

For Lease

220 Laurier Ave W

Ottawa, ON



Contact

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127,000
Total SF



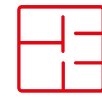
\$18.40
Additional Rent
(2024)



15
Floors



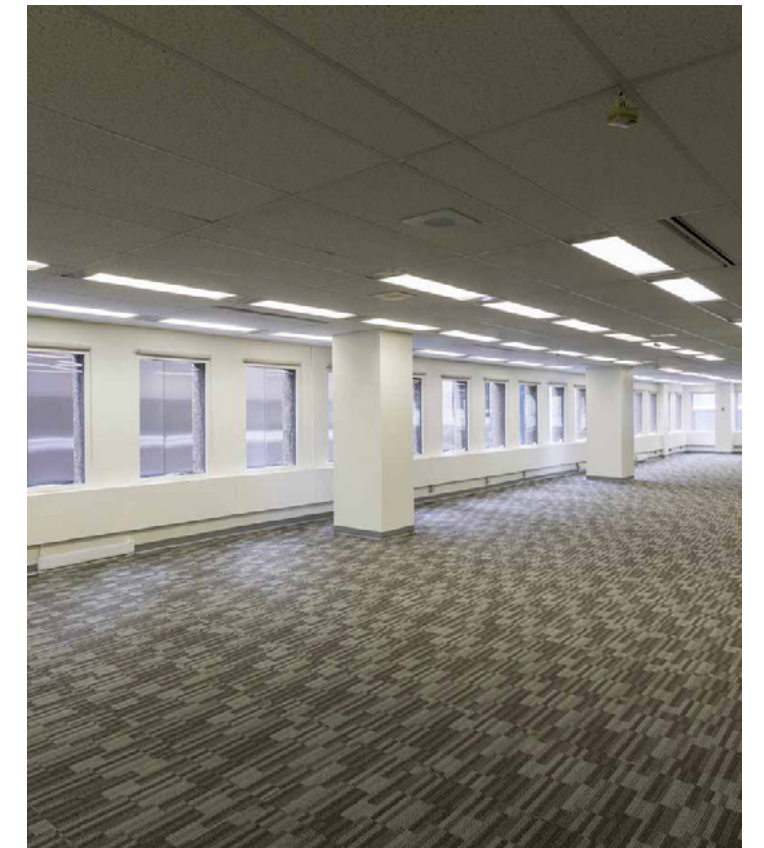
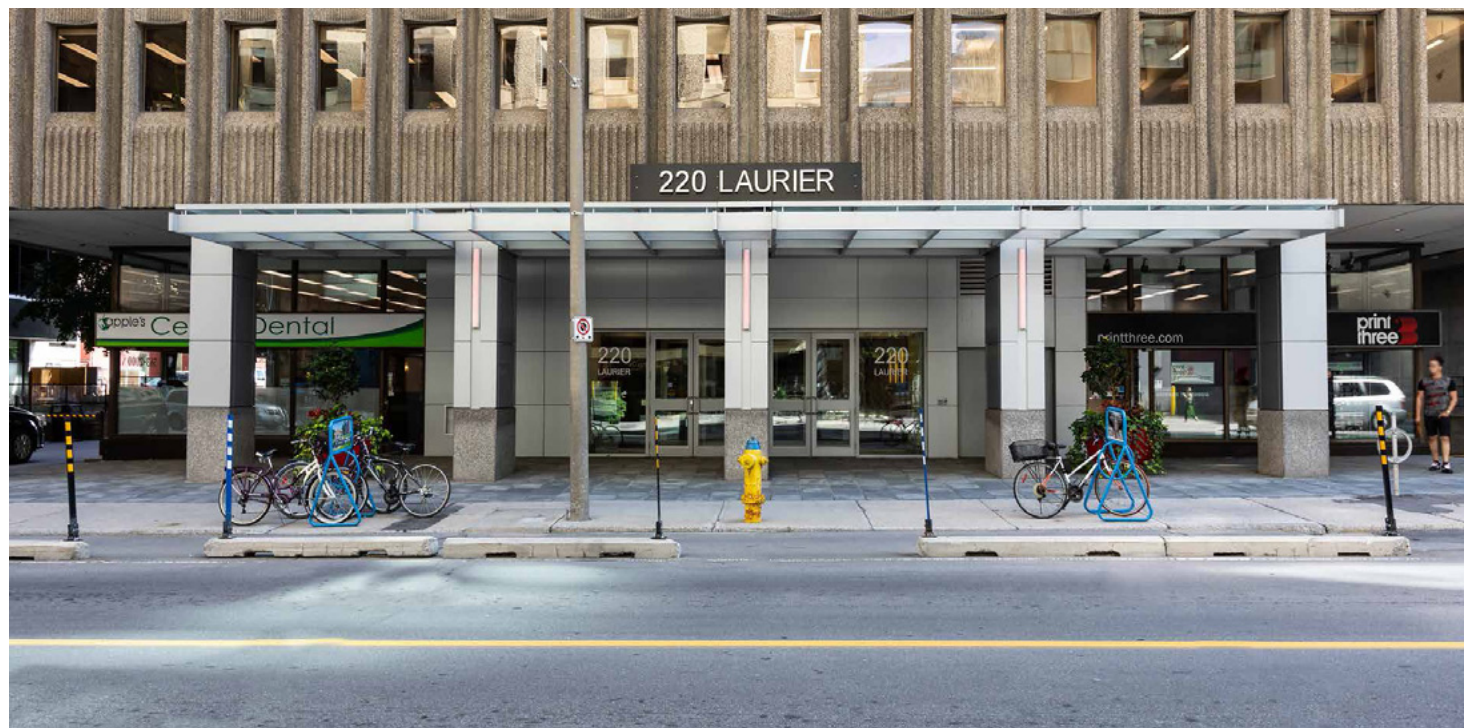
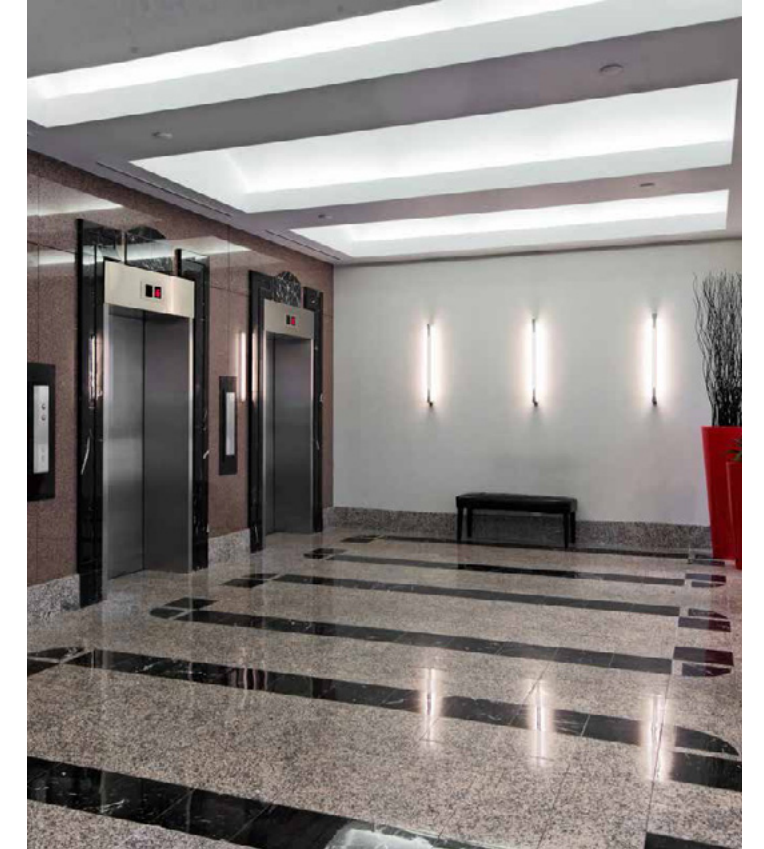
Certified
BOMA BEST



