

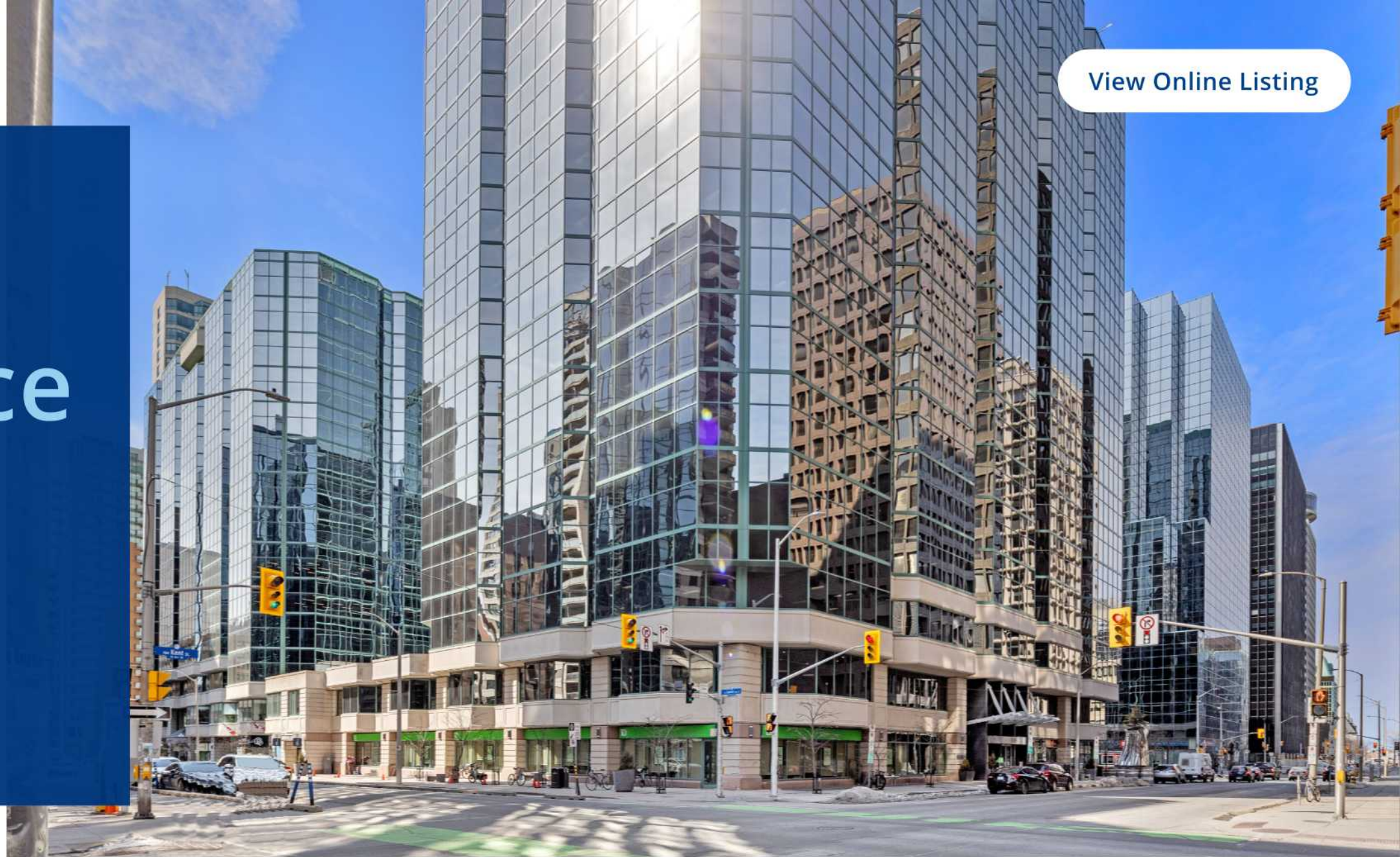
For Lease

# The Minto Place

Bright and Professional  
Office Opportunities!

180 Kent Street &  
427 Laurier Avenue

[View Online Listing](#)



Ottawa | Ontario

**Jessica Whiting\***

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Accelerating success.

