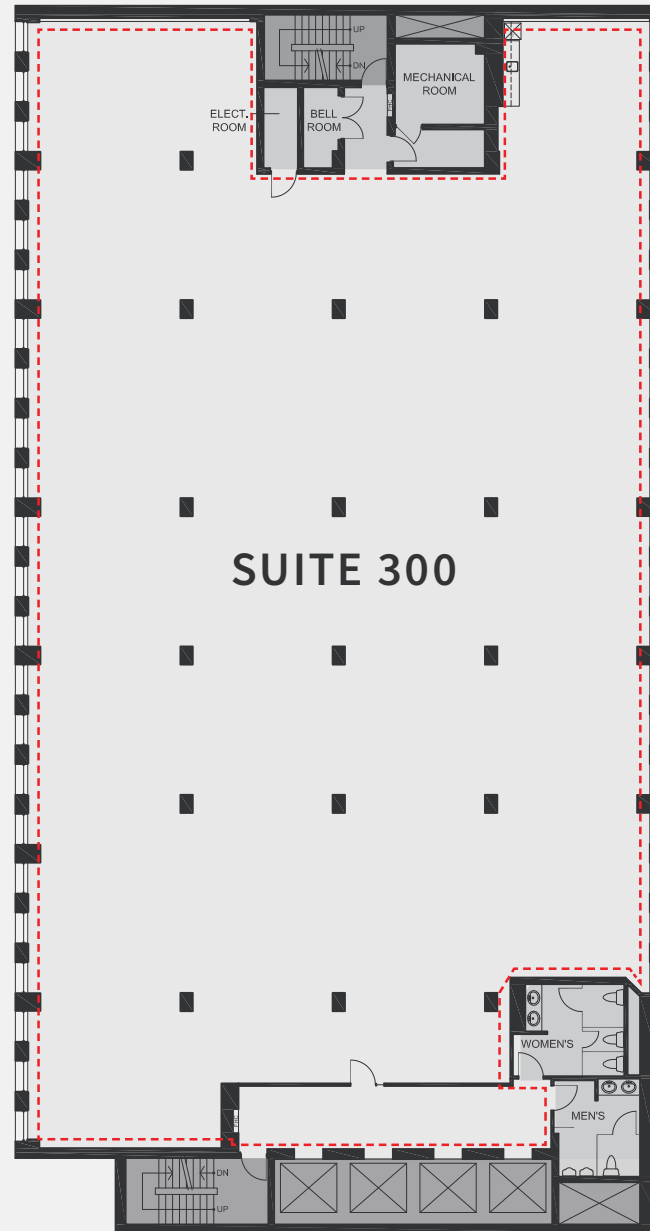
+1 613 858 8788




ransome.drcar@am.jll.com

STEVEN POWELL

+1 613 656 0150

steven.powell@am.jll.com



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

FLOORPLANS

FOR LEASE

SUITE 1210



4,153
SF



FLOOR
12

LEASABLE AREA	4,153 sf
AVAILABILITY	Immediate
NET RENT	Turnkey — Inquire
ADDITIONAL RENT (2024)	\$20.67 psf
PARKING	1 per 1,500 sf