Open, efficient
and flexible
floor plates

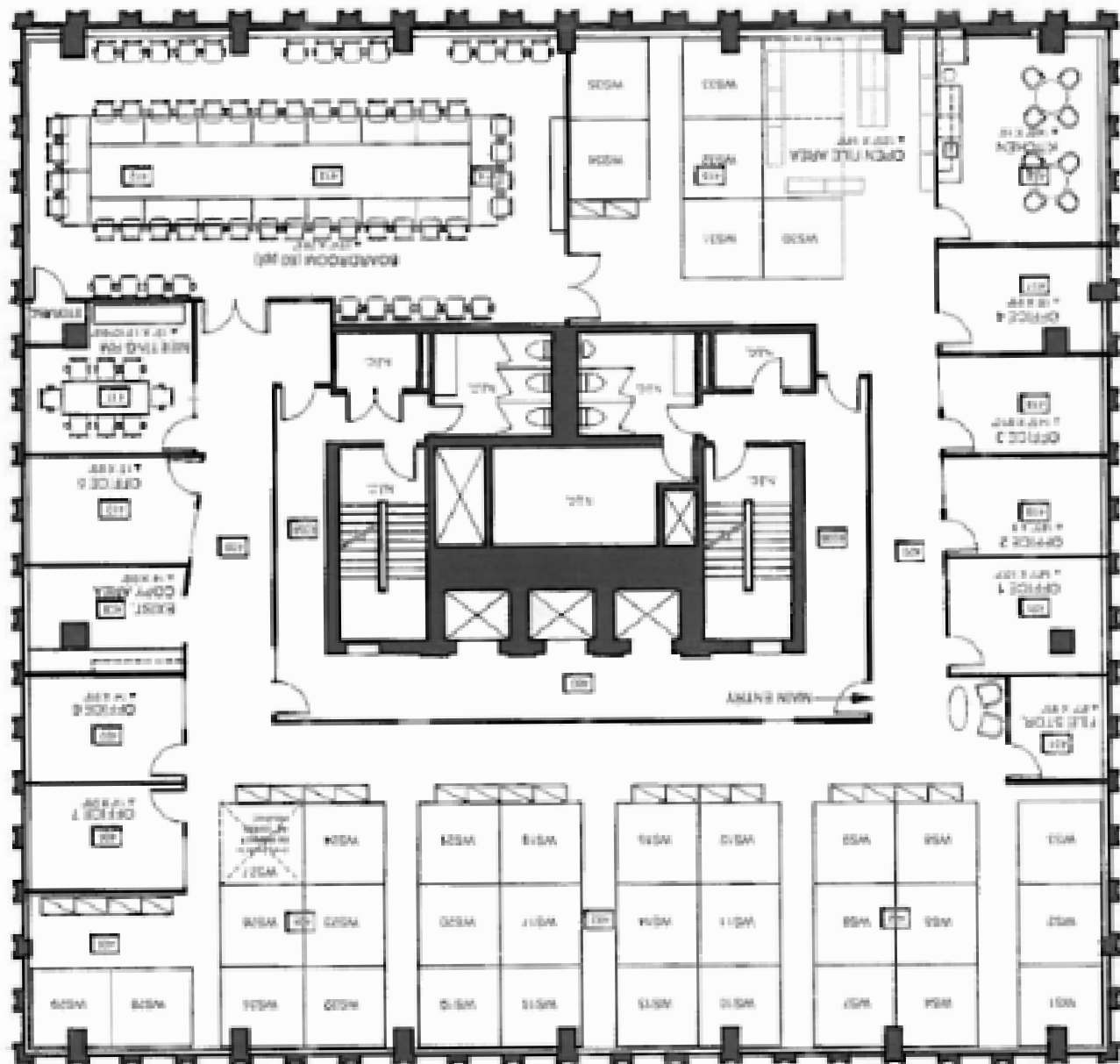
Features

- Recently renovated lobby and elevator system
- Washroom upgrades (completed in 2019)
- 24-hour access card system
- On-site tenant exclusive conference centre
- Three levels of tenant exclusive underground parking with 1 EV charging station
- Secured bicycle racks in underground parking garage
- Private on-site shower facilities



