



Colliers

For Lease

Bright, Fully Built-Out Office Space

90 George Street/135 Rideau Street

Ottawa | Ontario

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Accelerating success.

90 George Street/135 Rideau Street, Suite 302 & 305

Property Overview

Located in the heart of Ottawa's historic ByWard Market, 90 George/135 Rideau Street is a prestigious mixed-use building that offers exceptional visibility, upscale amenities, and a professional business environment - ideal for all types of users.

Address	135 Rideau Street/90 George Street		
Location	In the By-Ward Market between William and Dalhousie Street.		
Building Area	54,802 SF		
Rentable Area	Suite 302	2,551 SF	
	Suite 305	7,127 SF (demisable +/- 1,000 SF)	
Net Rent	\$18.00 PSF		
Additional Rent	\$23.19 PSF (2025)		
Parking	Secure underground parking garage		
Year Built	2008		
Available	Immediately		

Key Highlights



Located in
the ByWard
Market



Landmark
office building



Professionally
managed by
Huntington Properties



4 minutes
from Rideau
LRT stop



7 minutes
from
Highway 417



Surrounded by
Ottawa's best
restaurants, shops
and bars







Space Highlights

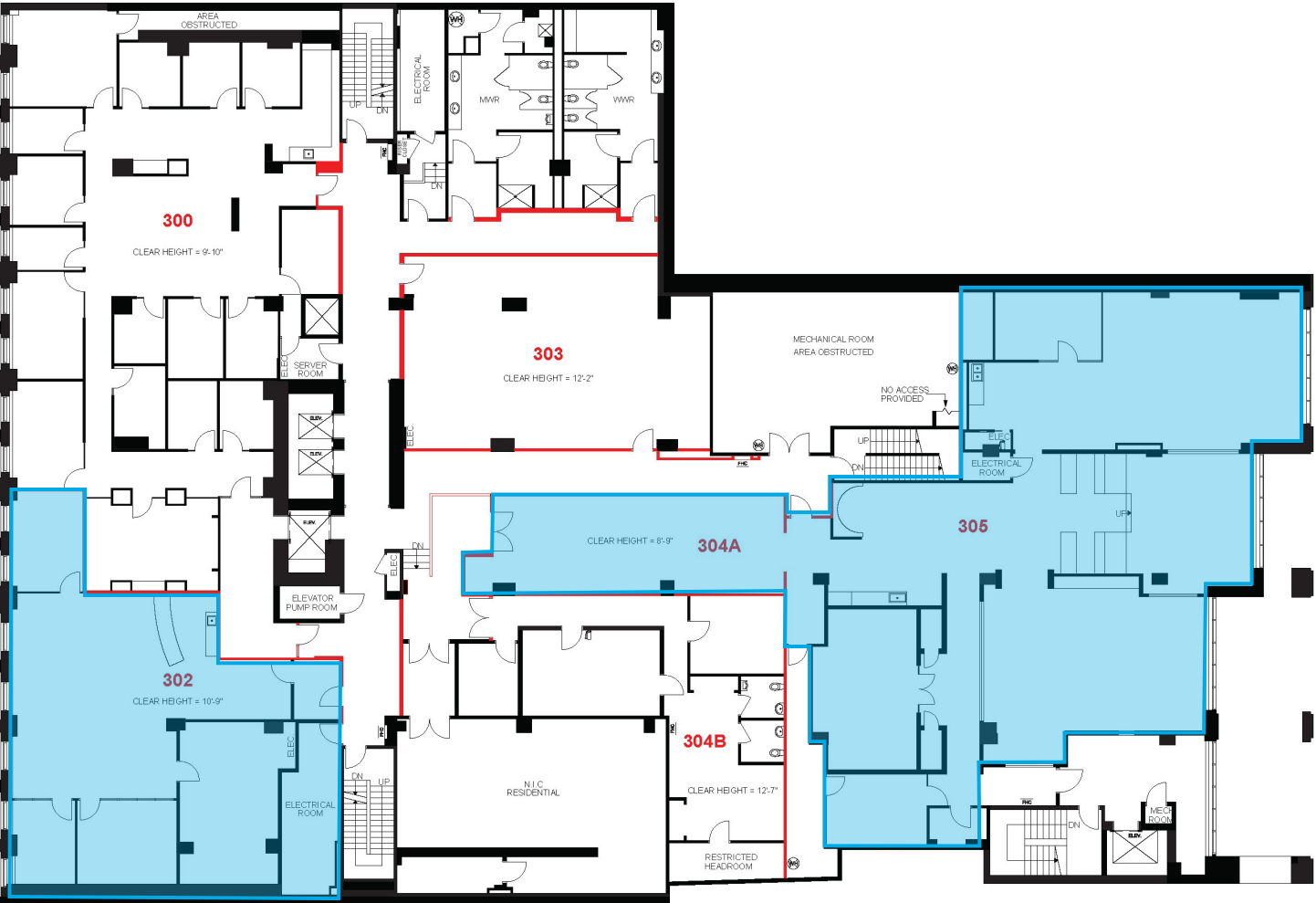
- **Suite 302:** Overlooking Rideau Street, private offices, meeting room, open concept work area, kitchenette and large windows
- **Suite 305:** Overlooking George Street with floor to ceiling windows, private offices, large boardroom, open concept work areas, kitchenette and large kitchen and dining area
- Exceptional visibility
- Entrances on Rideau and George Street
- Steps away from Parliament Hill, Rideau Centre and many of Ottawa's finest cultural attractions
- 24/7 building security and direct elevator access



