

**AVISON  
YOUNG**

Superior office space for lease  
**176 Gloucester Street, Ottawa, ON**



**Virtual Tour**

**MICHAEL CHURCH**

Broker, Principal

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Platinum member

# Office space

## Property Highlights

- Core location office space in Downtown - Centertown at a very competitive Gross Rental Rates (Excellent value option)
- New upgraded elevator and entrance lobby
- Full floor availability and second floor is move-in ready
- Can subdivide second floor for smaller tenants
- Secure in-suite bicycle storage room
- Building facade signage available
- Modern, bright flex-office design layout and new roof 2018
- Four minutes walk to Parliament Hill LRT station
- Located along a prime retail corridor and five minutes walk to trendy Elgin Street (Retail, food service, transit at your doorstep)
- Additional Tenant Inducements available to qualified tenants with good covenants. Contact listing agent for greater details

## Net Rent

\$13.00 psf

## Starting Gross Rent

\$16.00 psf (annual with a minimum 60 month lease term)

## Additional Rent

\$14.64 psf (2022 estimate)

## Space Available

Suite 200	5,600 sf
Suite 305	1,100 sf
Suite 400	2,800 sf

## Availability

Immediately



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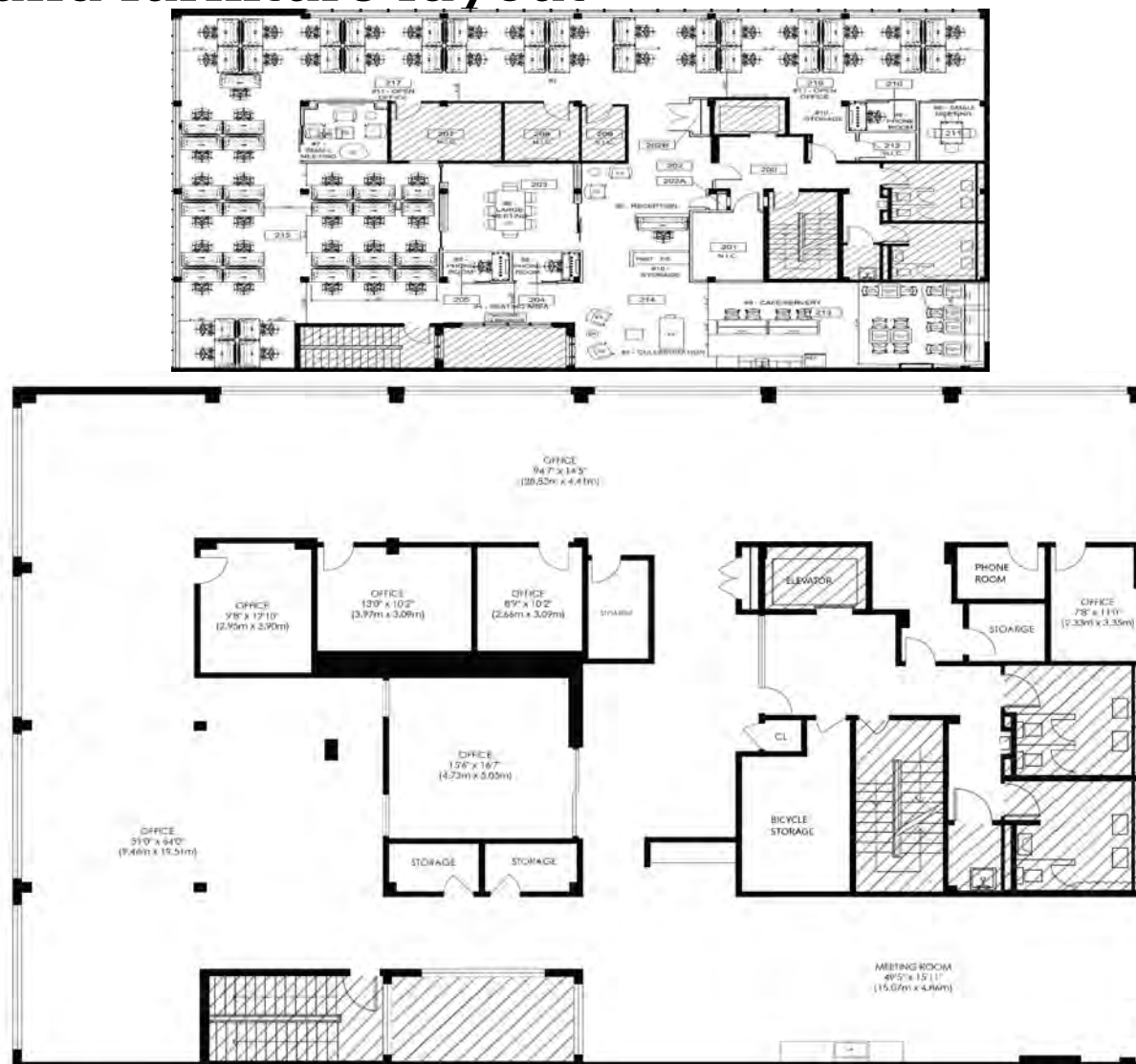
## AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP, BROKERAGE