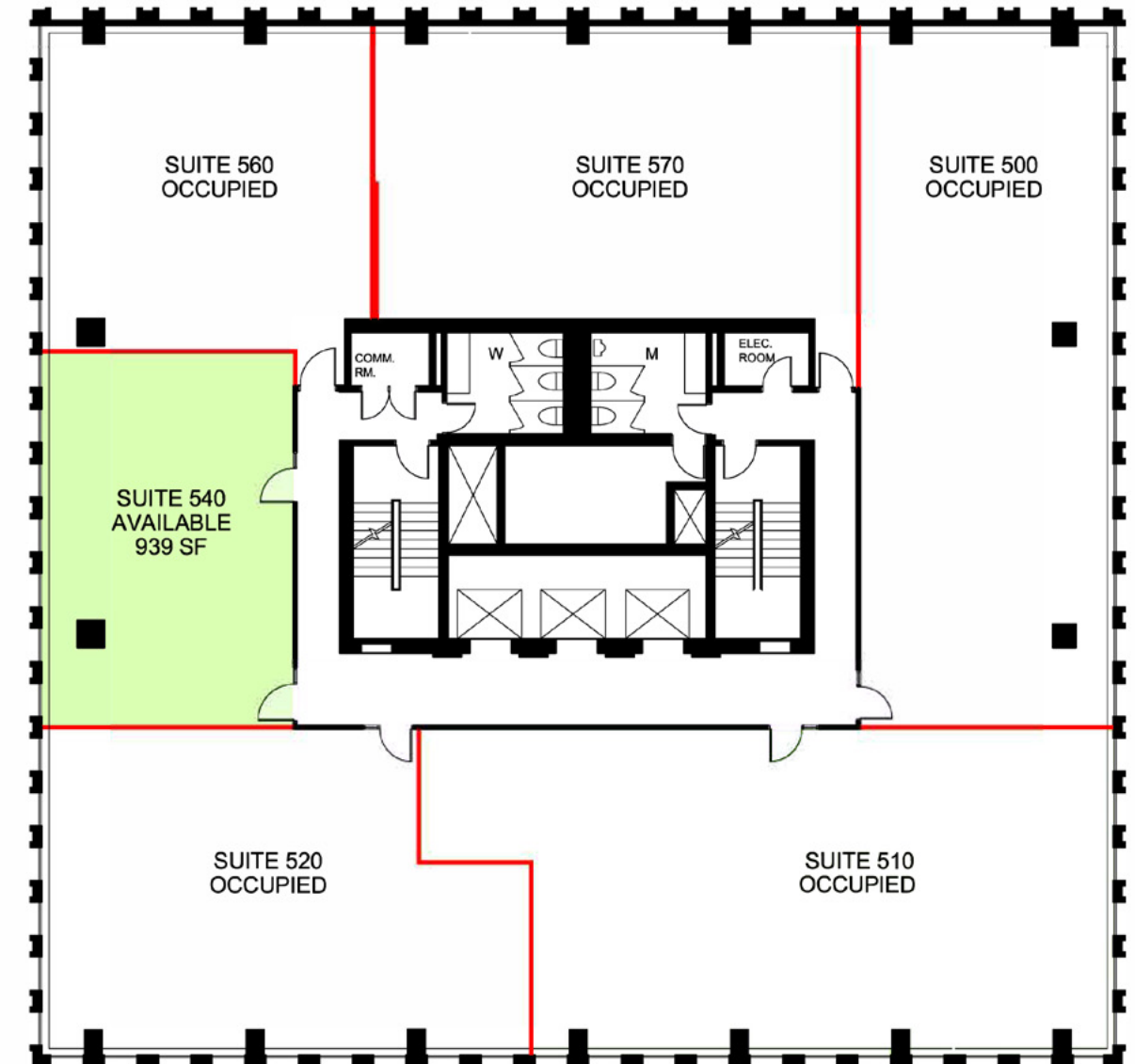
Suite 400: 8,690 SF

- Full floor opportunity, can be demised to 3,500 SF
- Mix of open and closed offices