\* Sales Representative



# Property Overview

*This is the best place to expand your business  
- right in the heart of Ottawa.*

<b>Address:</b>	427 Laurier Avenue	
<b>Building Size:</b>	378,945 SF	
<b>Rentable Area:</b>	Suite 300	17,388 SF
	Suite 1200	14,148 SF
<b>Net Rent:</b>	Contact listing agent	
<b>Additional Rent:</b>	\$19.07 PSF (2023)	
<b>Available:</b>	Immediately	

<b>Address:</b>	180 Kent Street	
<b>Building Size:</b>	208,646 SF	
<b>Rentable Area:</b>	Suite 1500	20,794 SF
	Suite 1600	20,794 SF
<b>Additional Rent:</b>	\$17.25 PSF (2023)	
<b>Available:</b>	Immediately	



Underground parking available

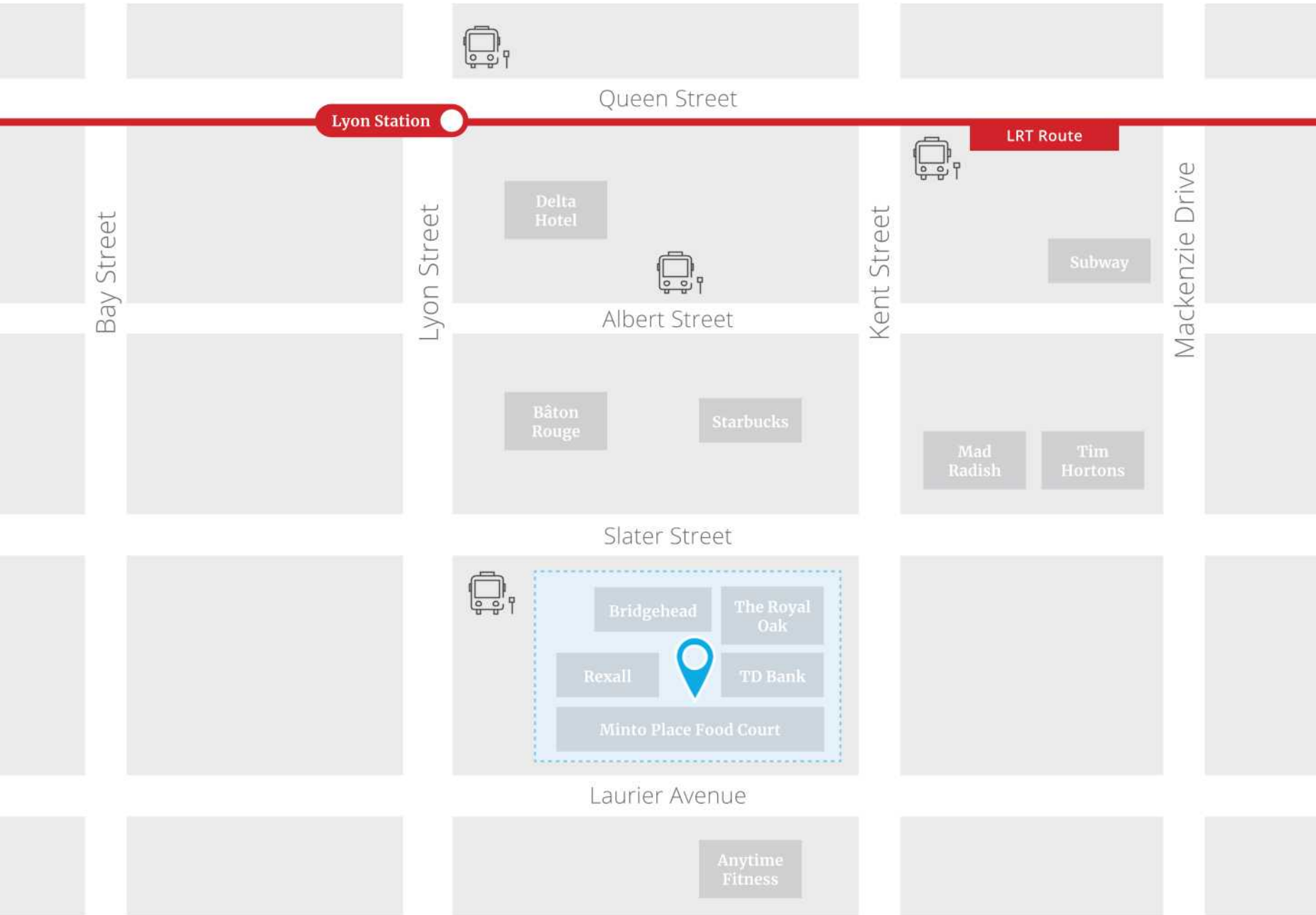


Amenity rich location



3 minute drive to Highway 417

