

NEW
**MODEL
SUITES**

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

| | | |
|------|-----------|--------------------------------|
| 100A | 5,350 sf | |
| 100B | 1,968 sf | |
| 200 | 8,978 sf | Virtual Tour ▶ |
| 300 | 10,518 sf | |
| 400A | 1,026 sf | |
| 400B | 1,655 sf | |
| 403 | 4,138 sf | |
| 1210 | 4,153 sf | Virtual Tour ▶ |
| 1401 | 3,352 sf | 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 100A



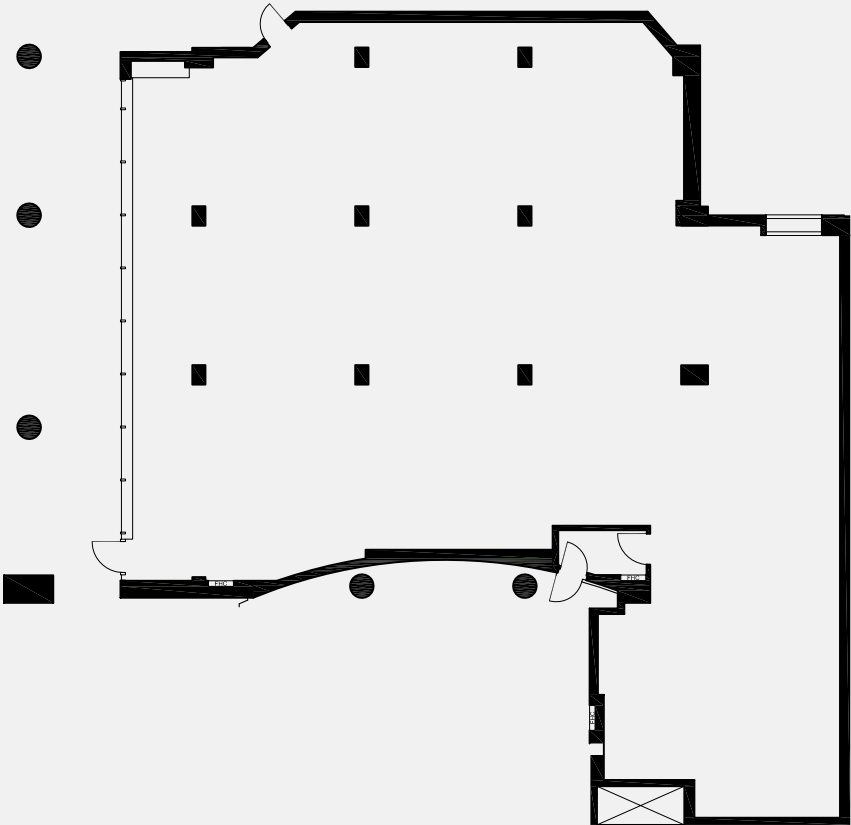
5,350
SF



FLOOR
1

| | |
|------------------------|----------------|
| LEASABLE AREA | 5,350 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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FLOORPLANS

