

For Lease

# 220 Laurier Ave W

Ottawa, ON



## Contact

**Stephanie Lui\***

Associate Vice President

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**127,000**  
Total SF



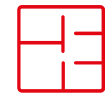
**\$18.40**  
Additional Rent  
(2024)



**15**  
Floors



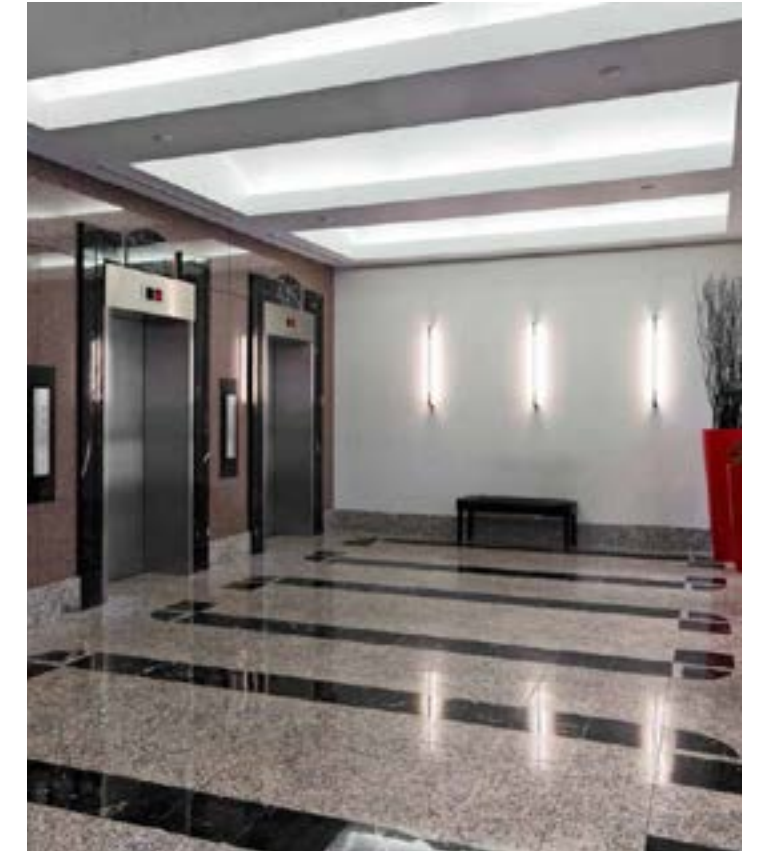
Certified  
BOMA BEST



Open, efficient  
and flexible  
floor plates

## Features

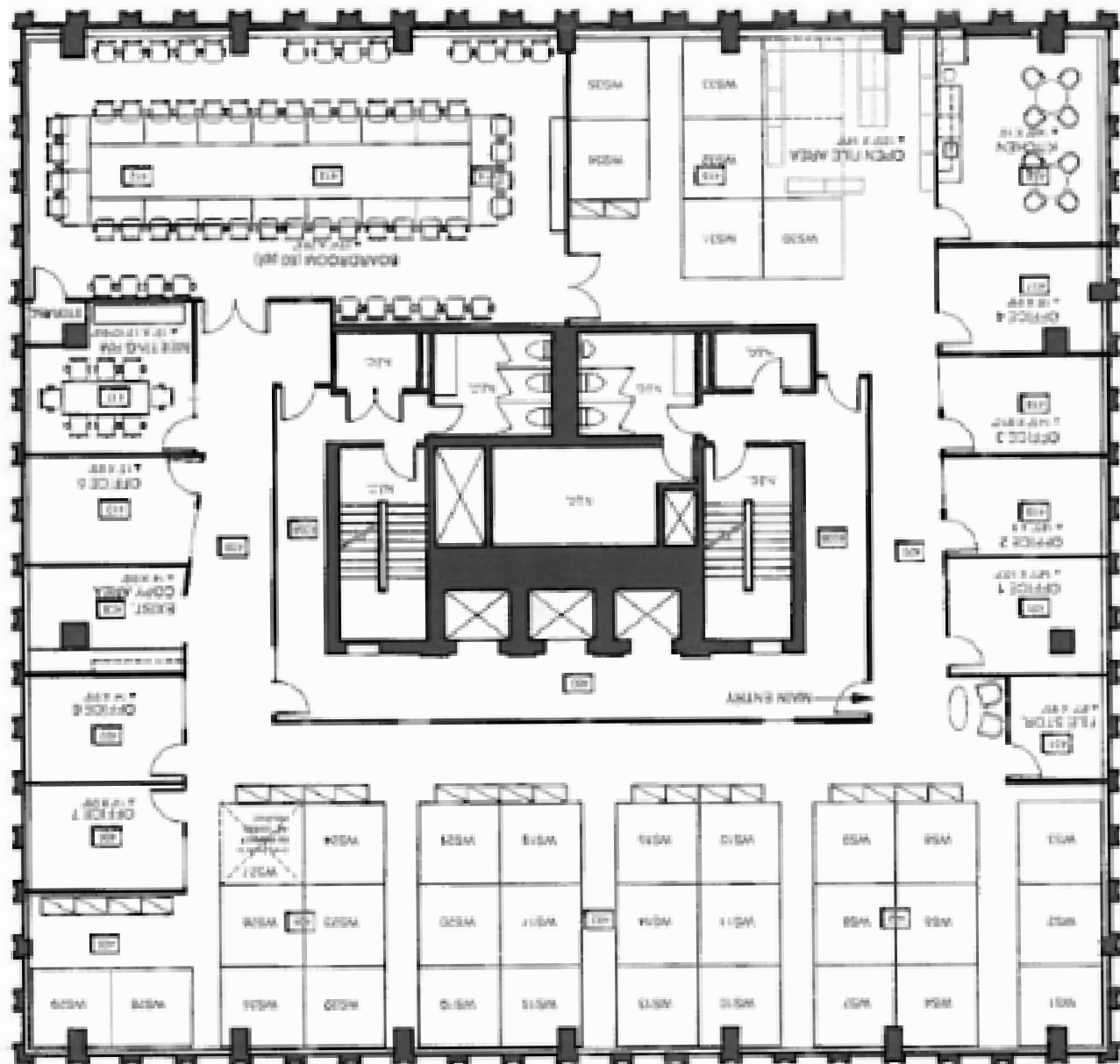
