

For Lease

CBRE

Office Space & Ground Floor Retail

Immediate Availability

Broker Incentive

Qualifying 5-year deals will receive a
\$1.00 per square foot VISA debit card

251 Laurier Avenue West
Ottawa, Ontario

Boutique Downtown Office Complex



Office & Retail Space

251 Laurier Avenue West

Convenient & Accessible

Centrally located in Downtown Ottawa, 251 Laurier Avenue West offers a great opportunity for a variety of office and retail users. The location provides easy access to numerous amenities, public transit including the Parliament LRT Station located only 300 metres North. Signage opportunity for the ground floor restaurant and office/retail space. Parking is available in the area. INDIGO has approximately 600 stalls at 5 locations on the same block. Landlord can help secure on behalf of the tenant (charge back into lease) if required. [View Parking Map Here](#)

Property Details

SUITE	SIZE (SF)	NET RENT (PSF)	ADDITIONAL RENT (PSF/EST. 2024)	SUITE COMMENTS
Retail				
101	950	Contact	\$20.66	Inline ground floor unit with great Laurier frontage, currently improved as an optometrist clinic
Office				
600	5,489	Contact	\$20.66	Full floor office space available 04/01/2024
700	5,489	Contact	\$20.66	Full floor office space available 10/01/2024
900	5,489	\$21.00	\$20.66	Full floor office space, partial build-out
1000	2,300	Contact	\$20.66	Office space available 04/01/2024