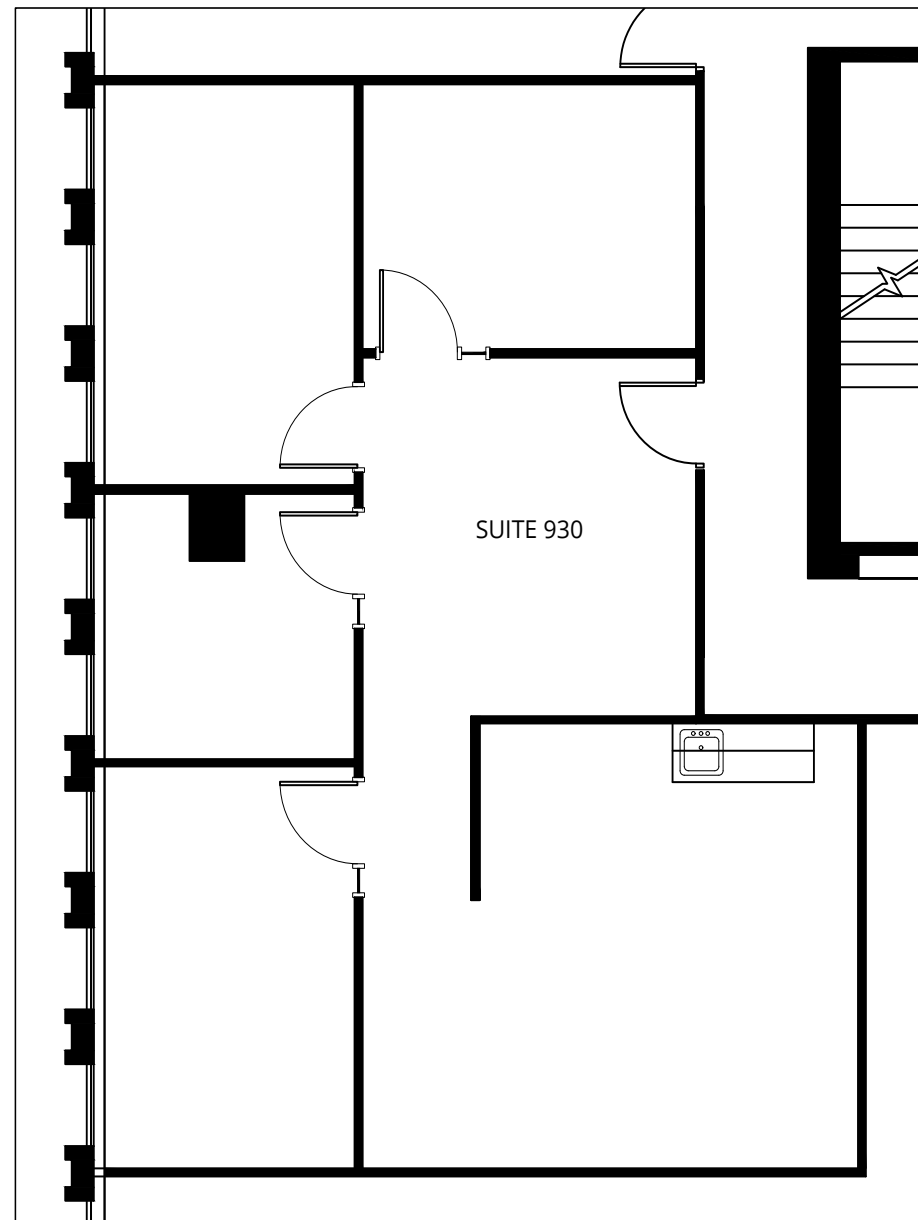
Suite 540: 939 SF

- Open concept space with kitchenette



Suite 930: 1,207 SF

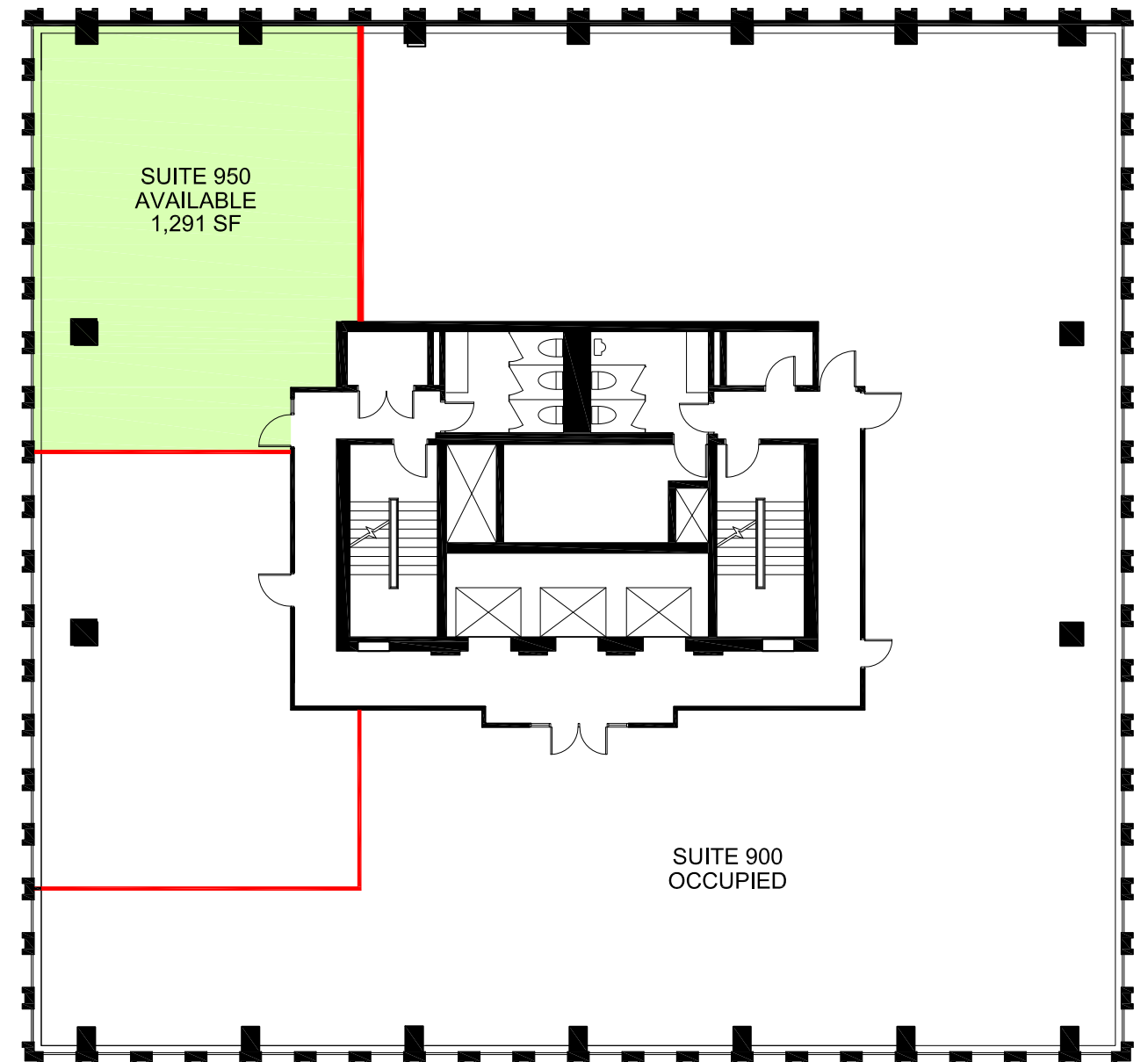
- Fully built space with 4 offices, 1 meeting room, reception and kitchenette
- Contiguous with Suite 950 (2,498 sfr)