FOR LEASE

SUITE 100B



1,968
SF



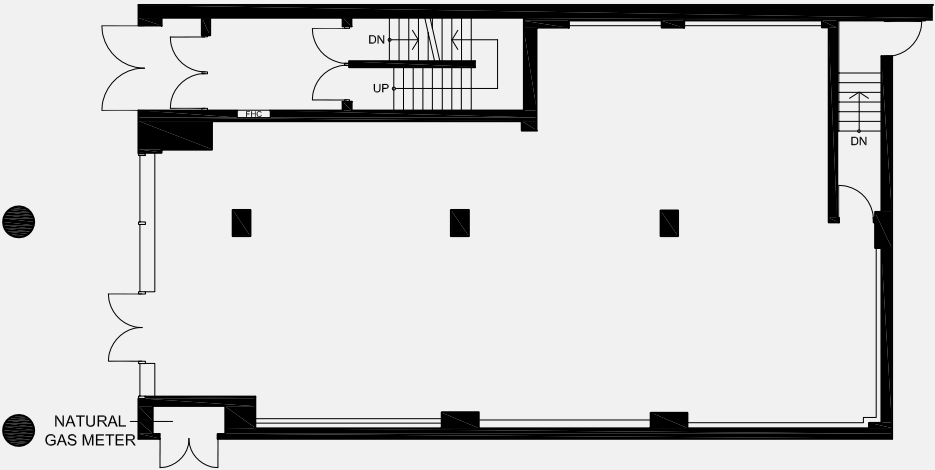
FLOOR
1

| | |
|------------------------|----------------|
| LEASABLE AREA | 1,968 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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FLOORPLANS

FOR LEASE

SUITE 200



8,978
SF



FLOOR
2



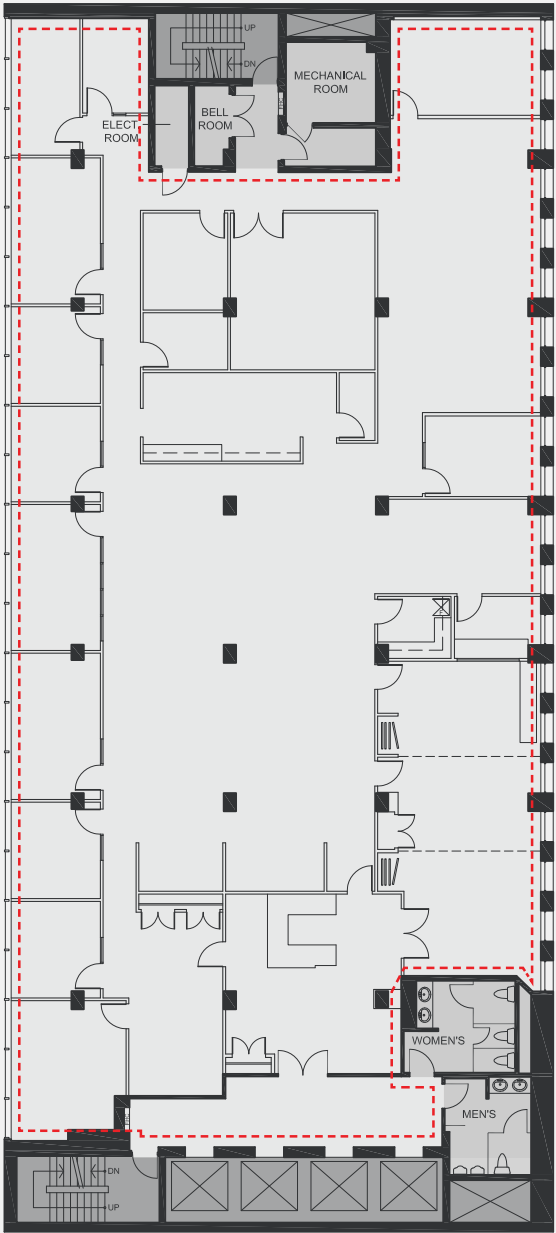
VIRTUAL
TOUR

| | |
|------------------------|----------------|
| LEASABLE AREA | 8,978 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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- USABLE AREA
- COMMON AREA
- VERTICAL PENETRATIONS

