

Office Space For Lease

# Prime Downtown Location

## Come Join Top Tech Firms

200 Laurier Avenue West | Ottawa, ON



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Accelerating success.

# Property Overview

200 Laurier Avenue is cloaked in steel grey/black reflective glazing and has an aesthetic street presence on an important block of real estate west of Metcalfe Street in Ottawa's downtown core. Large windows on each floor allowing lots of natural light to enter each floor. Views of terrace, street and sunny skies to the south.

<b>Address</b>	200 Laurier Avenue West, 8 <sup>th</sup> Floor	
<b>Location</b>	Located downtown in Ottawa, Ontario	
<b>Parking</b>	On-site parking available	
<b>Rentable Area</b>	8 <sup>th</sup> Floor	7,081 SF
<b>Net Rent</b>	\$35.00 PSF/Semi-Gross	
<b>Available</b>	Immediately	

- At base build
- Building has new showers & change room
- Newly renovated lobby & bathrooms
- New elevators
- On-site hair salon/cafe
- Dedicated storage available

## Comments

## Key Highlights



Wheelchair accessibility on all levels



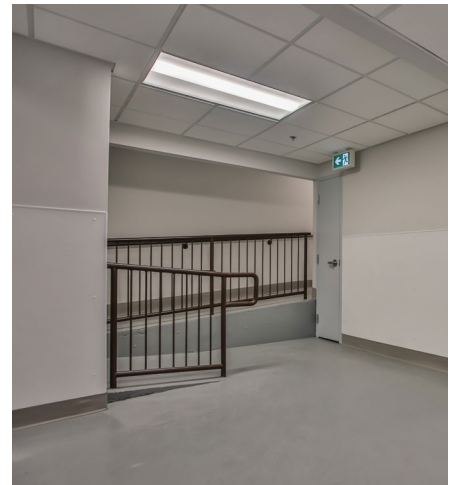
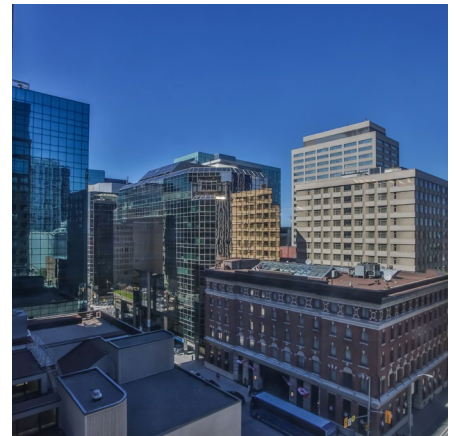
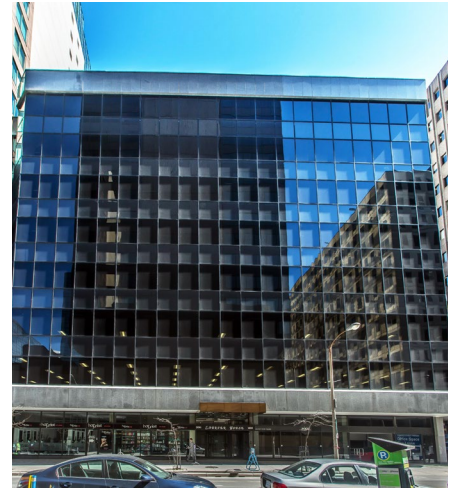
Bike lane along Laurier Avenue



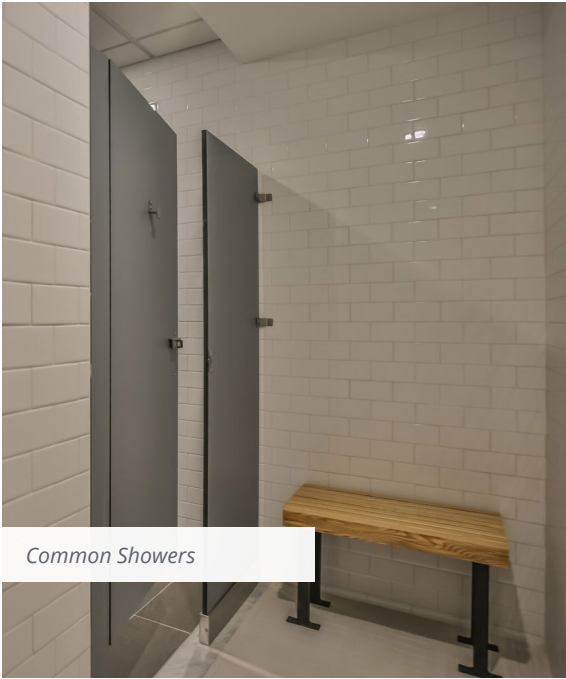
Only 10 minutes from LRT Parliament Station



