



**CUSHMAN &
WAKEFIELD**

Ottawa

255

**Office Space
for Lease**

255
Albert Street

Ottawa, ON

Located in the heart of downtown Ottawa's business district

WELCOME TO

255 Albert Street

- 16 storey office tower
- Easy access to public transit and major transportation arteries
- Professionally managed by GWL Realty Advisors
- Committed to environmental sustainability
- BOMA BEST Gold and LEED Gold Certified

Available Spaces

Suite 1201 - 7,872 sf
Suite 1102 - 7,807 sf
Suite 1101 - 941 sf
Suite 900 - 8,033 sf
Suite 700 - 1,419 sf
Suite 600 - 13,727 sf
Suite 502 - 5,060 sf
Contiguous of Suite 502 (3,945 sf) & Suite 504 (1,115 sf)
Suite 501 - 1,855 sf
Suite 350 - 8,480 sf
Suite 102 - 1,840 sf
Suite 100 - 1,028 sf

Highlights

- Security card access
- Walking distance to Bank St. & Sparks Street Mall shopping district.
- Short walk to LRT Stations
- Indoor parking (1:2,500 sf)
- Bicycle storage
- BOMA BEST Gold and LEED Gold Certified



NET RENT

Contact Listing Broker

ADDITIONAL RENT

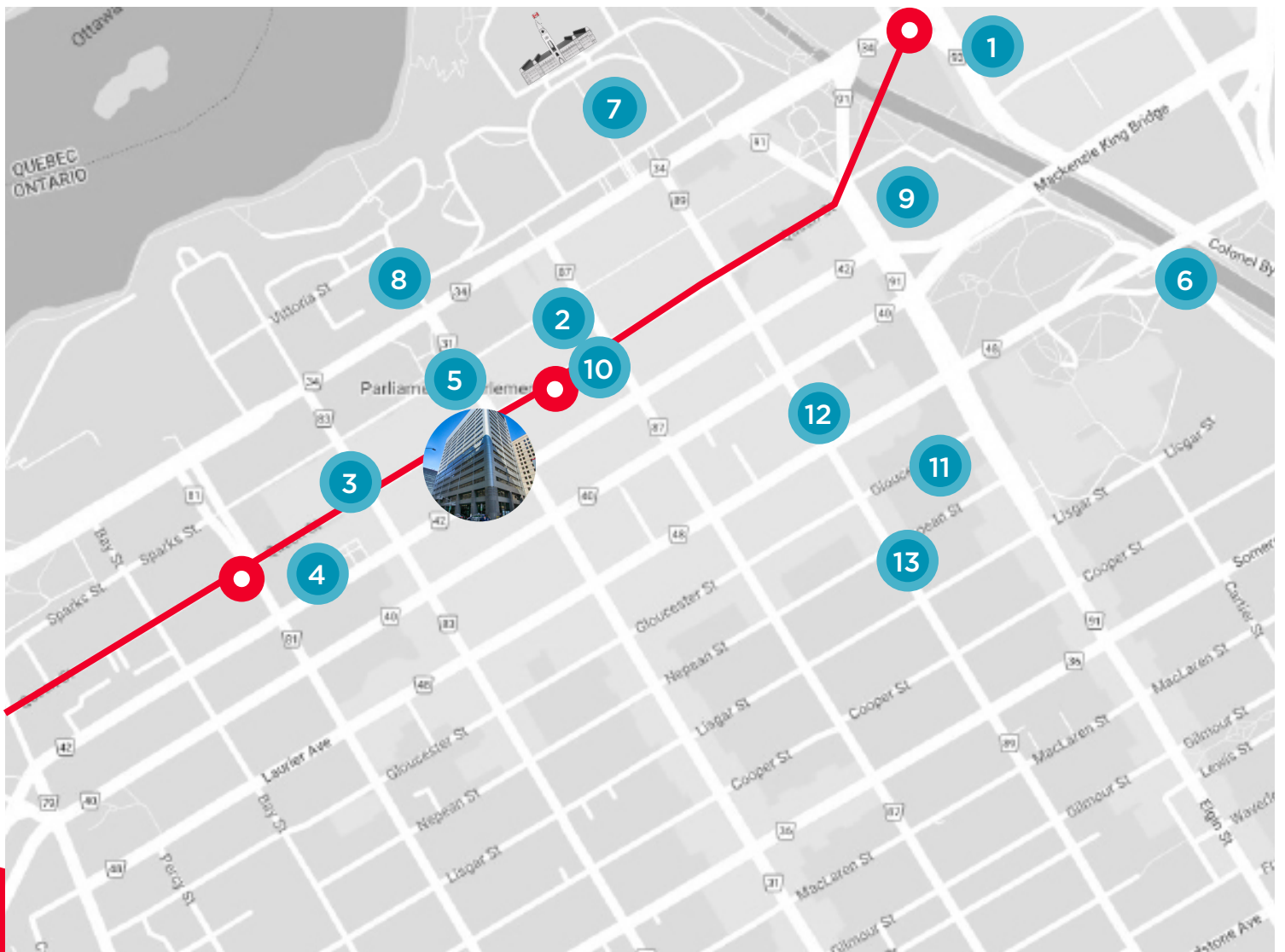
\$19.81 (2023)

AVAILABLE NOW

NEIGHBOURHOOD AMENITIES

(Walking distance)

- | | |
|-------------------------|--|
| 1. CF Rideau Centre | 11. Browns Socialhouse |
| 2. Bier Market | 12. Starbucks |
| 3. Ottawa Marriott | 13. FarmBoy |
| 4. Delta Hotels | |
| 5. 3 Brewers Co. |  LRT Stations |
| 6. The Rideau Canal | (left to right) |
| 7. Parliament Hill | 1. Lyon Station |
| 8. Bank of Canada | 2. Parliament Station |
| 9. National Arts Centre | 3. Rideau Station |
| 10. Queen St Fare | |





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