- Recently renovated lobby and elevator system
- Washroom upgrades (completed in 2019)
- 24-hour access card system
- On-site tenant exclusive conference centre
- Three levels of tenant exclusive underground parking with 1 EV charging station
- Secured bicycle racks in underground parking garage
- Private on-site shower facilities



### 4th Floor

Suite 400: 8,690 SF

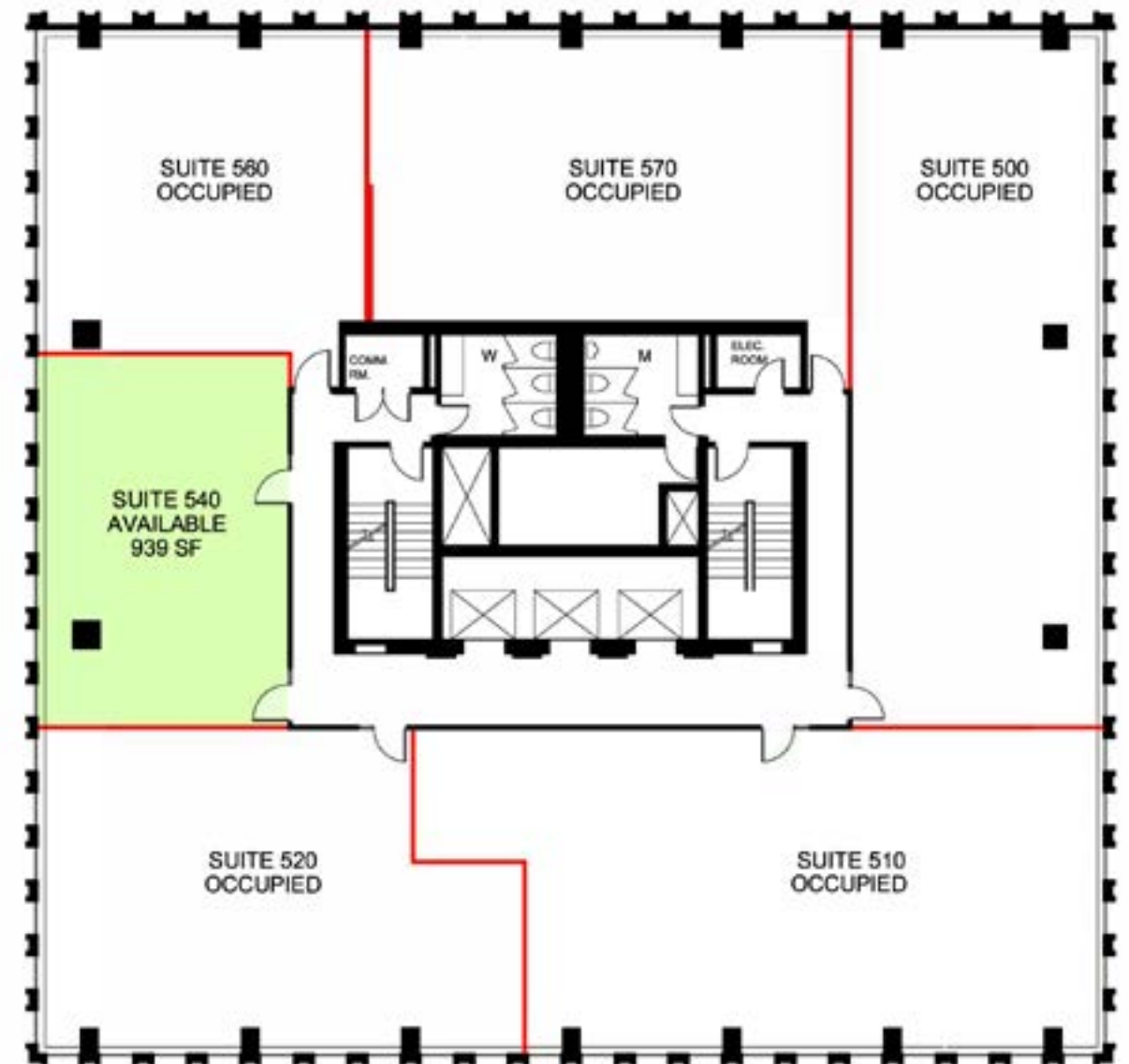
- Full floor opportunity, can be demised to 3,500 SF
- Mix of open and closed offices



