



Highlights

- Below market rental rates starting at less than \$30.00 psf Gross
- Historical Downtown property
- Individual floor heating system
- Fully modernized Elevator and HVAC systems
- Parking available
- On-site fitness gym and showers
- Property management on-site
- Furnished or not options at the tenants discretion

Michael Church
Broker, Principal
D +1 613 567 6634
michael.church@avisonyoung.com

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Location

Located in the downtown core. About a five minute walk to the Parliament Hill LRT Station.

Available Space

Suite 100 — up to 2,500 sf - **LEASED**
Suite 201 — up to 1,500 sf - **LEASED**
Suite 500 5,081 sf (approx.) - 30 days notice
Suite 600 5,081 sf (approx.) - 60 days notice

Asking Rent

Contact Listing Agent

Floorplan

Office Space For Lease
171 Nepean Street, Ottawa, ON

Suite 500 - 5,081 sf



Virtual Tour

(Approximately, not to scale)



**AVISON
YOUNG**

Michael Church
Broker, Principal
D +1 613 567 6634

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 696 2763

Floorplan

Office Space For Lease

171 Nepean Street, Ottawa, ON

Suite 600 - 5,081 sf



(Approximately, not to scale)

[Virtual Tour](#)



**AVISON
YOUNG**

Michael Church
Broker, Principal
D +1 613 567 6634

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 696 2763

Gallery

Office Space For Lease 171 Nepean Street, Ottawa, ON



**AVISON
YOUNG**

Michael Church
Broker, Principal
D +1 613 567 6634

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 696 2763

Location Map

Office Space For Lease 171 Nepean Street, Ottawa, ON



**AVISON
YOUNG**

Michael Church
Broker, Principal
D +1 613 567 6634

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 696 2763

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.