



Colliers

80 Aberdeen Street, Ottawa | ON

# Modern open collaborative space **for lease**

Professionally managed by BTB REIT, this building offers unparalleled access to various retail amenities and new condo developments. The space is open and offers multi-purpose work areas.

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# Property Overview

<b>Civic Address</b>	80 Aberdeen Street, Ottawa												
<b>Location</b>	The Property is located in Little Italy, just outside of Ottawa's CBD.												
<b>Parking</b>	On site daily/monthly parking												
<b>Rentable Area</b>	<table><tr><td>Suite 100</td><td>14,580 SF*</td></tr><tr><td>Suite 200</td><td>6,537 SF*</td></tr><tr><td>Suite 210</td><td>6,400 SF*</td></tr><tr><td>Suite 300</td><td>3,137 SF*</td></tr><tr><td>Suite 301</td><td>6,800 SF*</td></tr><tr><td><del>Suite 302</del></td><td><del>3,795 SF*</del> (Leased)</td></tr></table> <p>* All suites contiguous - 37,454 SF</p>	Suite 100	14,580 SF*	Suite 200	6,537 SF*	Suite 210	6,400 SF*	Suite 300	3,137 SF*	Suite 301	6,800 SF*	<del>Suite 302</del>	<del>3,795 SF*</del> (Leased)
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<del>Suite 302</del>	<del>3,795 SF*</del> (Leased)												
<b>Net Rent</b>	Market Rent - Contact Listing Agent												
<b>Additional Rent</b>	\$19.49 PSF (2026)												
<b>Available</b>	Suite 210: June 2026 Suites: 100, 200, 300 & 301- Immediately												



## Property Highlights



Steps to bus transit



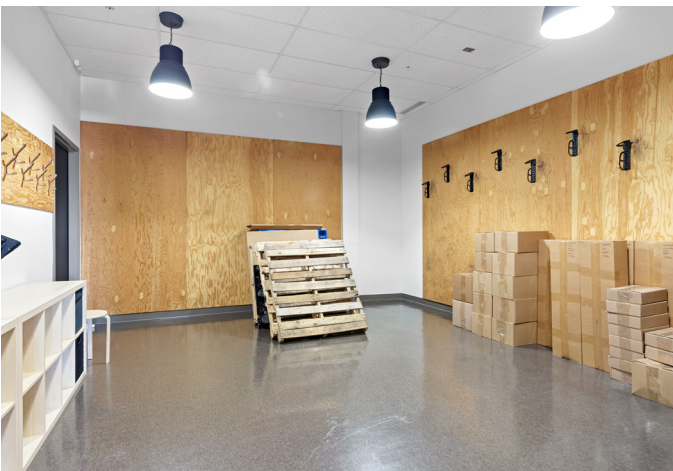
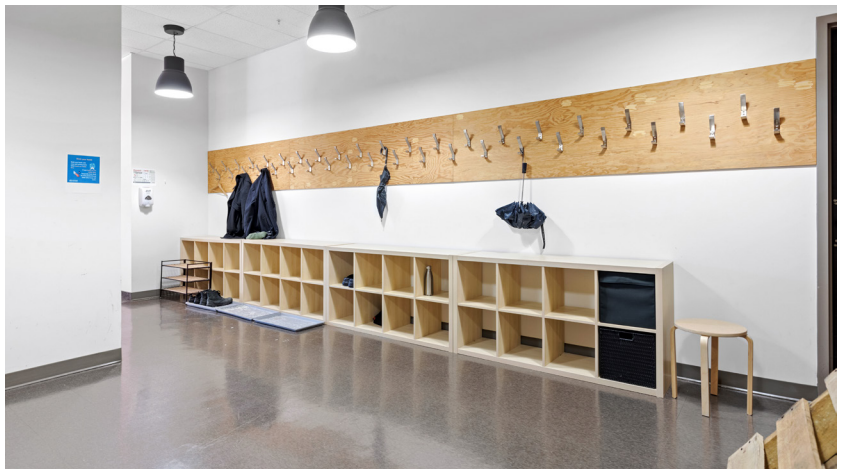
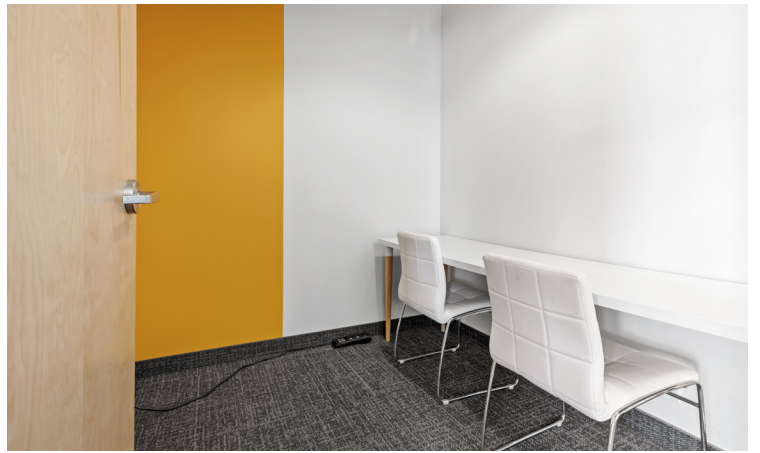
Close to many pubs & restaurants