### 5th Floor

Suite 540: 939 SF

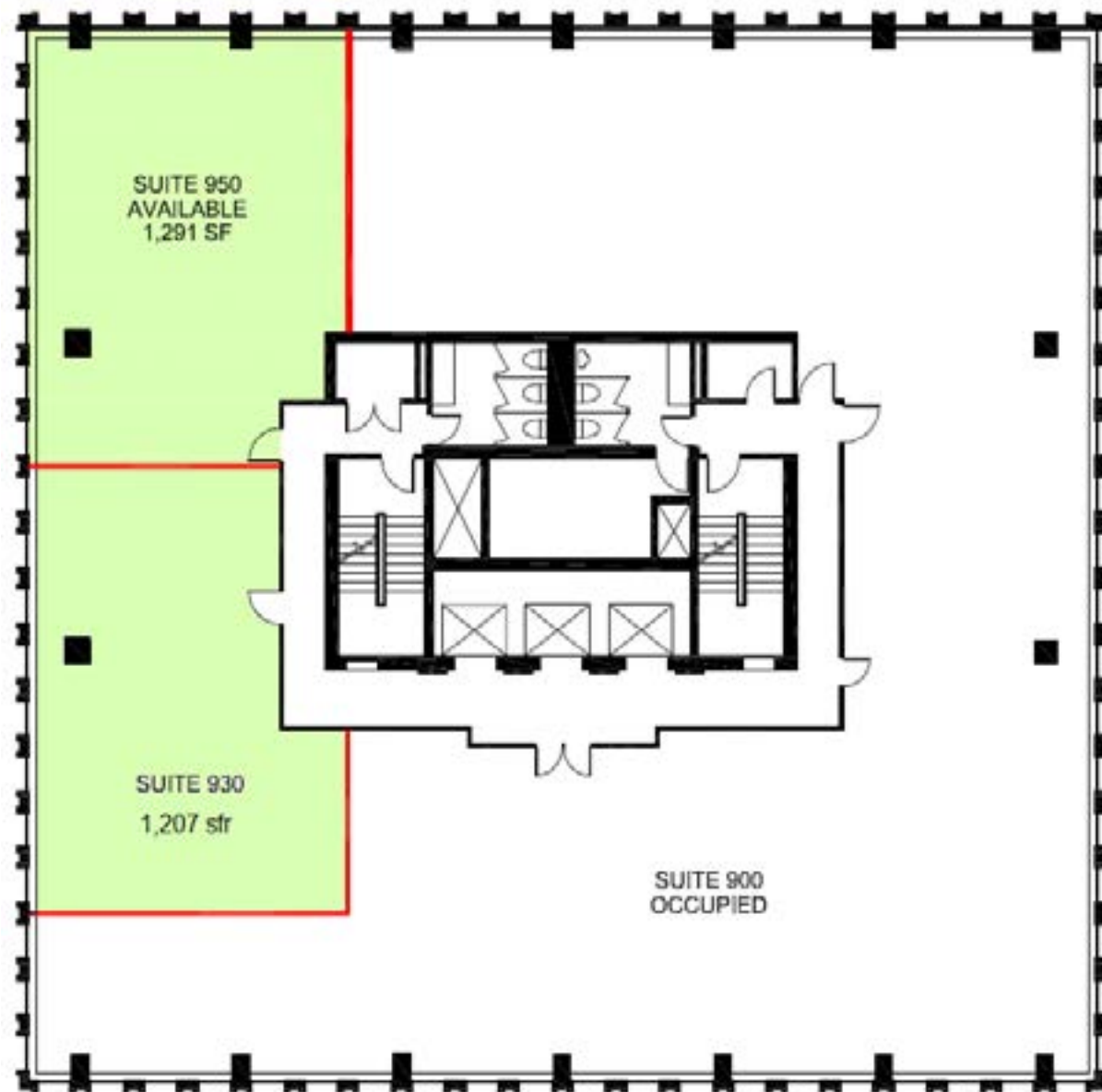
- Open concept space with kitchenette



## 9th Floor

Suite 930: 1,207 SF

- Fully built space with 4 offices, 1 meeting room, reception and kitchenette
- Contiguous with Suite 950 (2,498 sfr)