# Immediate Area & Building Specifications



Demographics  
5km Radius



Total  
Population

**237,641**



Average  
Household Size

**1.9**



Average  
Age

**41.8**



Average Household  
Income

**\$106,629.73**



Average Household  
Expenditure

**\$109,550**

## Travel Distances

Highway 417	1.2 km   3 Min
Gatineau, Quebec	9 km   13 Mins
Nepean, Ottawa	12 km   20 Mins
Kanata, Ottawa	20 km   18 Mins
Ottawa International Airport	12 km   15 Mins



Bike Score

**98**



Transit Score

**90**



Walk Score

**97**



# Available Space

## 427 Laurier Avenue

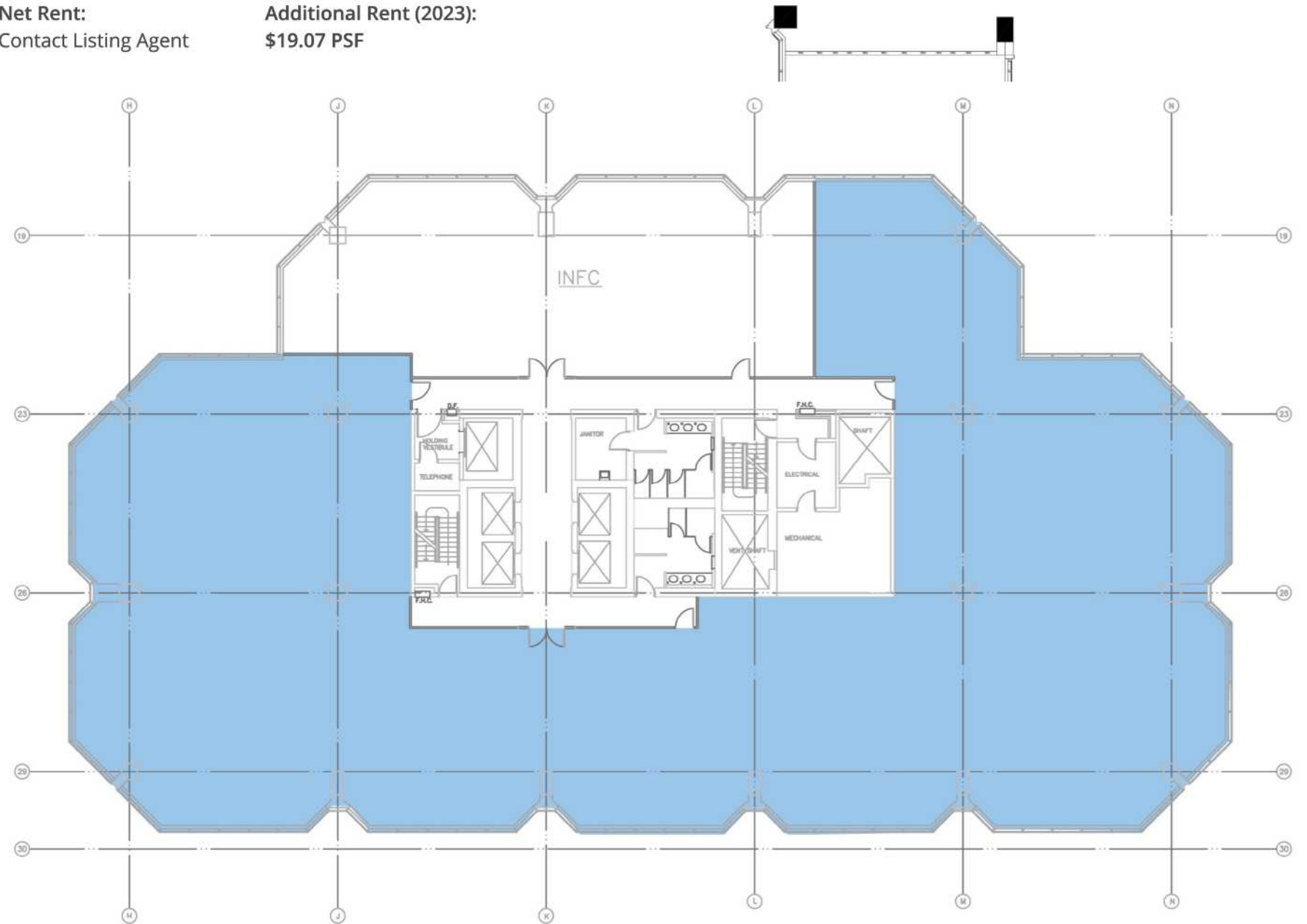
Suite 1200 - 14,148 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2023):  
\$19.07 PSF