FLOORPLANS

FOR LEASE

SUITE 300



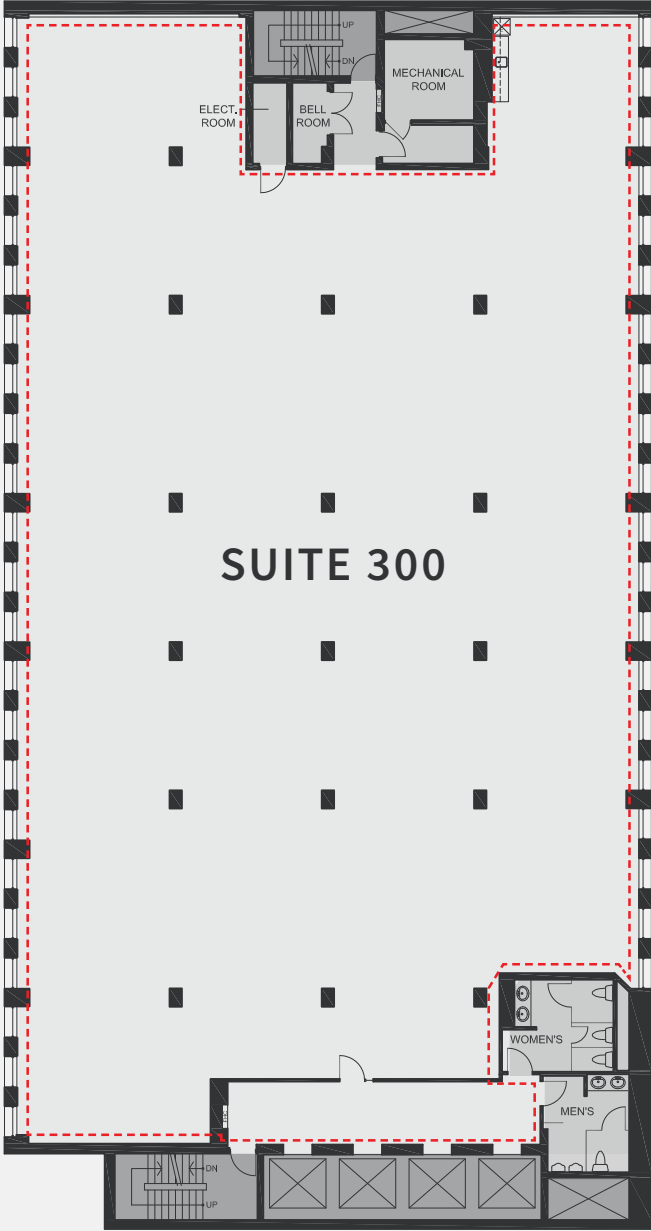
10,518
SF



FLOOR
3

| | |
|------------------------|----------------|
| LEASABLE AREA | 10,518 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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- USABLE AREA
- COMMON AREA
- VERTICAL PENETRATIONS