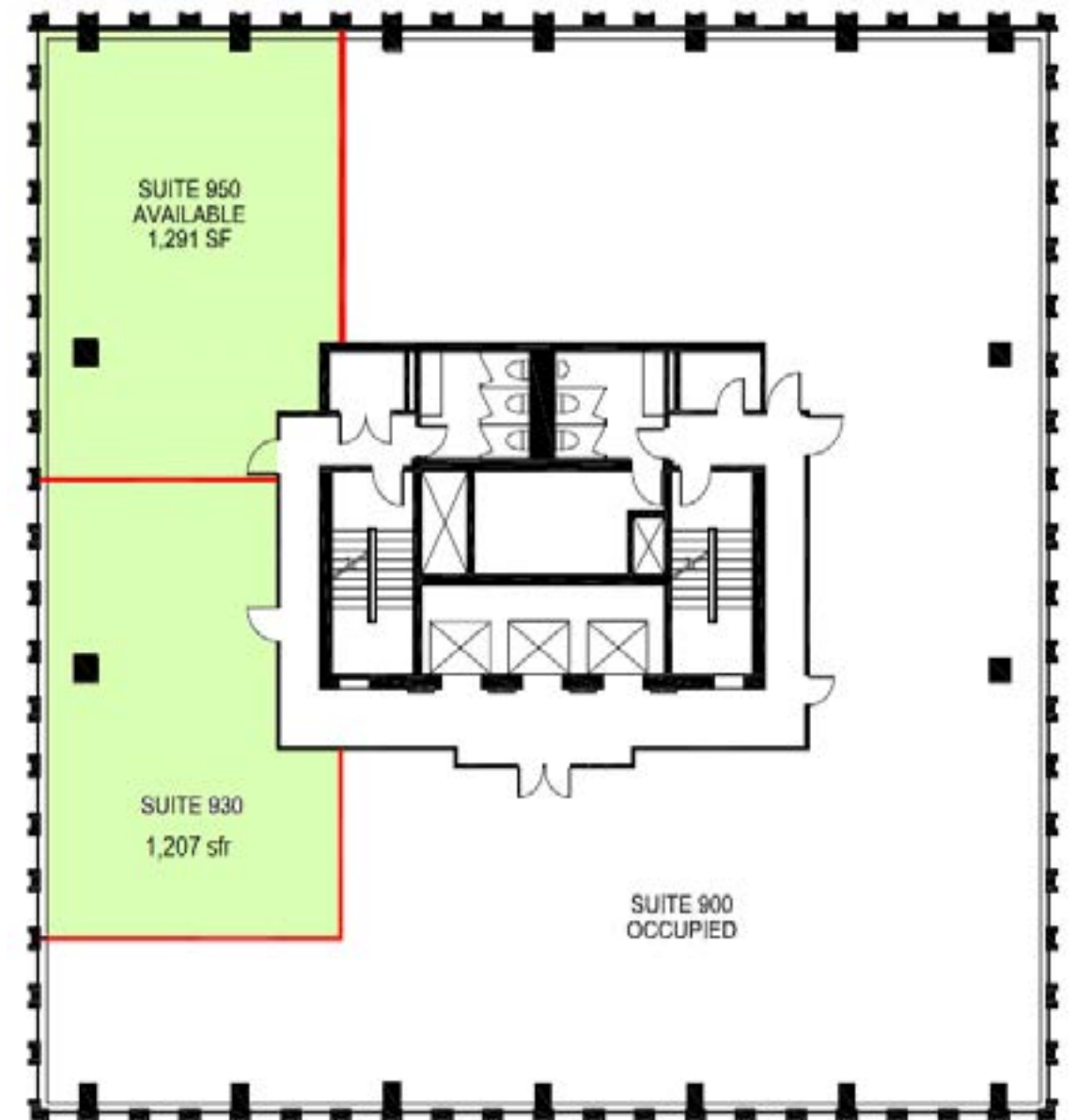


## 9th Floor

Suite 950: 1,291 SF

- Base building condition