Lots of amenities within walking distance



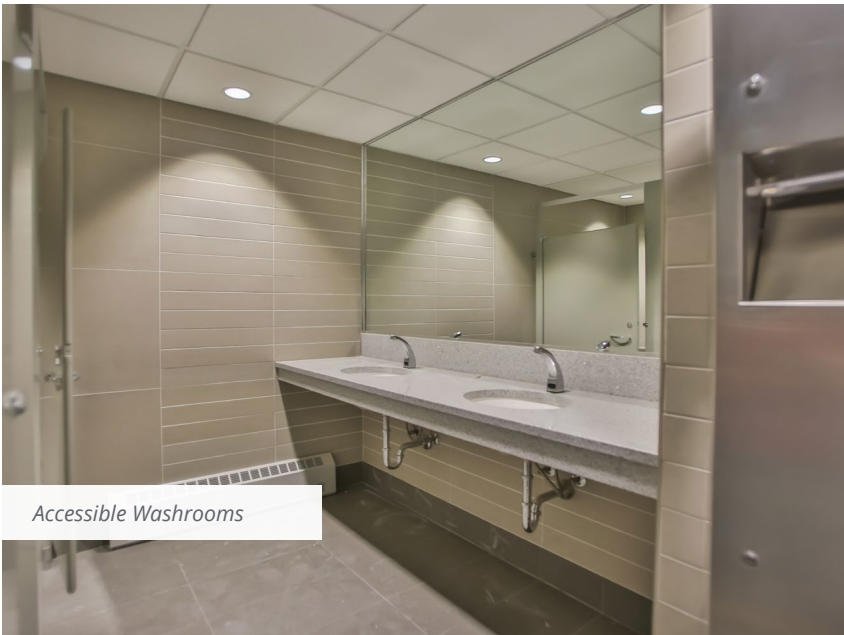




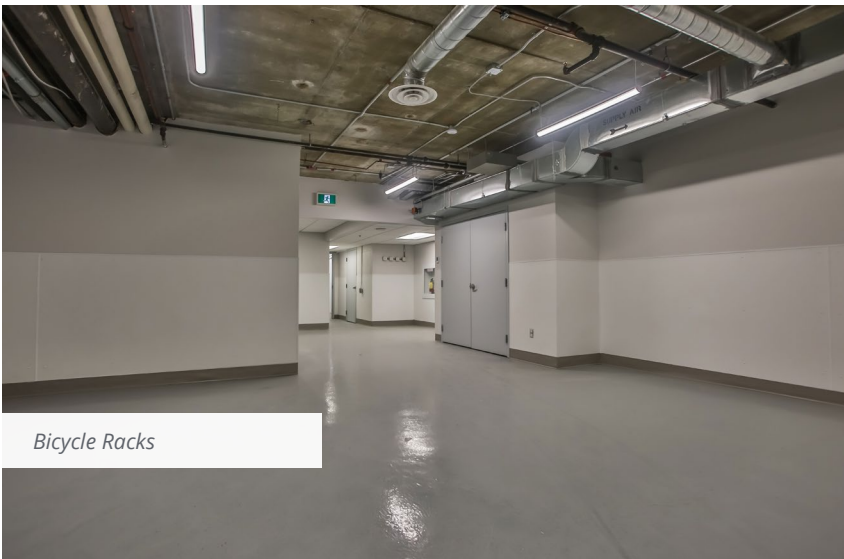
Common Showers



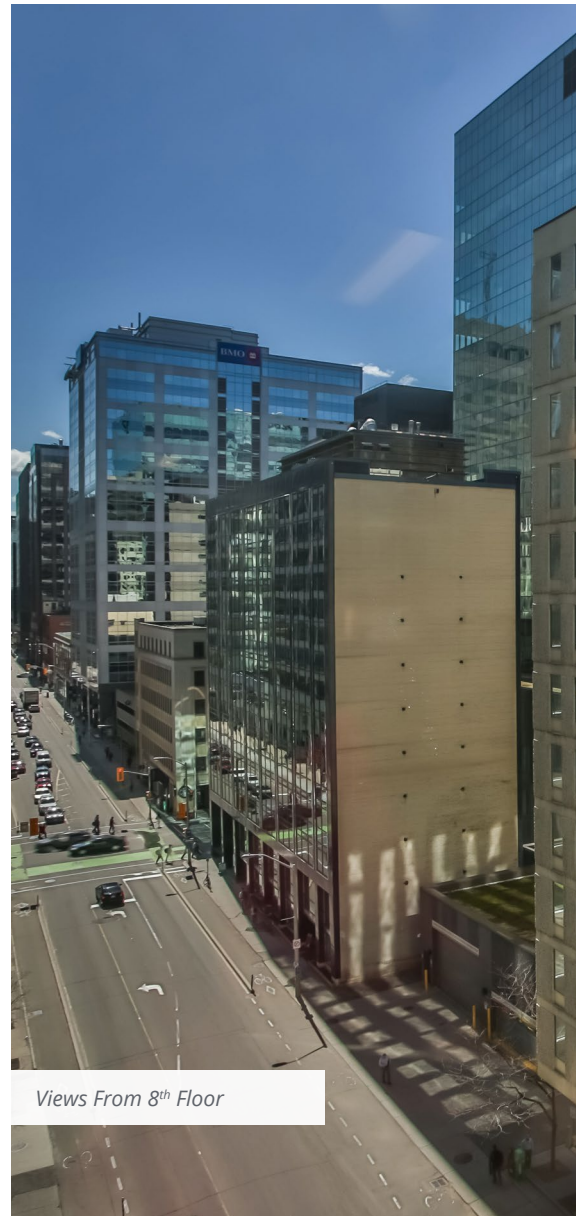
200 Laurier Avenue West



Accessible Washrooms



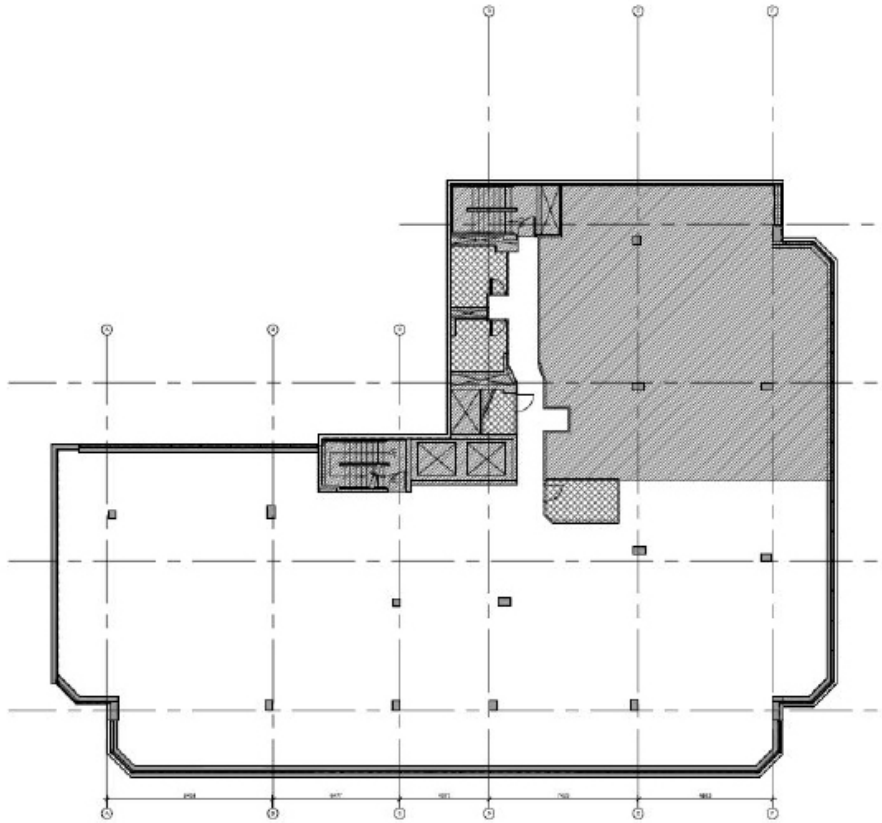
Bicycle Racks



Views From 8th Floor



# Floor Plan



## Available Space

**7,081 SF available**

2<sup>nd</sup> Floor: 9,534 SF