Suite 950: 1,291 SF

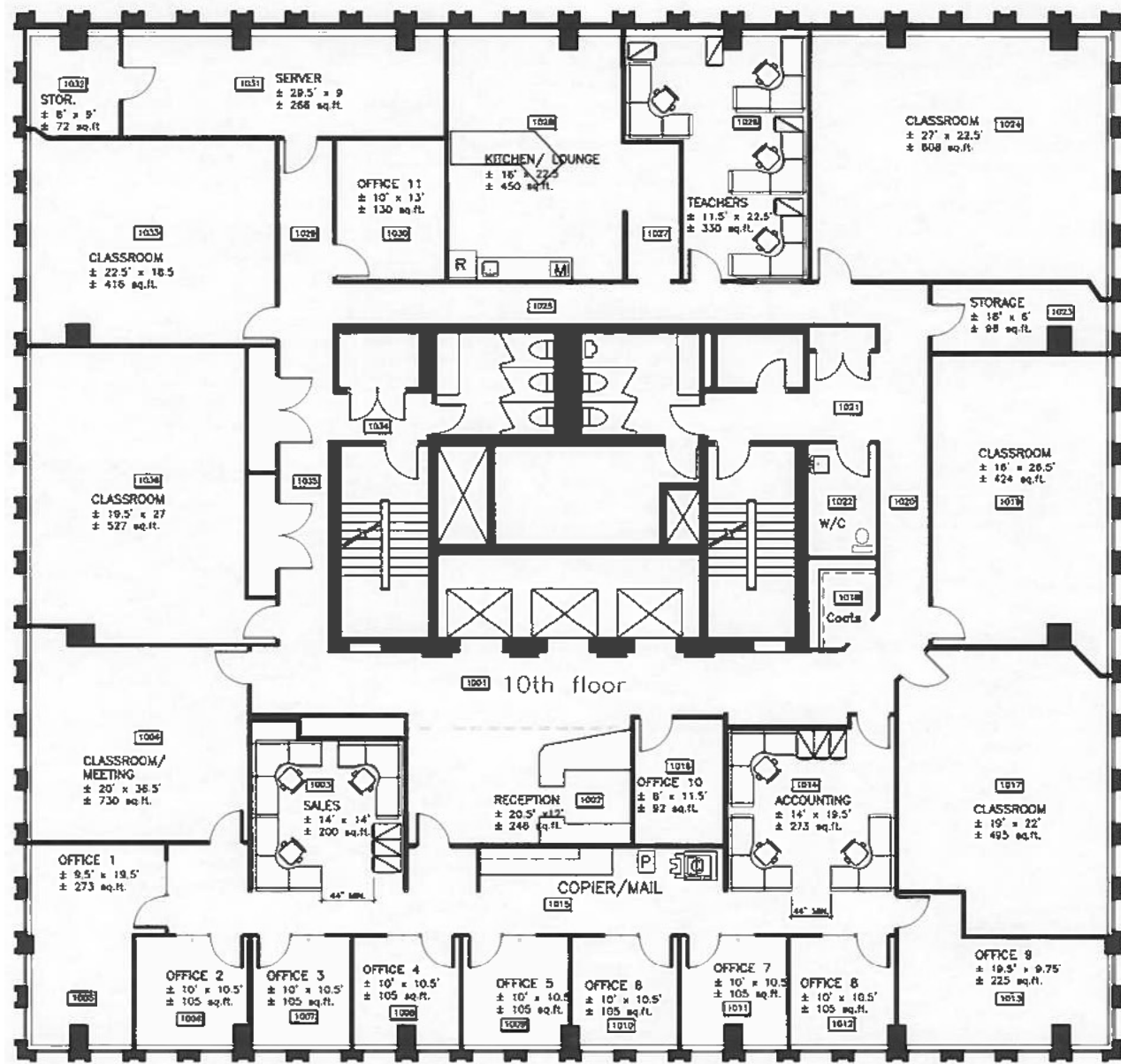
- Base building condition
- Contiguous with Suite 930 (2,498 sfr)

[VIEW VIRTUAL TOUR](#)