- Contiguous with Suite 930 (2,498 sfr)

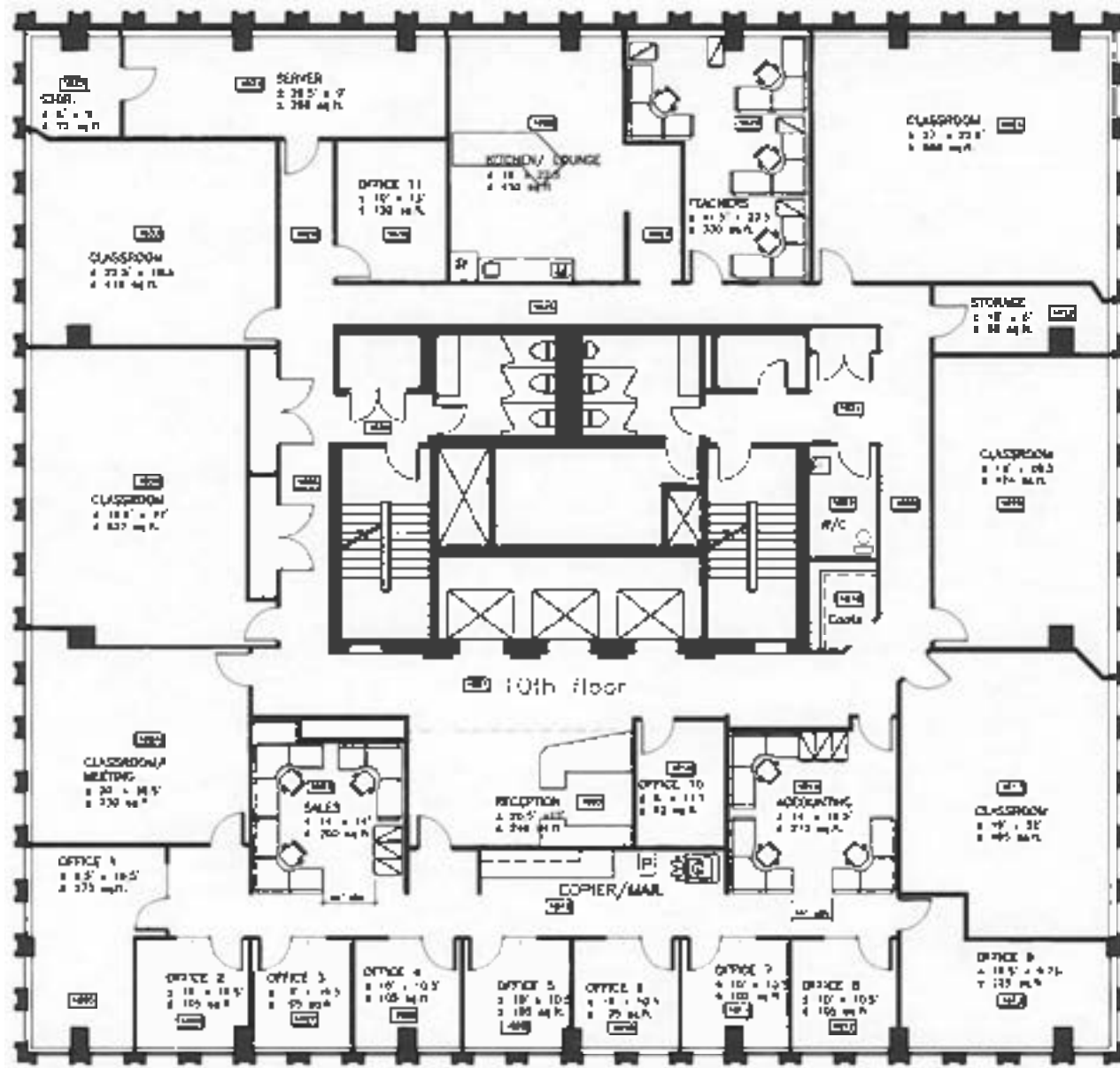
[▶ VIEW VIRTUAL TOUR](#)