Shower facilities & accessible washrooms available for all tenants



# Suite 210

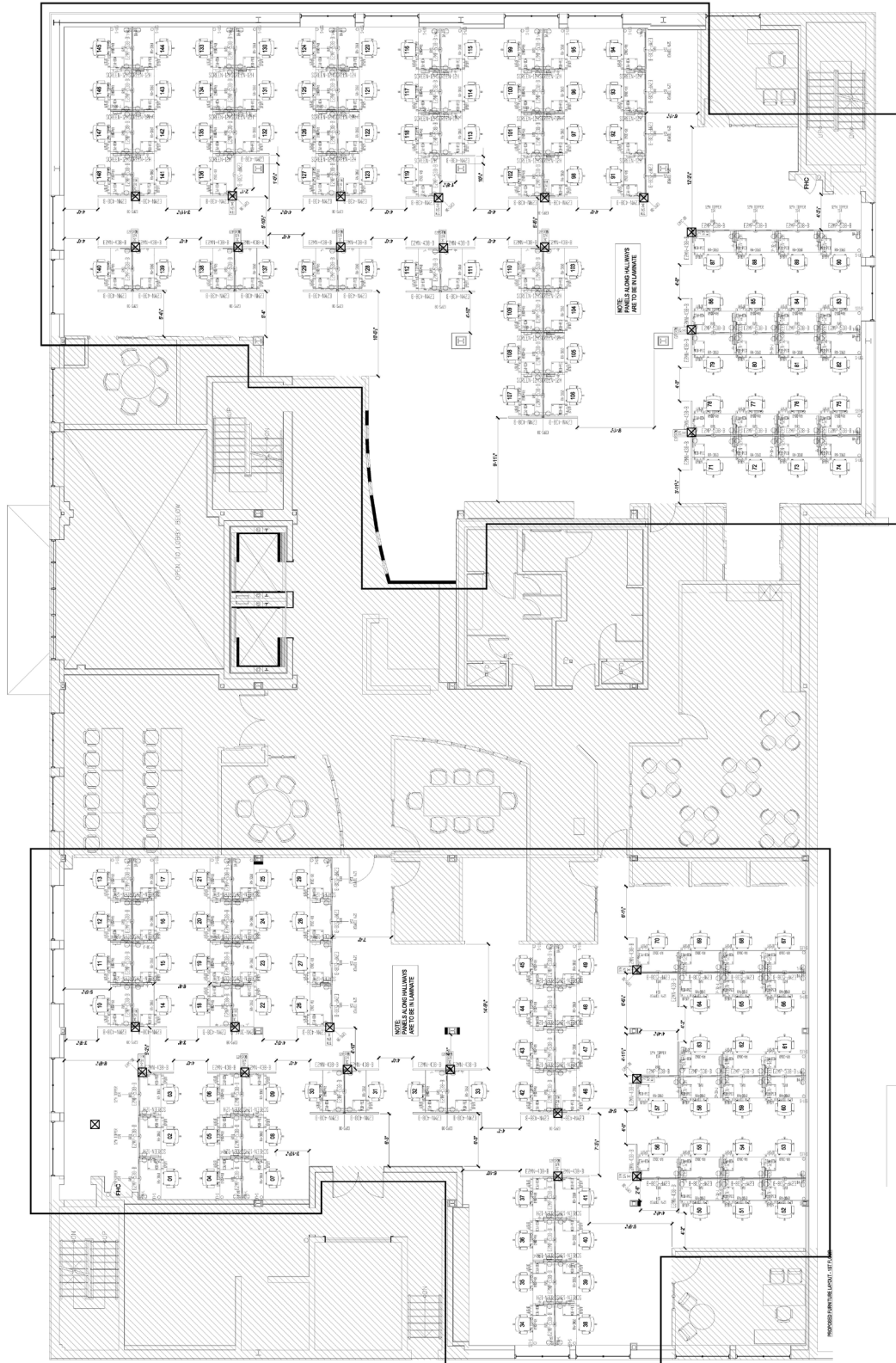


