

Located in the heart of downtown Ottawa's business district

### **WELCOME TO**

# **255** Albert Street

# Highlights

- 16 storey office tower
- Easy access to public transit and major transportation arteries
- Professionally managed by GWL Realty Advisors
- Committed to environmental sustainability
- BOMA BEST Gold and LEED Gold Certified
- Security card access
- Walking distance to Bank St. & Sparks Street Mall shopping district.
- Short walk to LRT Stations
- Indoor parking (1:2,500 sf)
- Bicycle storage

## **Available Spaces**

Suite 1201 - 7,872 sf		
Suite 1102 - 7,807 sf		
Suite 900 - 8,033 sf		
Suite 700 - 1,419 sf		
Suite 600 - 13,727 sf		
Suite 500 - 6,809 sf Space is Contiguous with Suite 502/504 (5,060 sf) and Suite 501 (1,855 sf) to provide the Full Floor (13,724 sf)		
Suite 502/504 - 5,060 sf Space can be demised to Suite 502 (3,945 sf) and Suite 504 (1,115 sf)	Virtual Tour	$\rightarrow$
Suite 501 - 1,855 sf		
Suite 350 - 8,480 sf		
Suite 102 - 1,840 sf	Virtual Tour	<b>→</b>
Suite 100 1,028 sf (Retail Space) Leased		





**NET RENT**Contact Listing Broker

**ADDITIONAL RENT** \$20.55 (est. 2025)

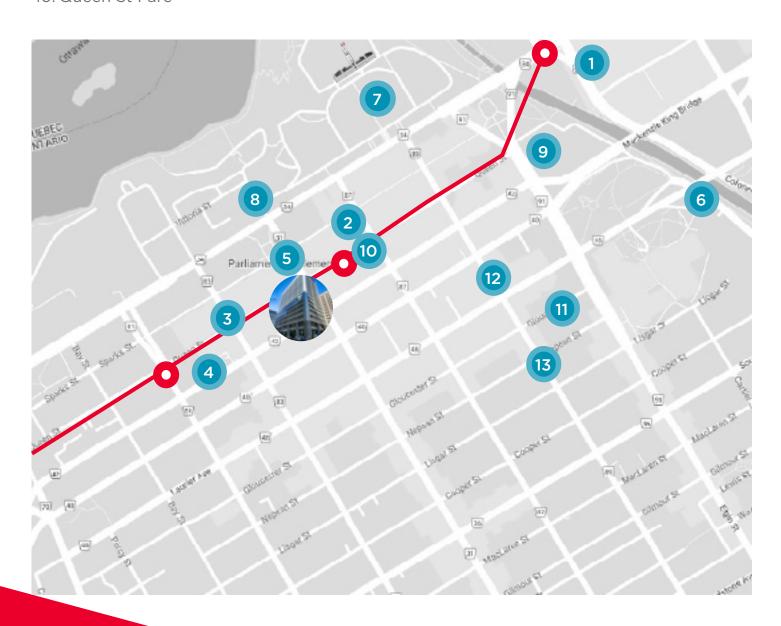
**AVAILABLE NOW** 

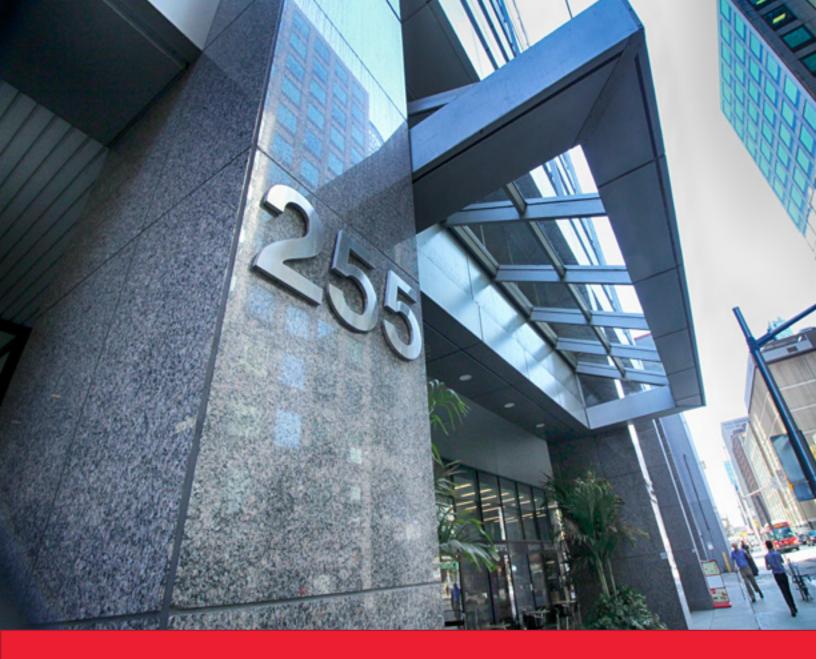
# **NEIGHBOURHOOD AMENITIES**

(Walking distance)

- 1. CF Rideau Centre
- 2. Bier Market
- 3. Ottawa Marriott
- 4. Delta Hotels
- 5. 3 Brewers Co.
- 6. The Rideau Canal
- 7. Parliament Hill
- 8. Bank of Canada
- 9. National Arts Centre
- 10. Queen St Fare

- 11. Browns Socialhouse
- 12. Starbucks
- 13. FarmBoy
- LRT Stations (left to right)
- 1. Lyon Station
- 2. Parliament Station
- 3. Rideau Station







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