## 10th Floor

Suite 1000: 8,690 SF

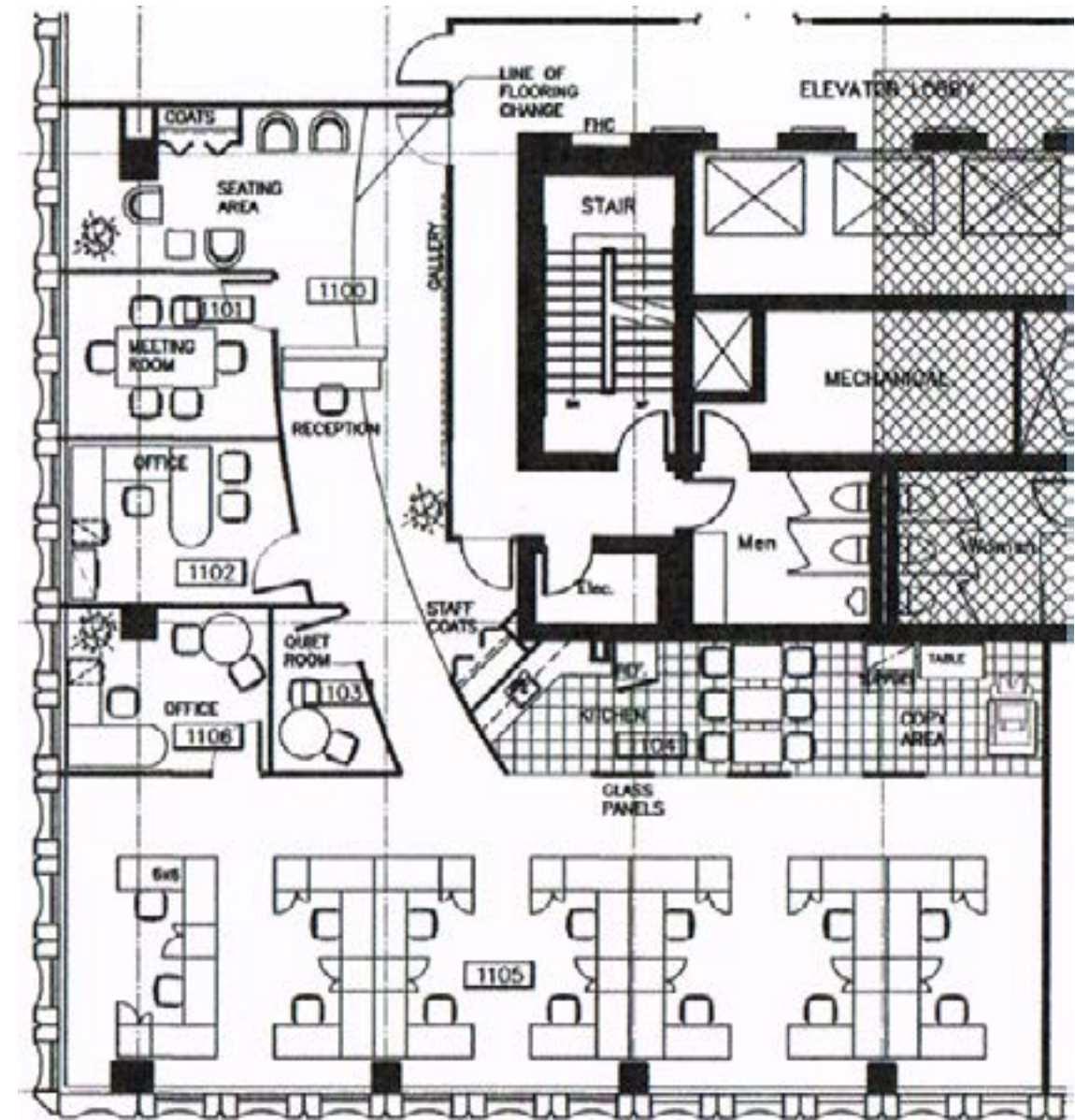
- Full floor opportunity; mix of offices and training rooms