Building Photos



Office Space

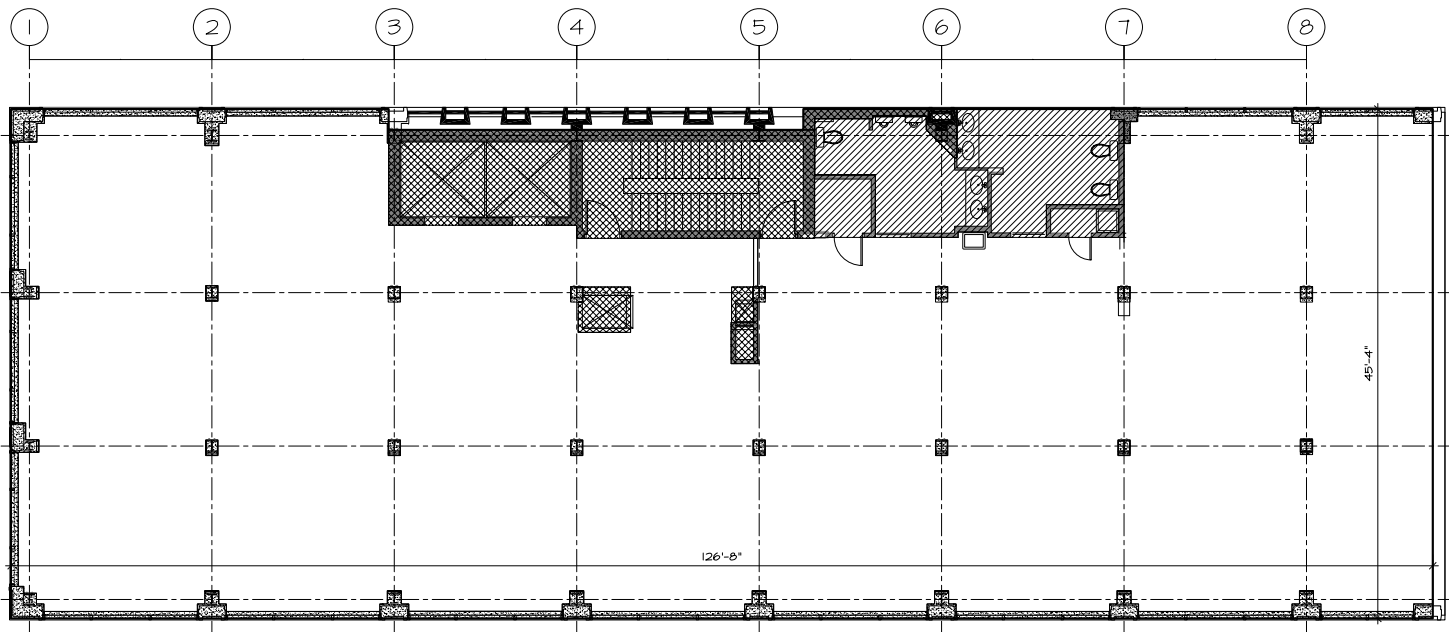
251 Laurier Avenue West



For Lease

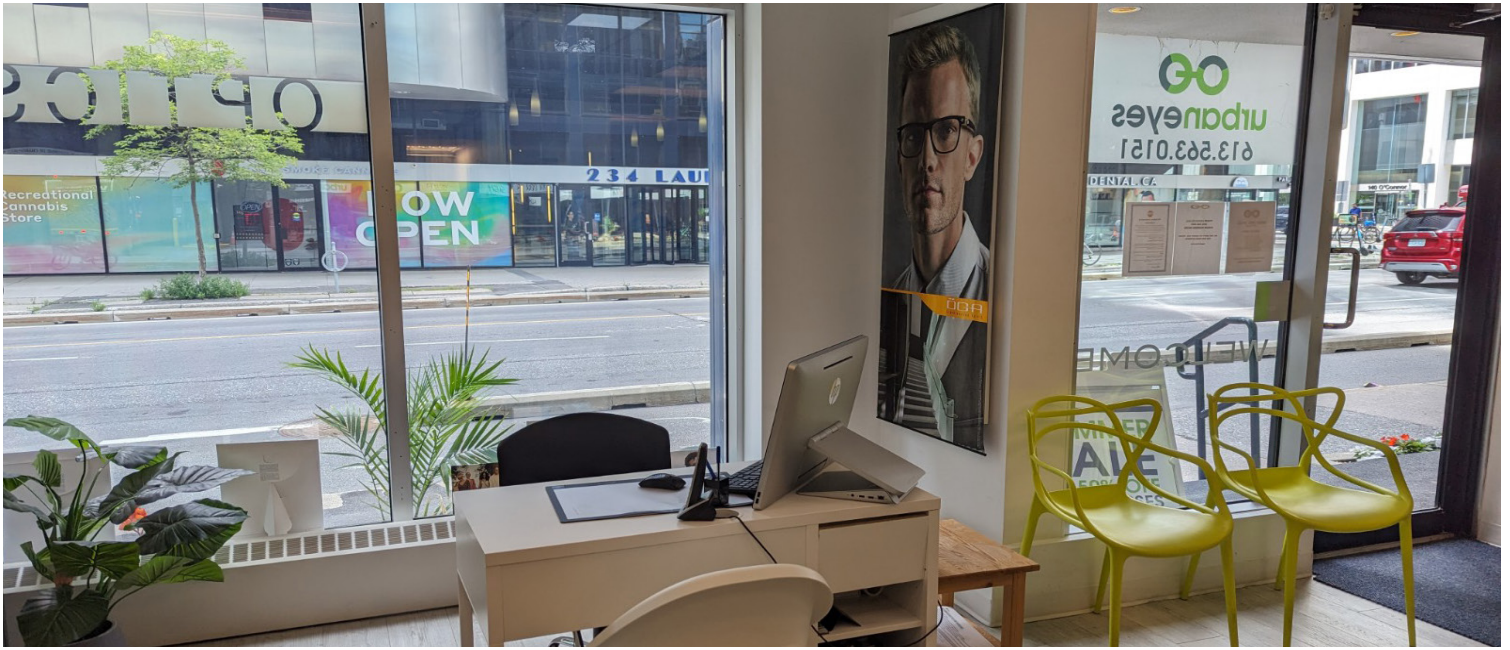


Typical Office Floor Plan



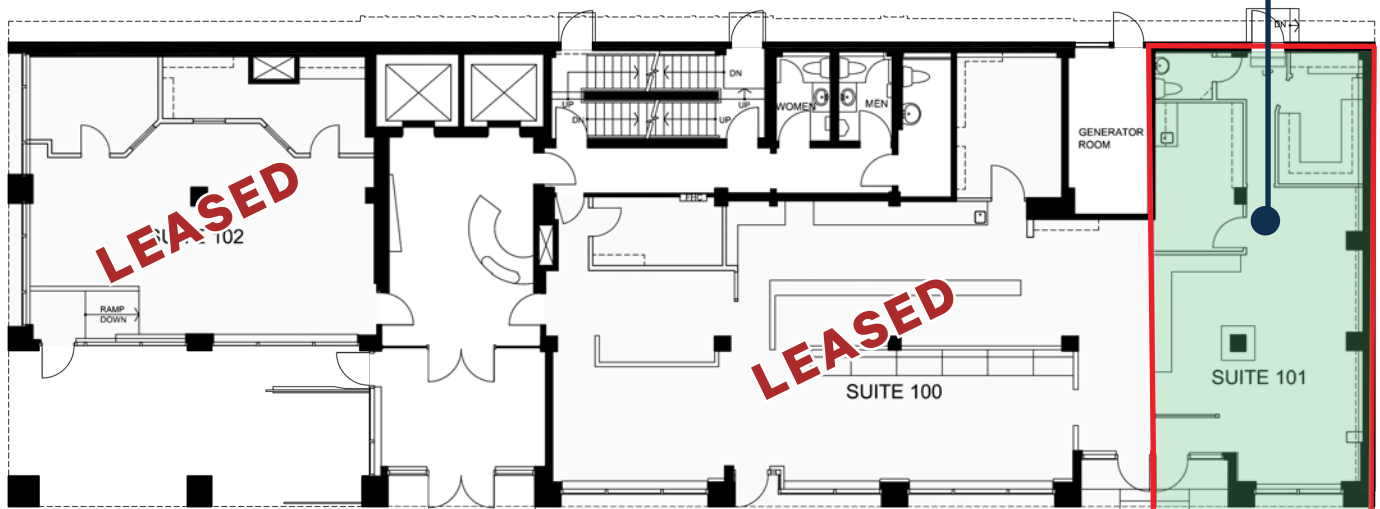
Retail Space

251 Laurier Avenue West



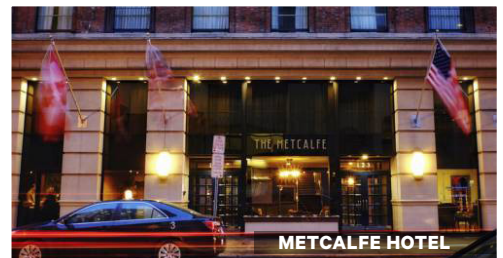
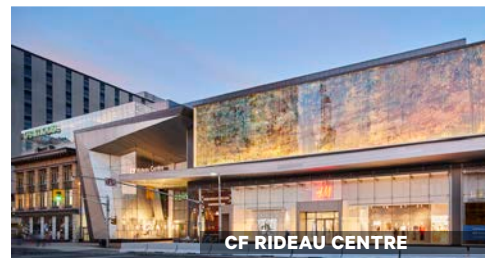
Retail Ground Floor Plan

Suite 101 | 951 SF



Access and Amenities

251 Laurier Avenue West occupies a prime location in the downtown core, benefitting from direct proximity to Ottawa's major shopping destinations, fine dining, entertainment venues, government buildings, historic landmarks and municipal parks. Within a ten-minute walking radius lies multiple national landmarks including Parliament Hill, the Centennial Flame, the Supreme Court, Confederation Park and multiple museums. Also within walking distance lies the CF Rideau Centre, Ottawa's premier shopping destination. Just east of the Property, easily accessible by transit, lies the Byward Market – a historic market and focal point that features a diverse assortment of foods, services and entertainment.