FLOORPLANS

FOR LEASE

SUITE 400A



1,026
SF



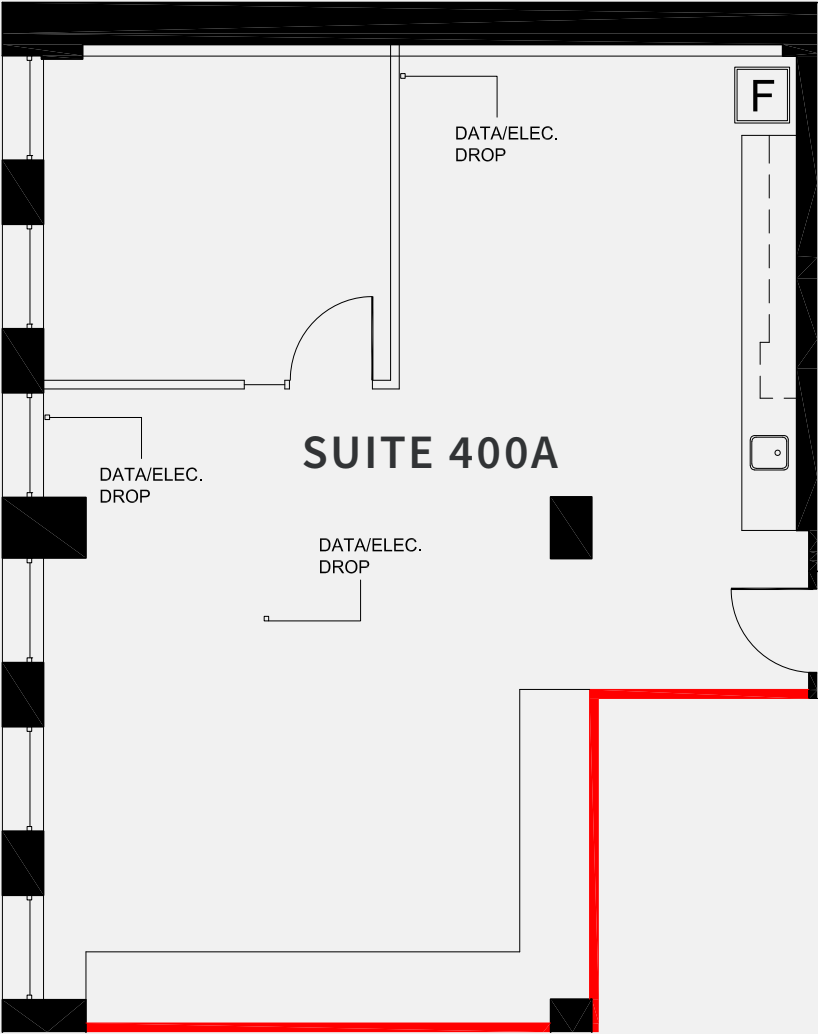
FLOOR
4

| | |
|------------------------|----------------|
| LEASABLE AREA | 1,026 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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FLOORPLANS

FOR LEASE

SUITE 400B



1,655
SF



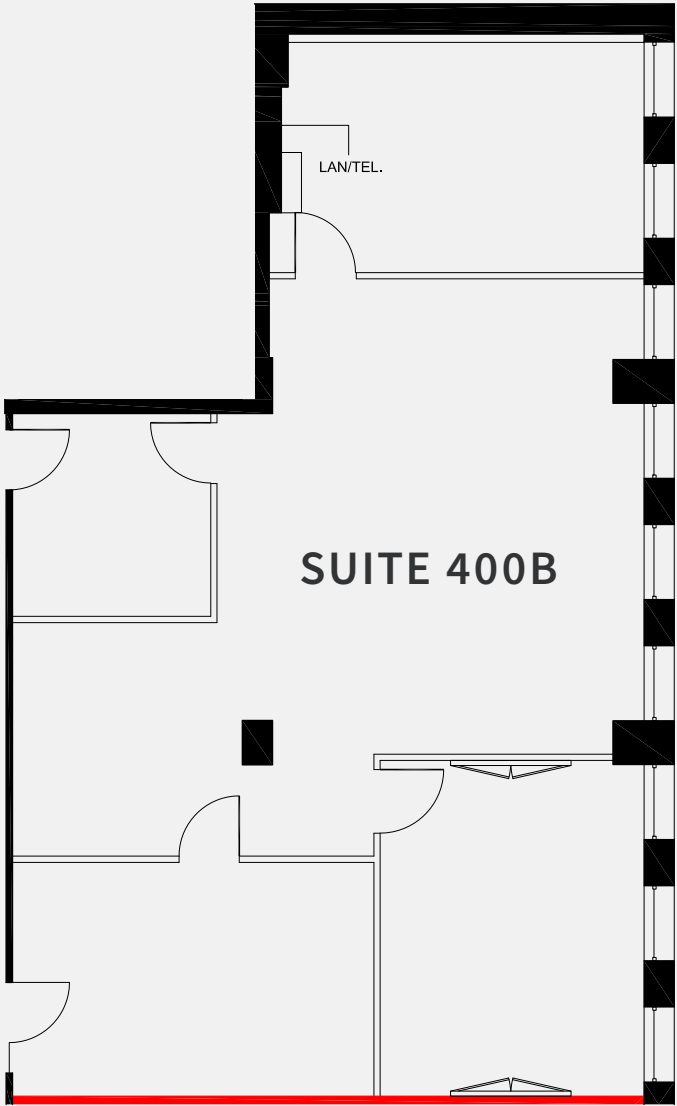
FLOOR
4

| | |
|------------------------|----------------|
| LEASABLE AREA | 1,655 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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FLOORPLANS