## 11th Floor

Suite 1100: 2,795 SF

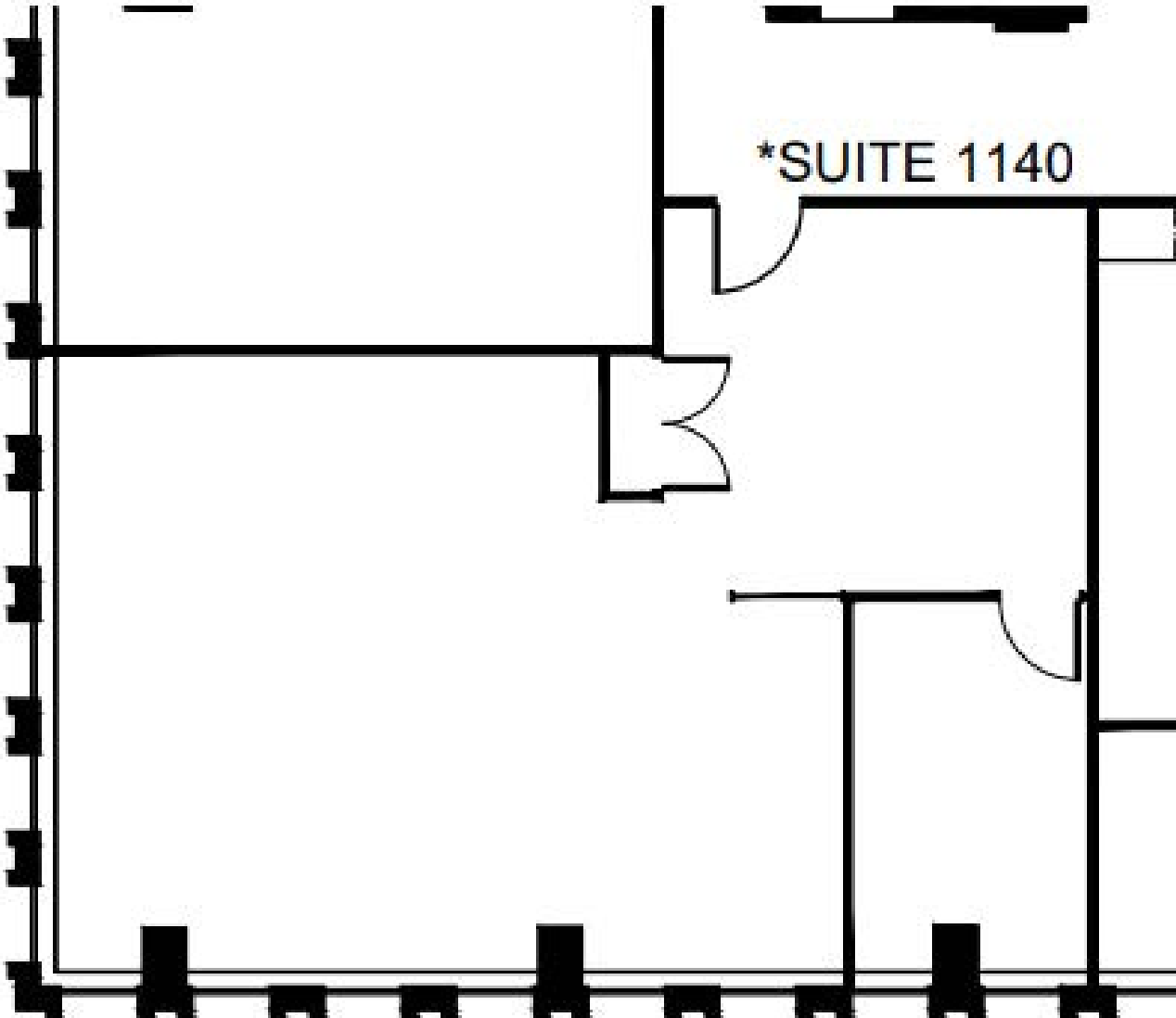
- Fully built space; 3 offices, 1 meeting room, kitchen and open work stations