RANSOME DR CAR

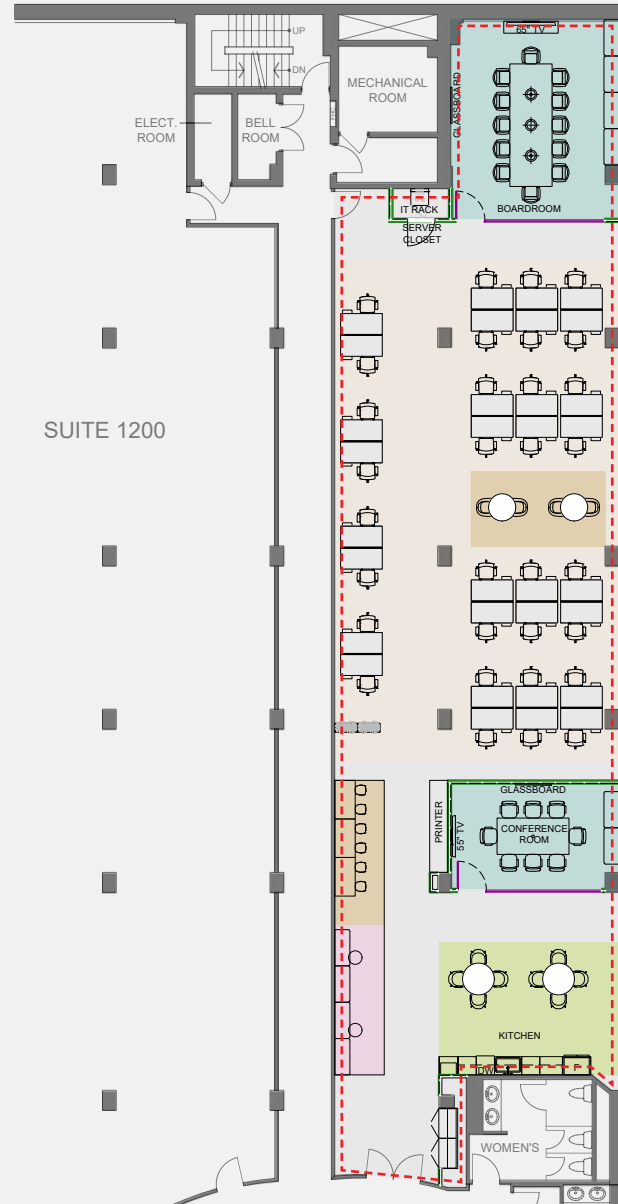
+1 613 858 8788

ransome.drcar@am.jll.com

STEVEN POWELL

+1 613 656 0150

steven.powell@am.jll.com



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

FLOORPLANS

FOR LEASE

SUITE 1401



3,352
SF



FLOOR
14

LEASABLE AREA	3,352 sf
AVAILABILITY	Immediate
NET RENT	Please inquire
ADDITIONAL RENT (2024)	\$20.67 psf
PARKING	1 per 1,500 sf