Roll over to view the floorplan

14th Floor	
13th Floor	
12th Floor	<b>Suite 1200</b> 14,148 SF Available Immediately
11th Floor	
10th Floor	
9th Floor	
8th Floor	
7th Floor	
6th Floor	
5th Floor	
4th Floor	
3rd Floor	<b>Suite 300</b> 17,388 SF Available Immediately
2nd Floor	
1st Floor	



# Available Space

Roll over to view the floorplan

19th Floor	
18th Floor	
17th Floor	
16th Floor	<b>Suite 1600</b> 20,794 SF Available Immediately
15th Floor	<b>Suite 1500</b> 20,794 SF Available Immediately
14th Floor	
13th Floor	
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	
7th Floor	
6th Floor	
5th Floor	
4th Floor	
3rd Floor	
2nd Floor	
1st Floor	

## 180 Kent Street

Suite 1600 - 20,794 SF

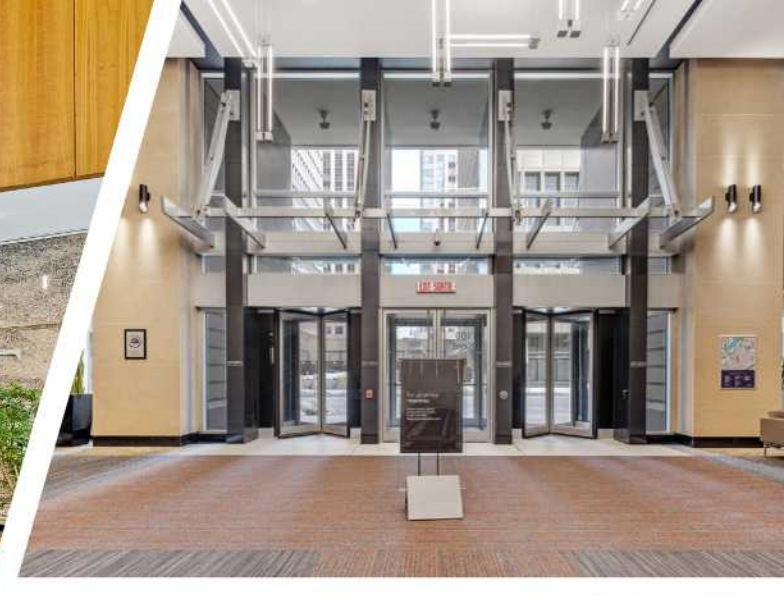
**Net Rent:**  
Contact Listing Agent

**Additional Rent (2023):**  
\$17.25 PSF





180 Kent Street - Atrium





180 Kent Street - Suite 1500





180 Kent Street - Suite 1600







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## The Minto Place | Ottawa, ON

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