### 11th Floor

Suite 1140: 1,224 SF

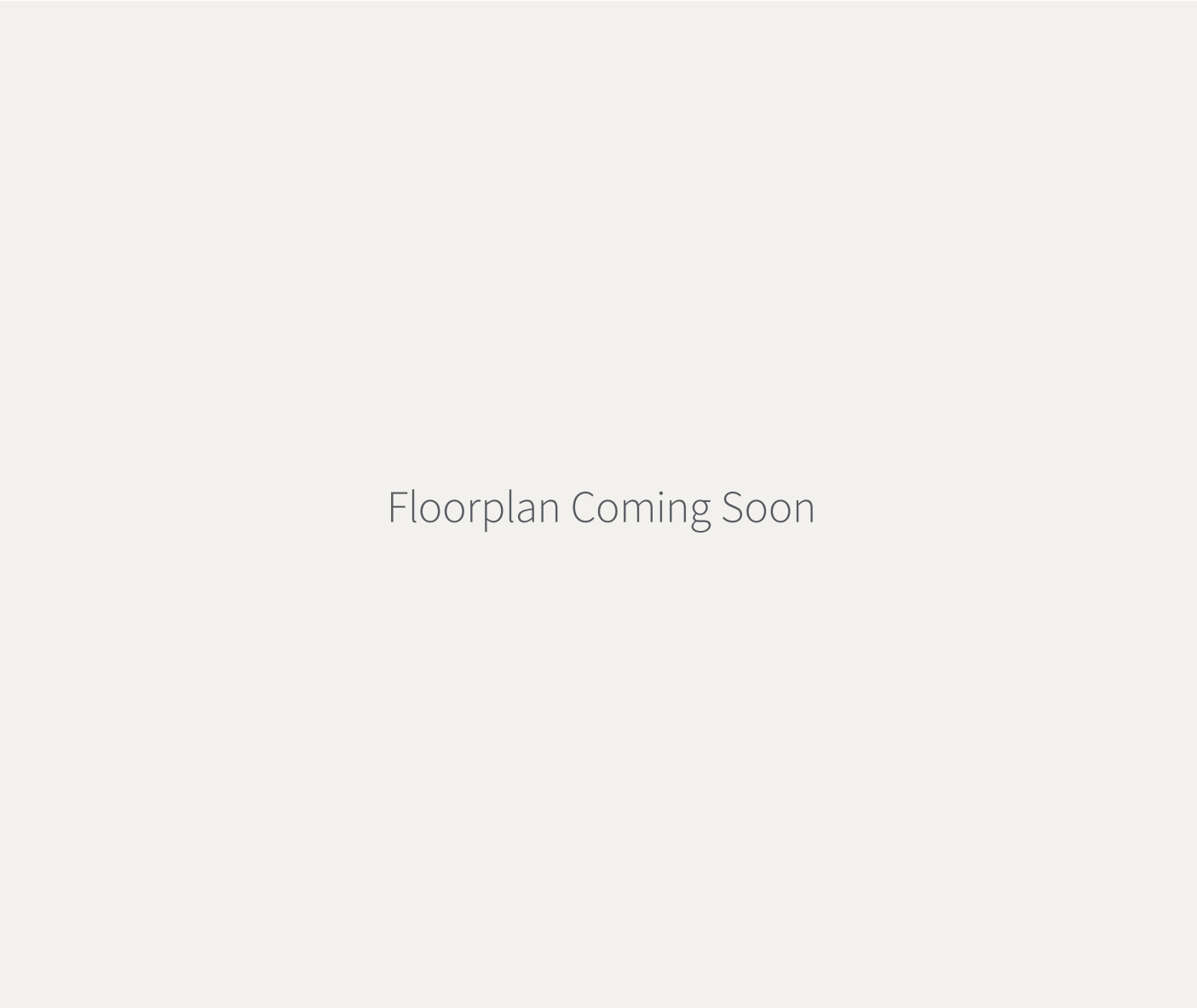
- Fully improved space – 1 enclosed office/ meeting room and open area



### 11th Floor

Suite 1150: 2,455 SF

- Fully built space with 6 offices, 1 boardroom, kitchen and storage room.
- Available April 1, 2024



## Food

- |                           |                             |
|---------------------------|-----------------------------|
| 1. Parliament Pub         | 12. Tim Hortons             |
| 2. Bridgehead             | 13. Sushi Kan 3             |
| 3. Milestones             | 14. Eggspectation           |
| 4. Metropolitan Brasserie | 15. Tosca                   |
| 5. Courtyard              | 16. Rangoon                 |
| 6. Sidedoor               | 17. Grounded Kitchen        |
| 7. Restaurant 18          | 18. Clocktower              |
| 8. Chez Lucien            | 19. Johnny Farina           |
| 9. Bier Markt             | 20. Beckta                  |
| 10. McDonald's            | 21. Royal Oak               |
| 11. Starbucks             | 22. Mamma Teresa Ristorante |




## Retail

- |                       |                      |
|-----------------------|----------------------|
| 1. Rideau Centre      | 5. Chapters          |
| 2. The Bay            | 6. Apple Store       |
| 3. LCBO               | 7. Marcello's Market |
| 4. Shoppers Drug Mart |                      |

## Services

- RBC
- CIBC
- Scotiabank
- TD Bank
- BMO
- Bank of Canada

## Other

-  Light Rail Station
-  Bus Stop
-  Parking

## Driving Times

Ottawa International Airport	20 mins
Parliament Hill	4 mins



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