FOR LEASE
SUITE 403



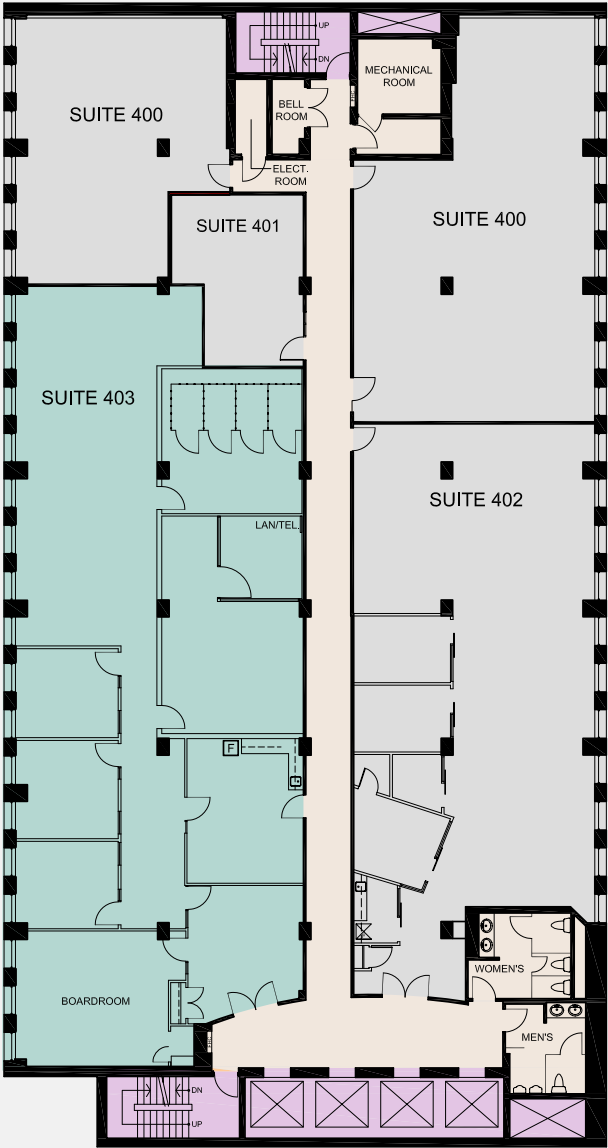
4,138
SF



FLOOR
4

| | |
|------------------------|----------------|
| LEASABLE AREA | 4,138 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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- USABLE AREA
- COMMON AREA
- VERTICAL PENETRATIONS