# Suite 301



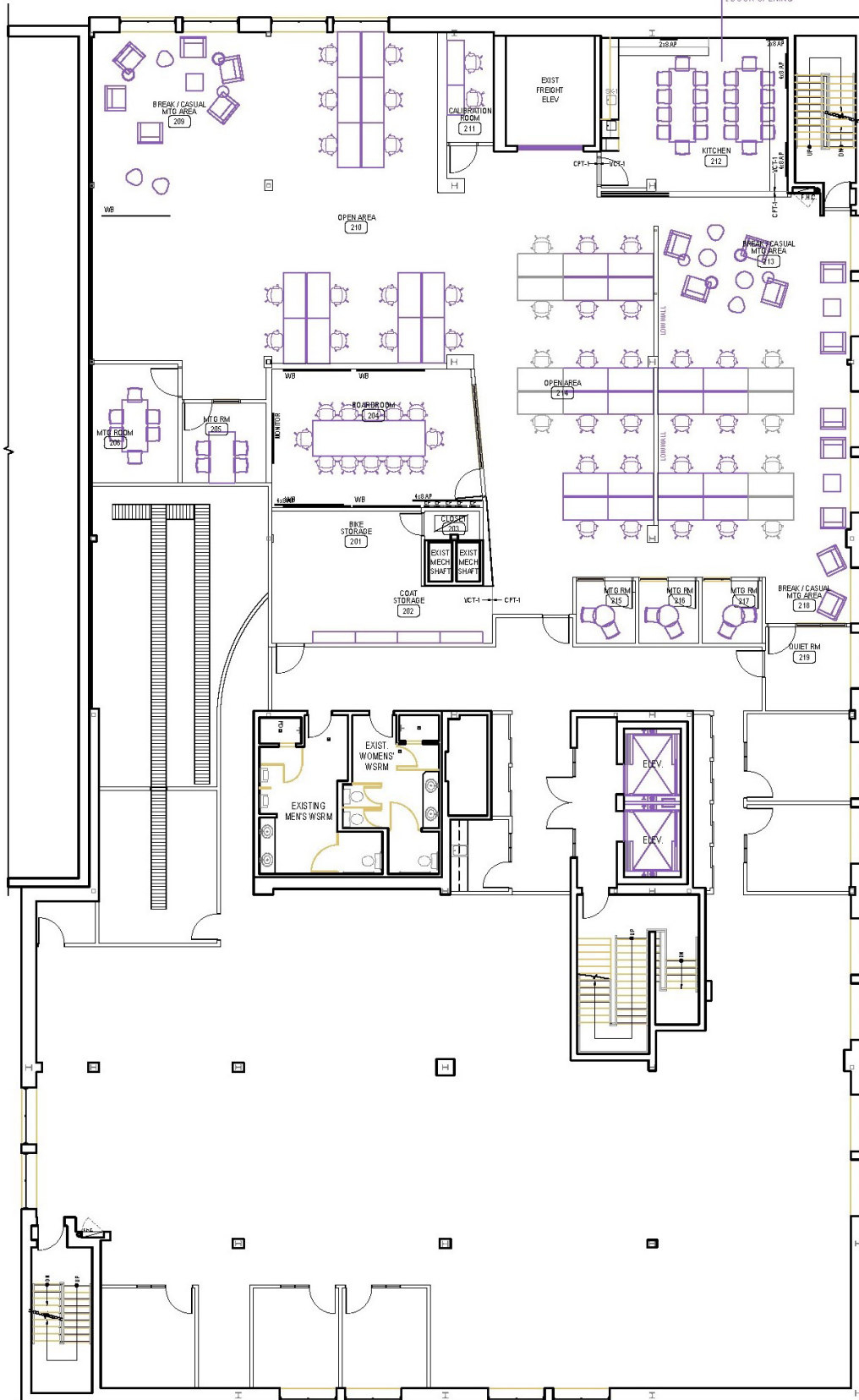
# Floor Plan

## 1st Floor



# Floor