45 O'Connor Street, Suite 800  
Ottawa, ON K1P 1A4  
+1 613 567 2680

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## Floor plan and furniture layout



Suite 200 – 5,600 sf (approximate, not to scale)

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# Gallery



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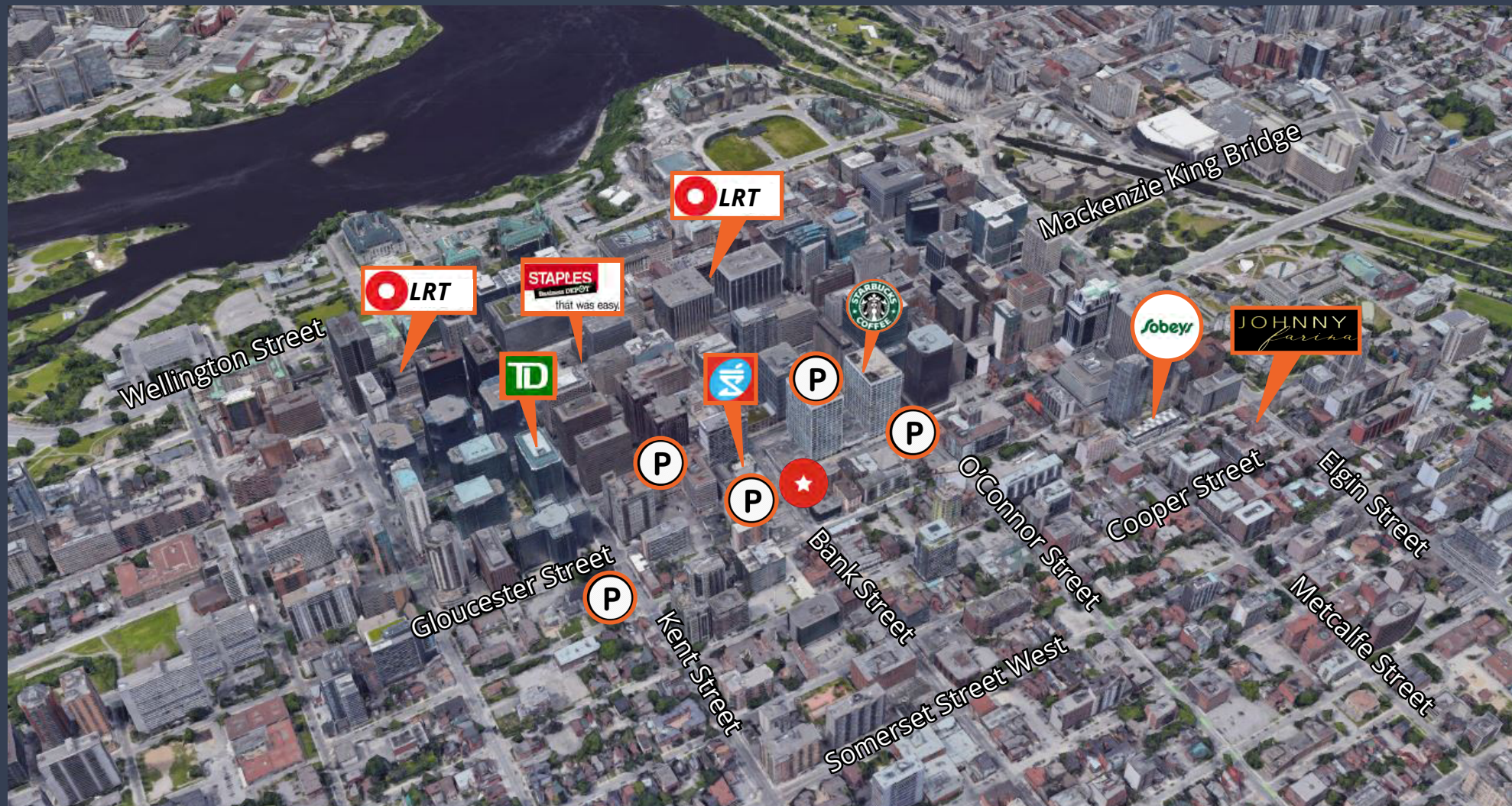
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# Location



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