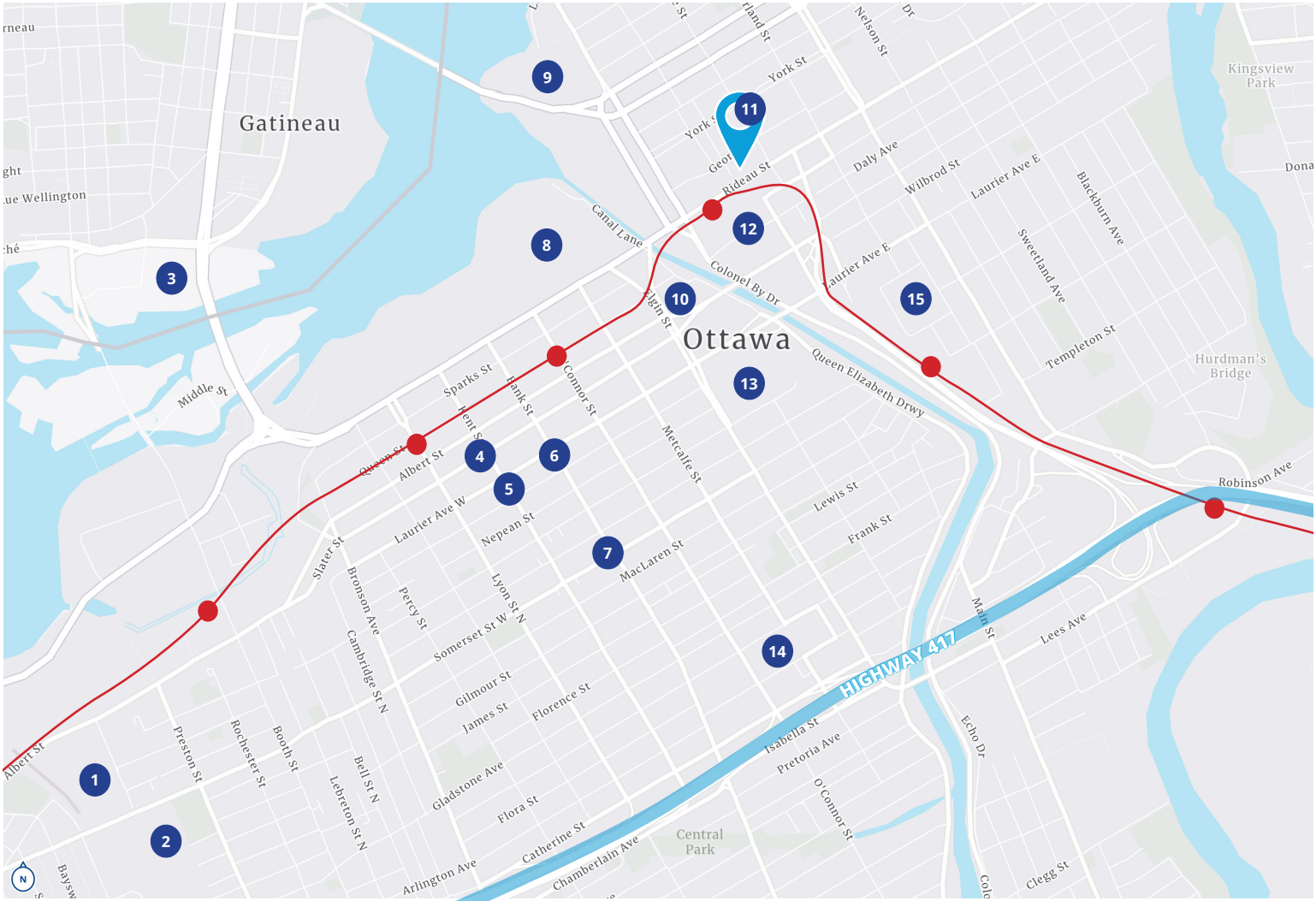
2,551 - 7,127
SF available

Floor Plan

Suite 302 & 305



Surrounding Amenities



90 George Street/135 Rideau Street | Ottawa, ON

1	Art is In Bakery
2	Little Italy
3	ZIBI Development
4	Starbucks
5	The Royal Oak

6	Shopper's Drugmart
7	Independent Grocer
8	Parliament Hill
9	National Art Gallery of Canada
10	National Arts Centre

11	ByWard Market
12	Rideau Centre
13	Ottawa City Hall
14	Canadian Museum of Nature
15	University of Ottawa



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