

**AVISON
YOUNG**

Superior office space for lease
176 Gloucester Street, Ottawa, ON



Virtual Tour

MICHAEL CHURCH

Broker, Principal

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**CANADA BEST
MANAGED
COMPANIES**

Platinum member

Office space

Property Highlights

- Core location office space in Downtown - Centertown at a very competitive Gross Rental Rates (Excellent value option)
- New upgraded elevator and entrance lobby
- Full floor availability and second floor is move-in ready
- Can subdivide second floor for smaller tenants
- Secure in-suite bicycle storage room
- Building facade signage available
- Modern, bright flex-office design layout and new roof 2018
- Four minutes walk to Parliament Hill LRT station
- Located along a prime retail corridor and five minutes walk to trendy Elgin Street (Retail, food service, transit at your doorstep)
- Additional Tenant Inducements available to qualified tenants with good covenants. Contact listing agent for greater details

Net Rent

\$13.00 psf

Starting Gross Rent

\$16.00 psf (annual with a minimum 60 month lease term)

Additional Rent

\$14.64 psf (2022 estimate)

Space Available

Suite 200	5,600 sf
Suite 305	1,100 sf
Suite 400	2,800 sf

Availability

Immediately



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AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP, BROKERAGE

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Gallery



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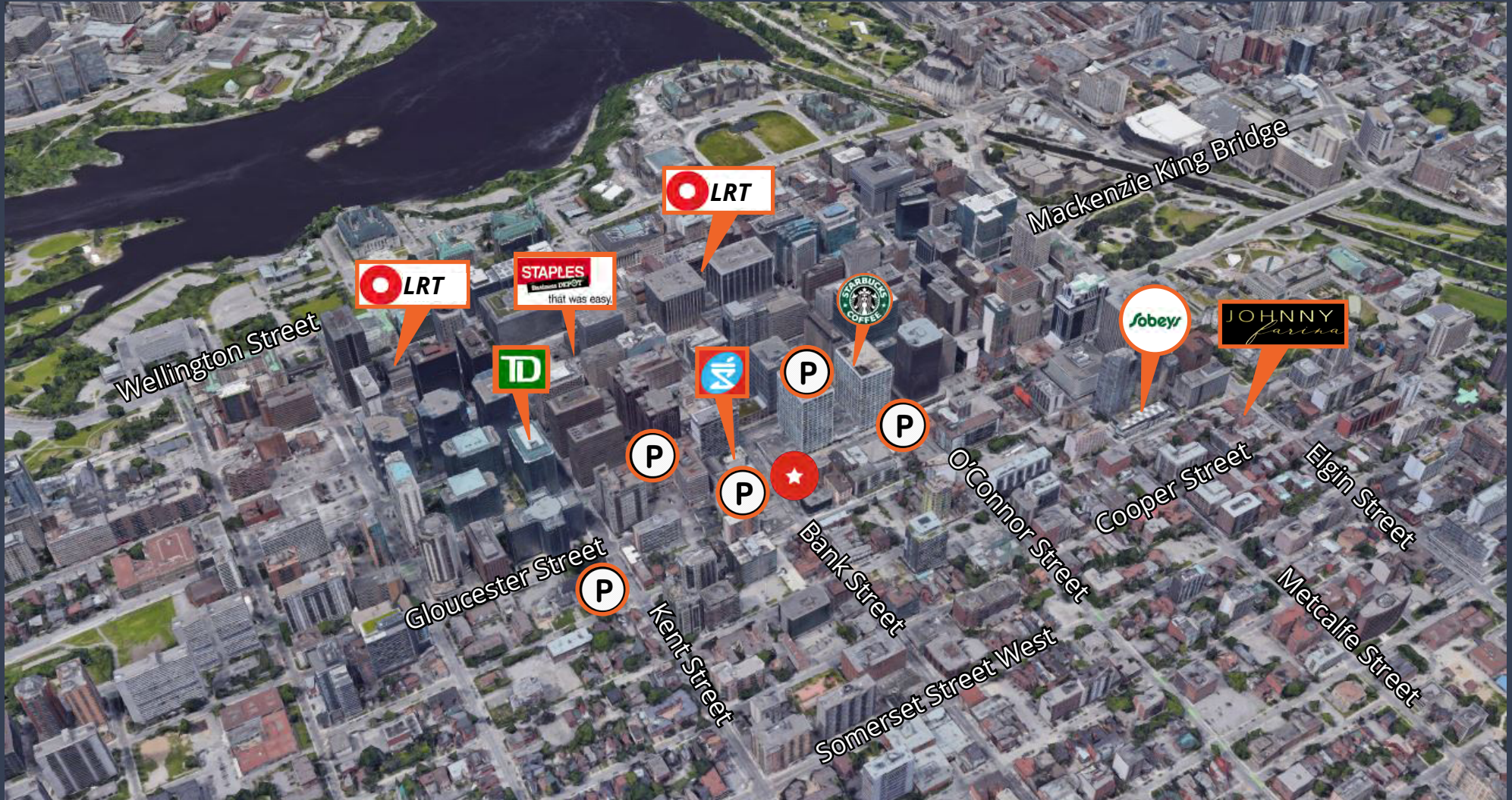
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Location



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