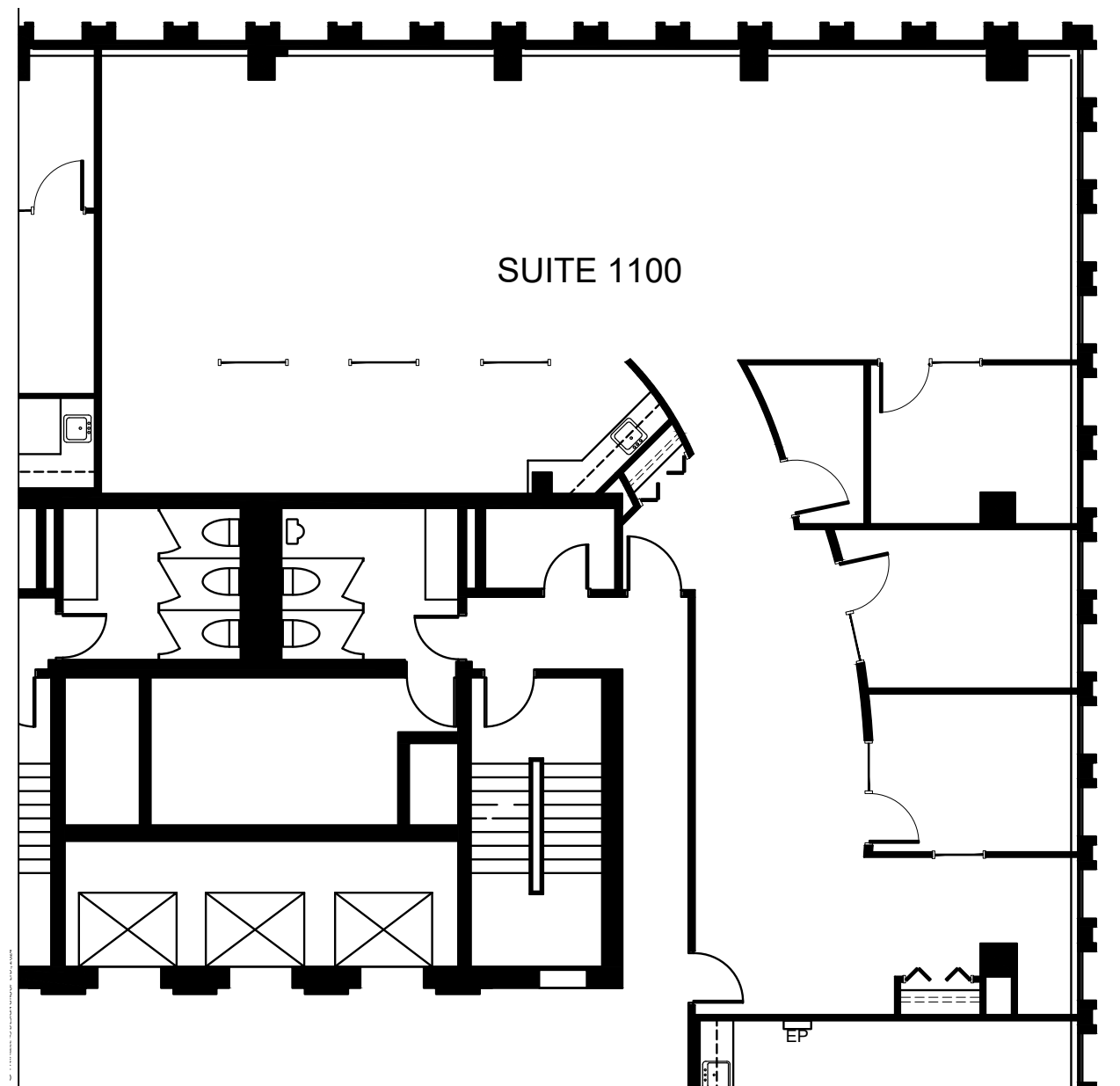
Suite 1000: 8,690 SF

- Full floor opportunity with no common corridor - mix of enclosed offices and meetings rooms, large kitchen and reception area