FLOORPLANS

FOR LEASE

SUITE 1210



4,153
SF



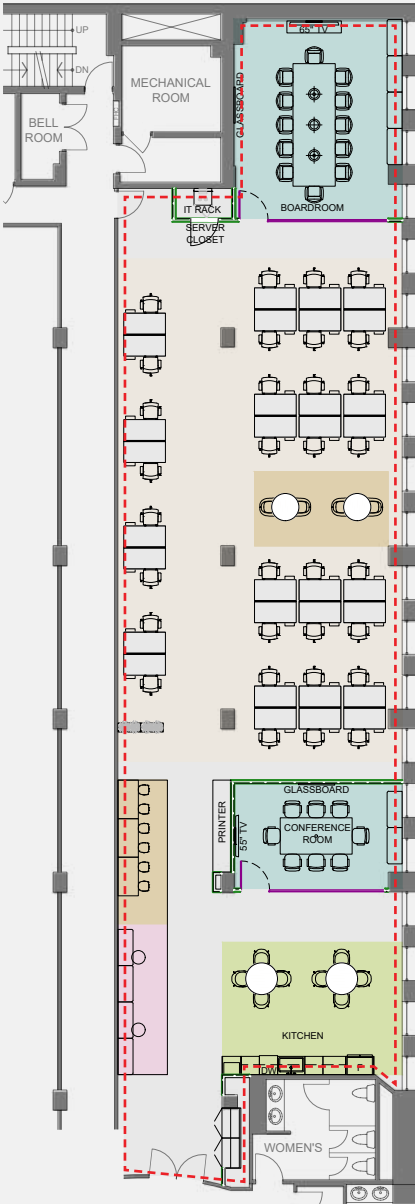
FLOOR
12



VIRTUAL
TOUR

| | |
|------------------------|-------------------|
| LEASABLE AREA | 4,153 sf |
| AVAILABILITY | Immediate |
| NET RENT | Turnkey — Inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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

FLOORPLANS

FOR LEASE

SUITE 1401



3,352
SF



FLOOR
14



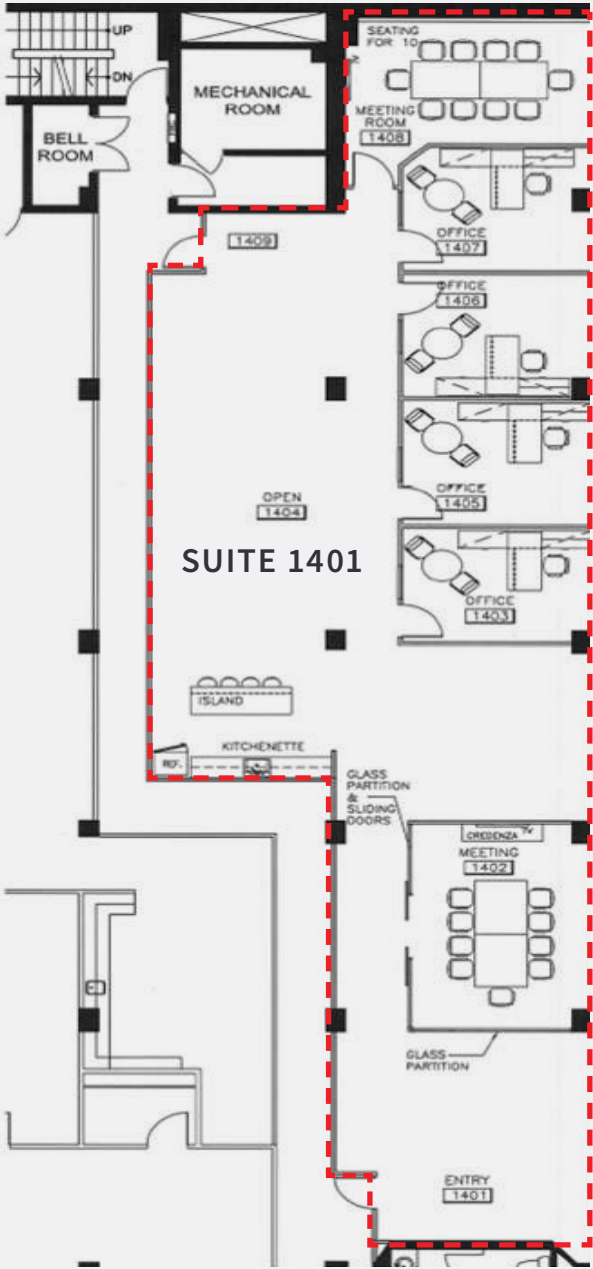
VIRTUAL
TOUR

| | |
|------------------------|----------------|
| LEASABLE AREA | 3,352 sf |
| AVAILABILITY | Immediate |
| NET RENT | Please inquire |
| ADDITIONAL RENT (2024) | \$21.66 psf |
| PARKING | 1 per 1,500 sf |