Location Map

251 Laurier Avenue West

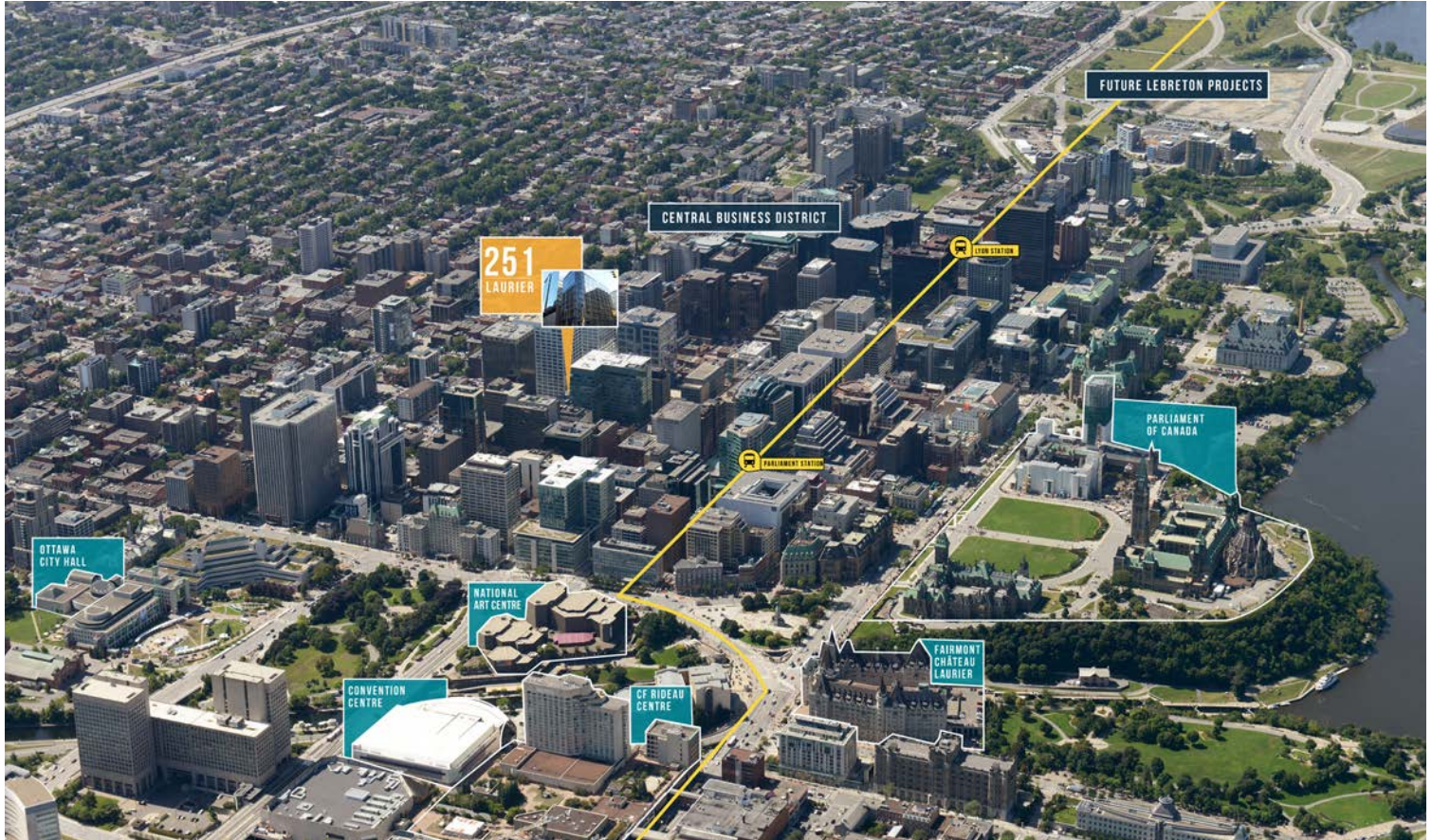
For Lease



PARLIAMENT LRT
4 MINUTE WALK | 300m



PARLIAMENT HILL
6 MINUTE WALK | 500m



BUS ROUTES

- 6** Greenboro - Rockcliffe
- 7** Carleton - St. Laurent
- 11** Parliament - Bayshore



ACCESS TO HIGHWAY 417
3 MINUTE DRIVE | 1.3km

Contact Us

Brandon Yuke*

Vice President
T: +1 613 788 2760
E: brandon.yuke@cbre.com

Jamie Boyce*

Senior Vice President
T: +1 613 788 2747
E: jamie.boyce@cbre.com

CBRE Limited

Real Estate Brokerage
340 Albert Street, Suite 1900
Ottawa, ON K1R 7Y6

*Sales Representative

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