RANSOME DRCAR

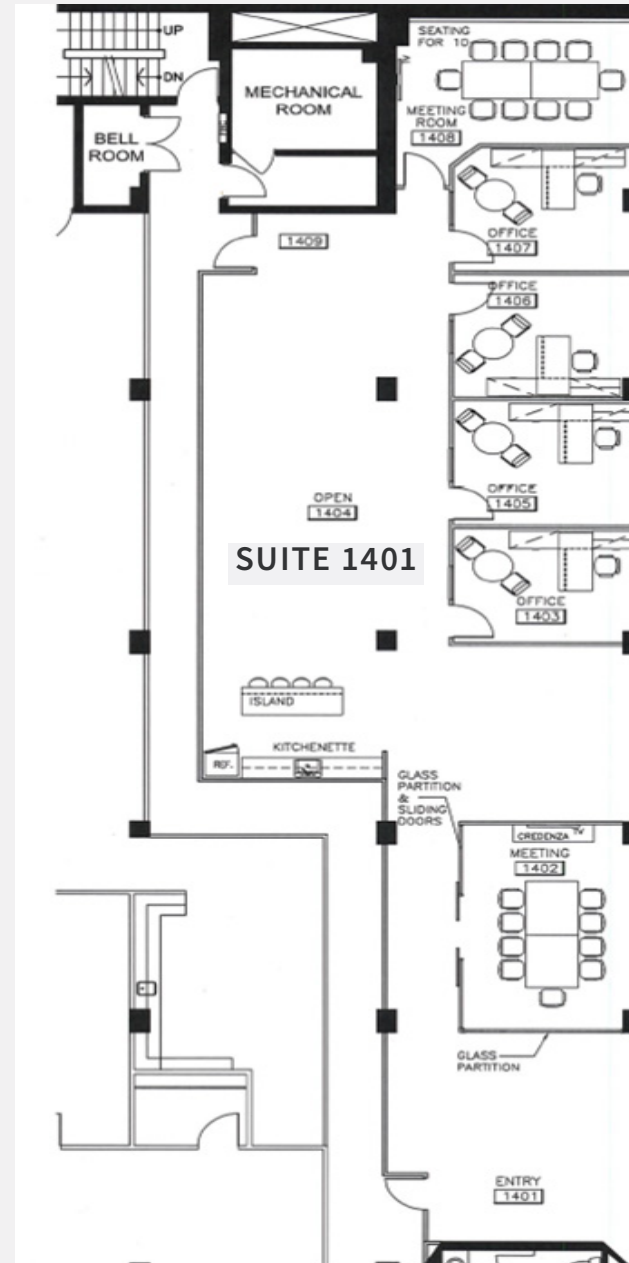
+1 613 858 8788

ransome.drcar@am.jll.com

STEVEN POWELL

+1 613 656 0150

steven.powell@am.jll.com

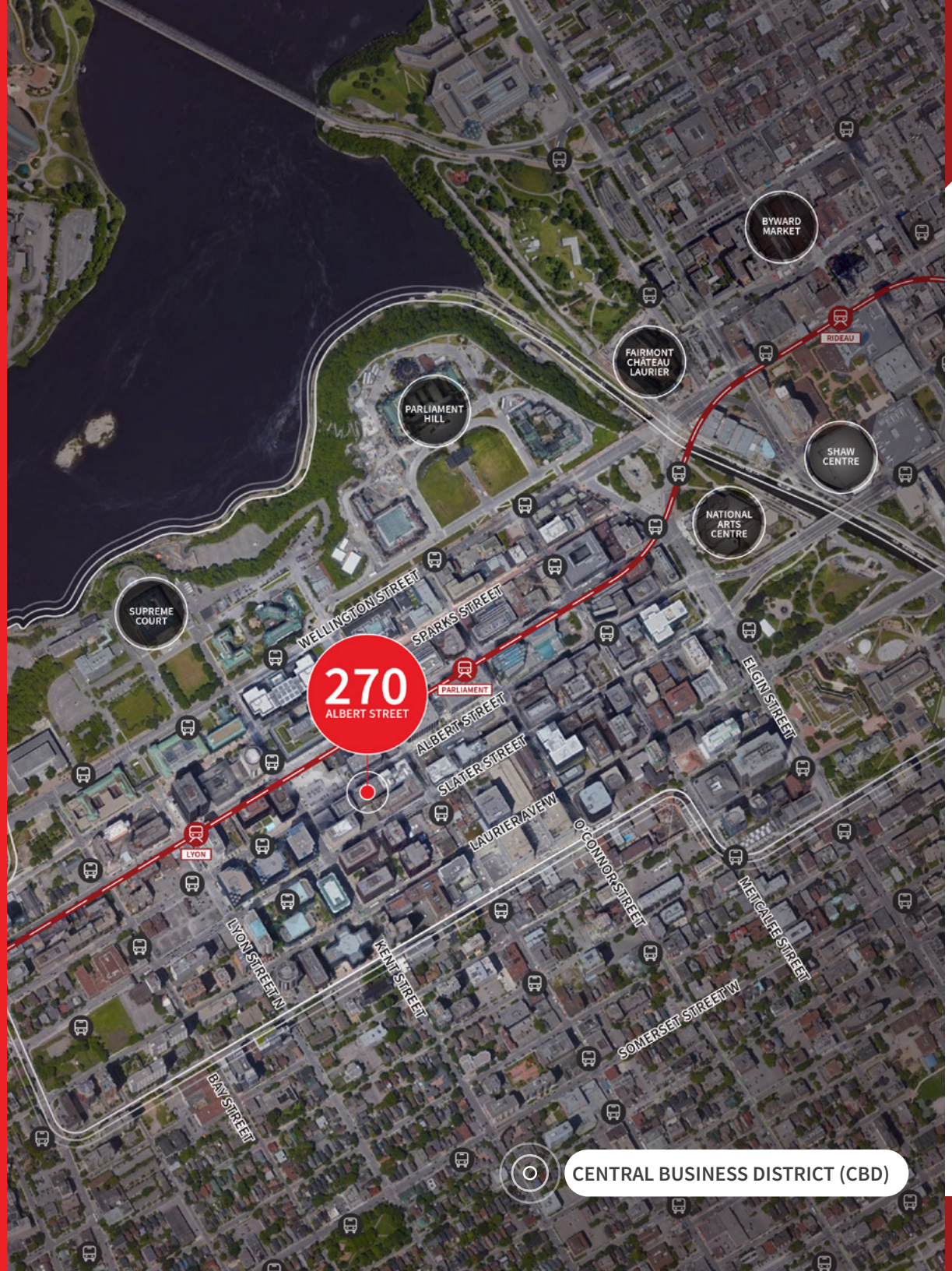


UNPARALLELED DOWNTOWN LOCATION

Located in Ottawa's largest and most prominent office node, the Property benefits from its strategic location on Albert Street between major downtown routes, Bank Street to the east, and Kent Street to the West. Situated just one block south of Queen Street, the Property is steps from the Lyon and Parliament LRT stations, providing **unparalleled transit access**. With Ottawa being home to the Federal Government, the Property is situated near a number of national landmarks, including **Parliament Hill, the Supreme Court of Canada, and War Memorial**, along with area amenities, including Sparks Street, Rideau Centre and the Byward Market.

With a population of **over 1.4 million** in the NCR, the region ranks as the sixth largest CMA in Canada, with 1.1 million on the Ontario side, making Ottawa the Province's second largest city. As the Nation's Capital, Ottawa is home to the Federal Government, which occupies approximately 50% of all space within the CBD, along with over 130 foreign embassies, consulates and high commissions.

Source: City of Ottawa, ESRI





FOR LEASE

270

ALBERT
STREET

OTTAWA, ON

CONTACT

RANSOME DRCAR

Senior Vice President
+1 613 858 8788
ransome.drcar@jll.com

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

Copyright© Jones Lang LaSalle IP, Inc. 2024

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.