

#### **Office Space For Lease**

171 Nepean Street, Ottawa, ON







### 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

#### 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 ST - 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** 

#### **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

## Floorplan

## **Office Space For Lease**

171 Nepean Street, Ottawa, ON

Suite 500 - 5,081 sf



Virtual Tour

(Approximately, not to scale)









AVISON YOUNG

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#### Suite 600 - 5,081 sf





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# Gallery

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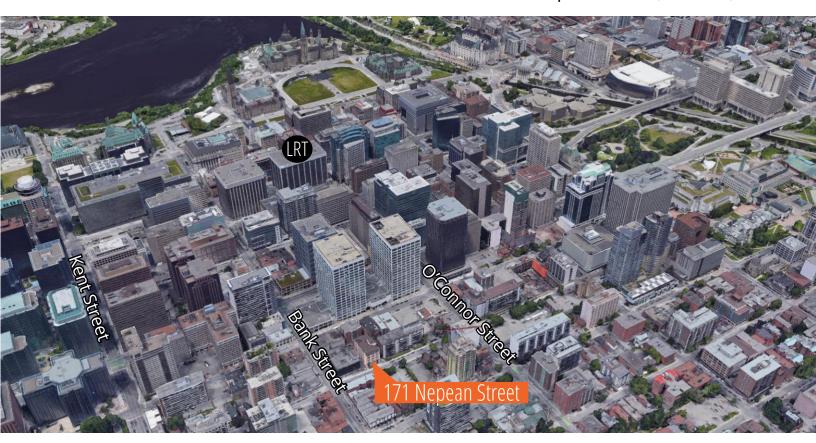
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# **Location Map**

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