Plan

## Suite 210

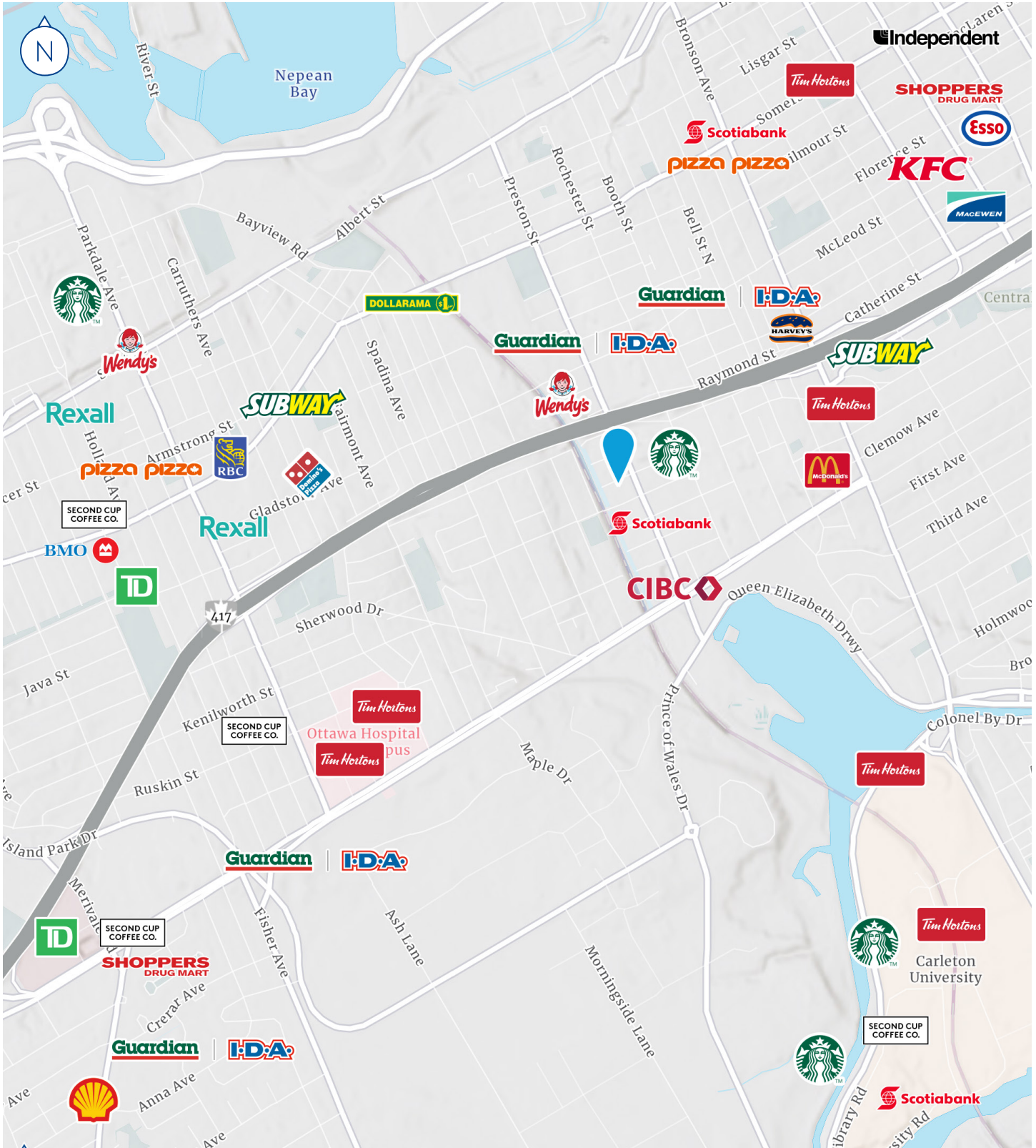


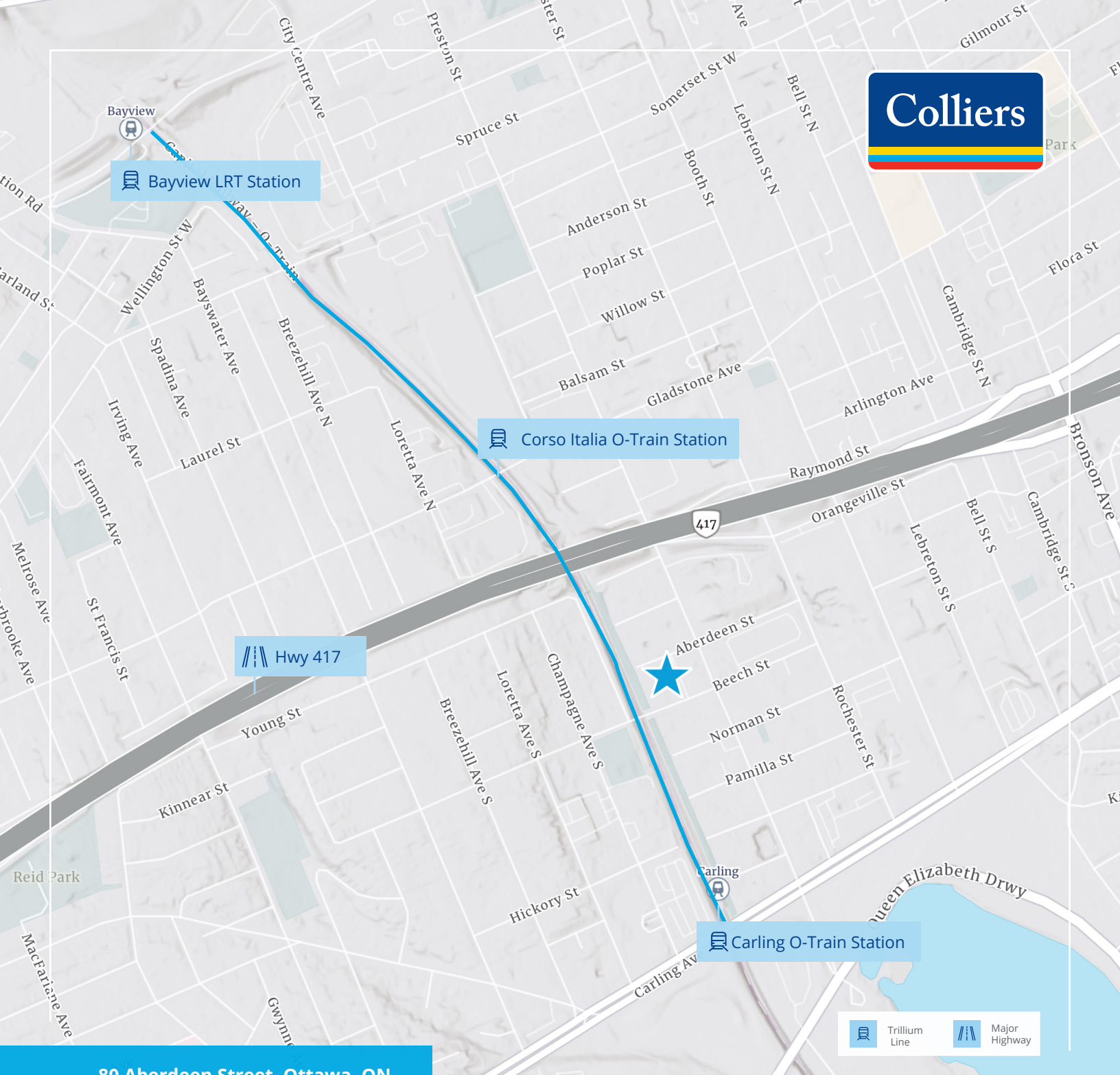
# Floor Plan

## Suite 301



# Surrounding Amenities





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