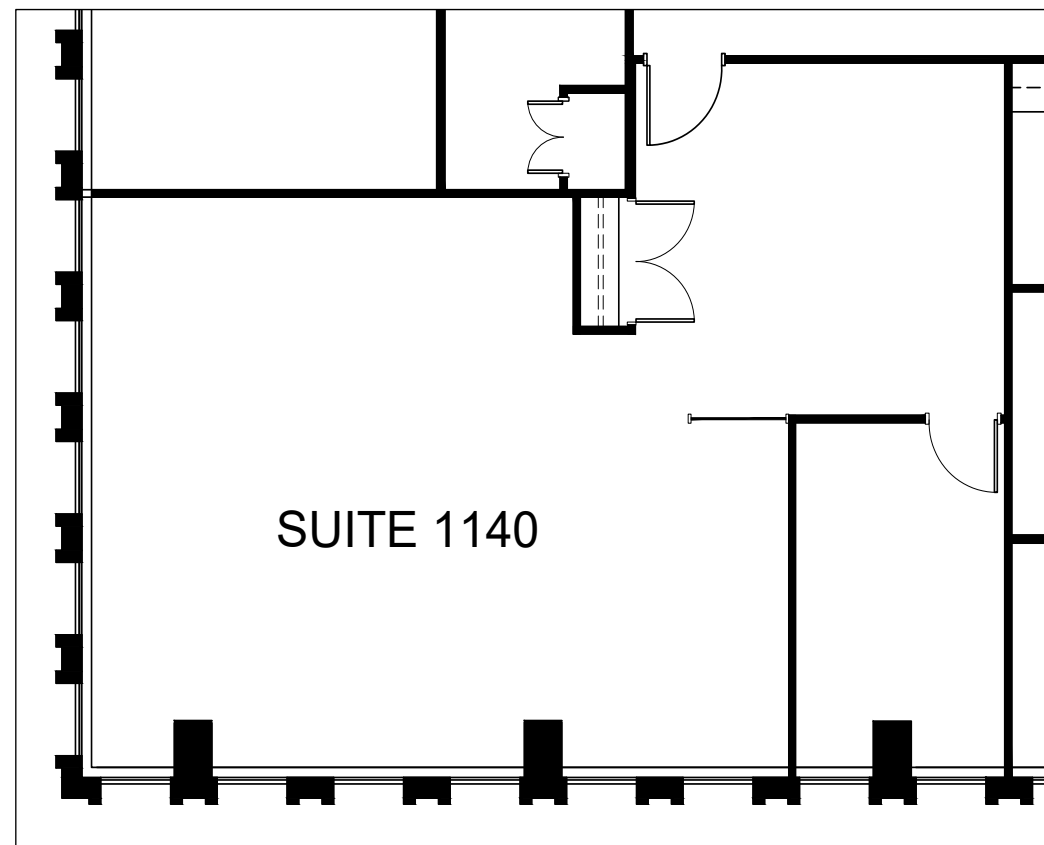
Suite 1100: 2,795 SF

- Fully built space; 3 offices, 1 meeting room, kitchen and open work stations



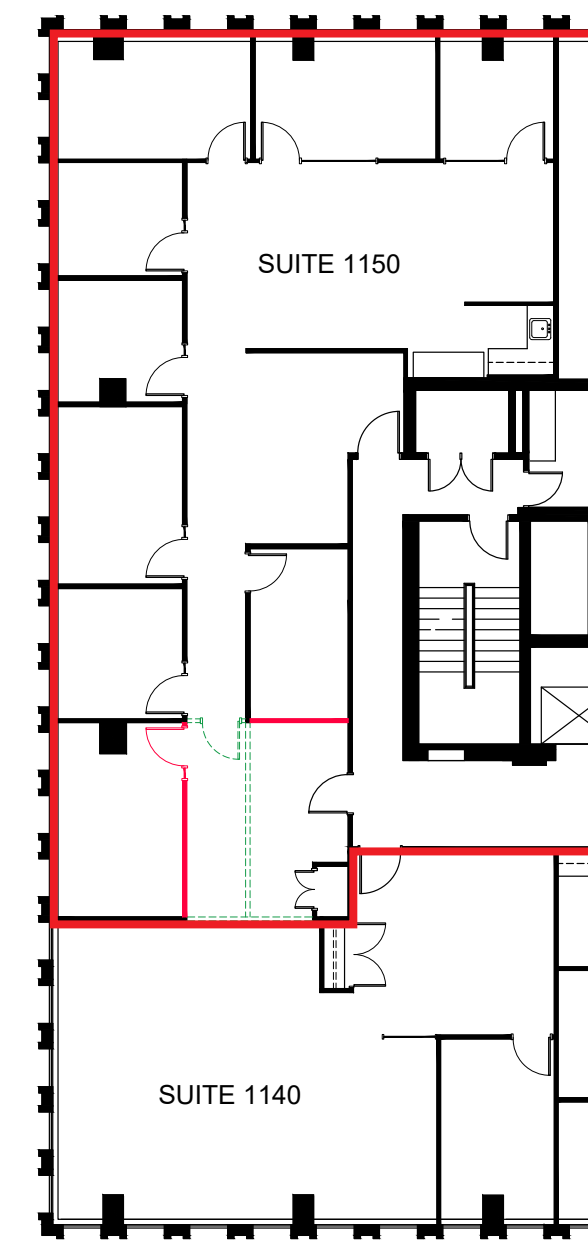
Suite 1140: 1,224 SF

- Fully improved space – new carpet, 1 enclosed office/meeting room and reception area
- Suite 1140 and Suite 1150 can be contiguous for 3,679 SF



Suite 1150: 2,455 SF

- Fully built space with 6 offices, 1 boardroom, kitchen and storage room.
- Available April 1, 2024
- Suite 1140 and Suite 1150 can be contiguous for 3,679 SF



Food

- | | |
|---------------------------|-----------------------------|
| 1. Parliament Pub | 12. Tim Hortons |
| 2. Bridgehead | 13. Sushi Kan 3 |
| 3. Milestones | 14. Eggspectation |
| 4. Metropolitan Brasserie | 15. Tosca |
| 5. Courtyard | 16. Rangoon |
| 6. Sidedoor | 17. Grounded Kitchen |
| 7. Restaurant 18 | 18. Clocktower |
| 8. Chez Lucien | 19. Johnny Farina |
| 9. Bier Markt | 20. Beckta |
| 10. McDonald's | 21. Royal Oak |
| 11. Starbucks | 22. Mamma Teresa Ristorante |




Retail

- | | |
|-----------------------|----------------------|
| 1. Rideau Centre | 5. Chapters |
| 2. The Bay | 6. Apple Store |
| 3. LCBO | 7. Marcello's Market |
| 4. Shoppers Drug Mart | |

Services

- RBC
- CIBC
- Scotiabank
- TD Bank
- BMO
- Bank of Canada

Other

-  Light Rail Station
-  Bus Stop
-  Parking

Driving Times

Ottawa International Airport	20 mins
Parliament Hill	4 mins



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