3<sup>rd</sup> Floor: 9,535 SF

4<sup>th</sup> Floor: 9,532 SF

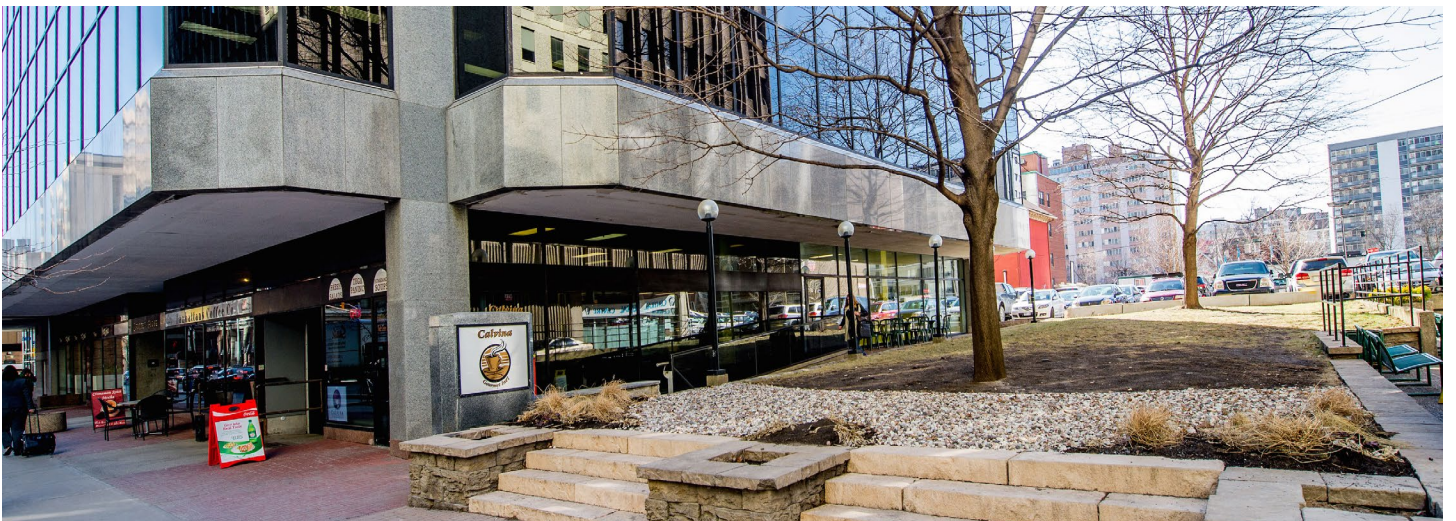
5<sup>th</sup> Floor: 9,514 SF

6<sup>th</sup> Floor: 9,514 SF

7<sup>th</sup> Floor: 9,537 SF

8<sup>th</sup> Floor: 7,081 SF

**Leased**










**Location:**

The 8 storey building is located in the downtown core near the corner of Metcalfe Street on Laurier Avenue West, with quick access to Highway 417.

**Amenities:**

Situated in the downtown core in close proximity to a variety of amenities within walking distance such as; Rideau Centre & Byward Market.

**Travel Scores**

	<b>Bike Score</b>	<b>97</b>
	<b>Walk Score</b>	<b>98</b>
	<b>Transit Score</b>	<b>93</b>





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