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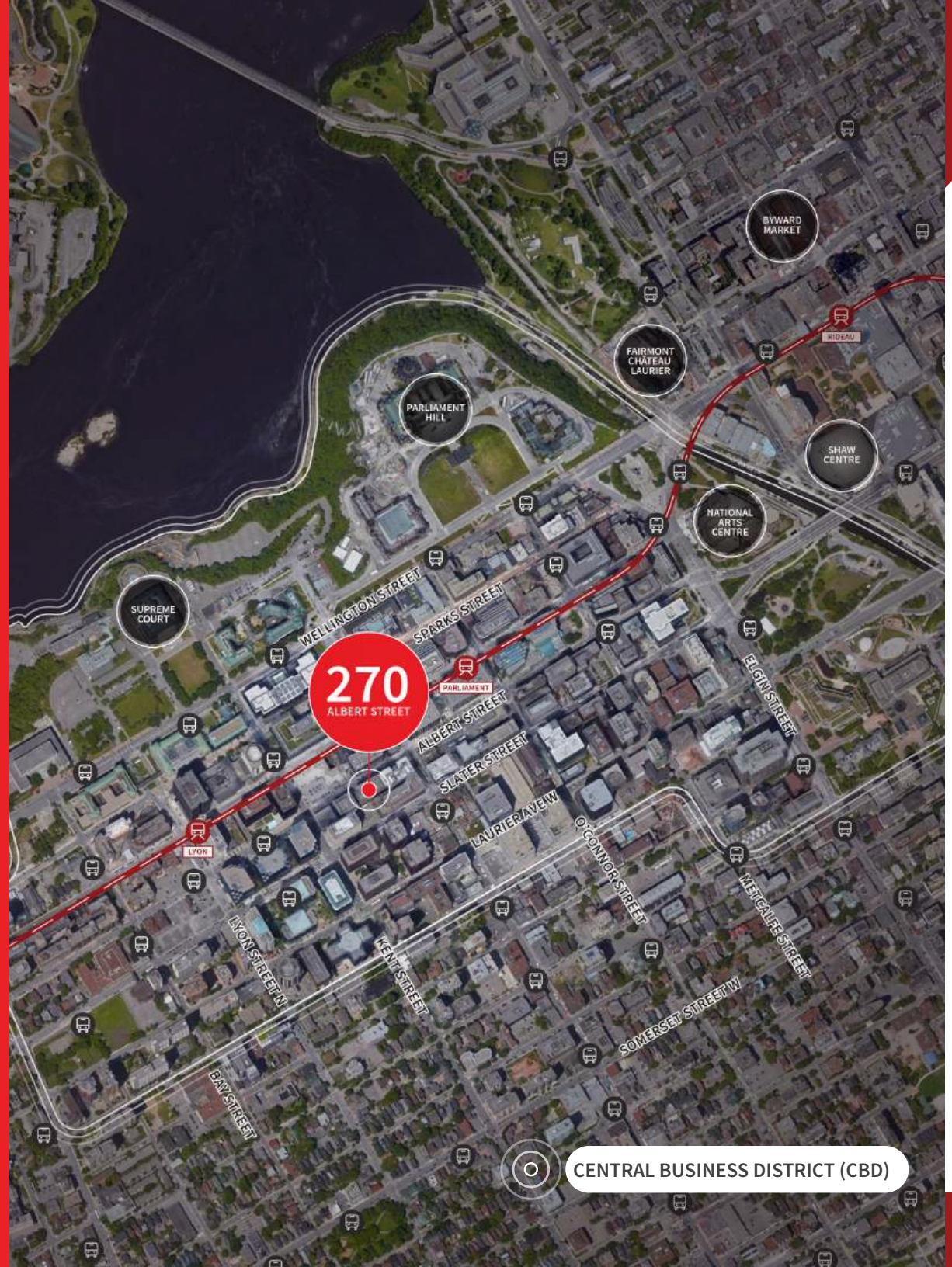
USABLE
AREA

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

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OTTAWA, ON

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