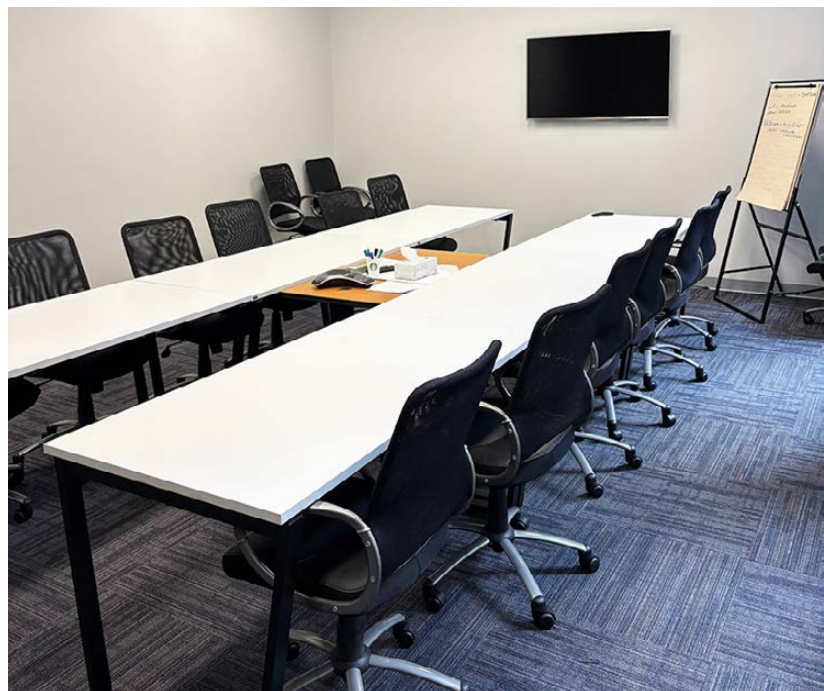
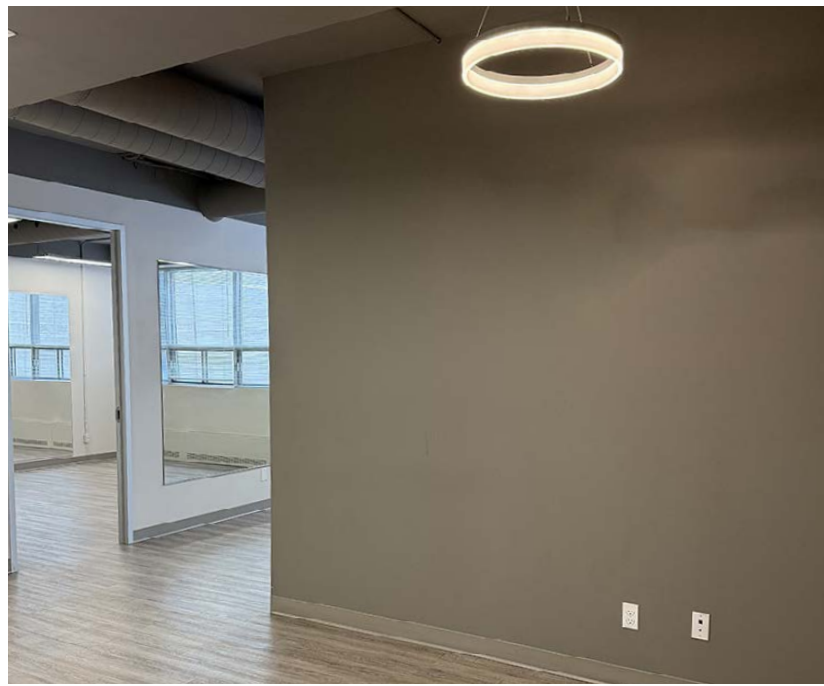


# À Louer | For Lease

280 Albert Street  
Ottawa, ON K1P 5G8

Vacant Space:

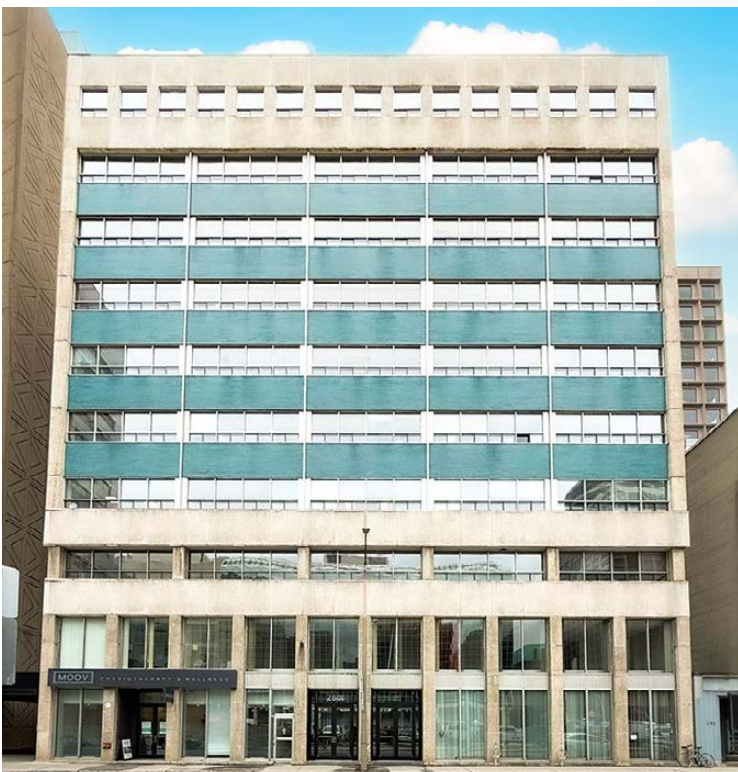
Up to 33 700 ft<sup>2</sup> (from 527 ft<sup>2</sup> to full floors of 7577 ft<sup>2</sup>)



**MONTREAL**  
**Gevorg Tadevosyan**  
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**OTTAWA**  
**Jon Valiant**  
Cell: 613-799-7088  
valiantrealty@rogers.com





## 280 Albert St. Ottawa, ON

Vacant Space: **33 700 ft<sup>2</sup>**  
(from 527 ft<sup>2</sup> to full floors of 7577 ft<sup>2</sup>)

Rent: **\$12 ft<sup>2</sup> annually**

Additional Rent: **\$12.89 ft<sup>2</sup>**  
(includes taxes, operating costs, electricity and cleaning)

- 10 Storey building
- Common boardroom for 25 people with wifi, phone and tv
- Common gym with private showers
- Abundant natural light
- New A/C system
- Fully air conditioned
- 2 renovated elevators
- Renovated Washrooms
- Aggregate façade
- Centrally located in downtown Ottawa
- Parking available in the building :  
1 space per 3500 ft<sup>2</sup> leased at going rate

## MONTREAL

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