275 Slater Street | Ottawa, ON

### Office Space For Lease

Located in the heart of Ottawa's downtown business district, steps away from Parliament Hill.

Colliers

#### Jessica Whiting

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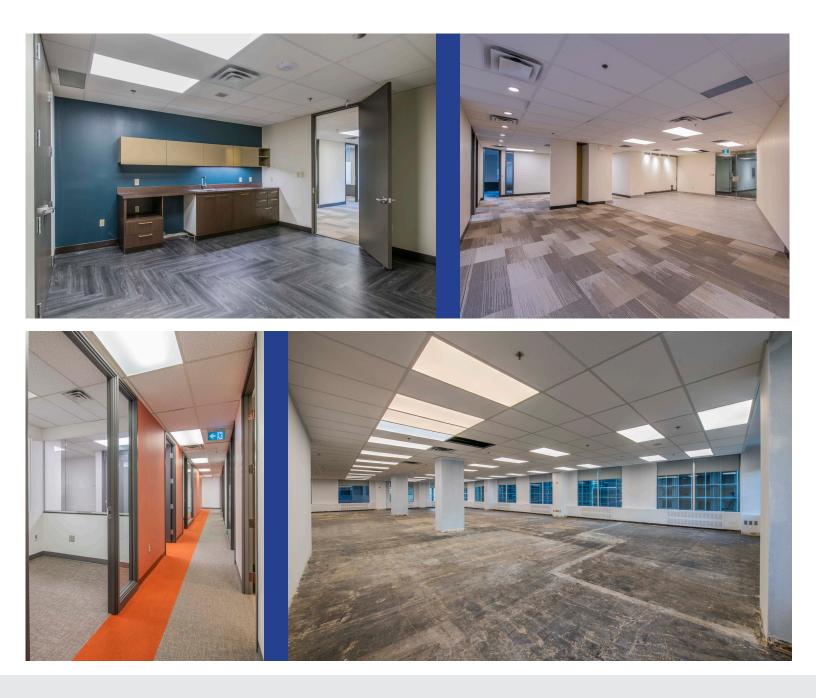
# THE PROPERTY

#### 275 SLATER STREET

- > Prime office space located in the downtown core
- > Multiple suites available ranging from 1,015 SF to 12,254 SF
- > Up to 12,254 SF (full floor) is now available
- > Both turnkey suites and suites in base build condition available
- > 20 storey office building
- > Large perimeter windows with plenty of natural light and views

- > Exceptional location with prime retail in the building
- > Parking available for tenants
- Conveniently situated between Lyon and Parliament LRT stations
- > LEED Platinum (EB) Certification
- > Vacant suites available immediately







#### Tim Hortons and Mad Radish in the building









#### LEED Platinum Certification

Access to Conference Facility

24 hour building access

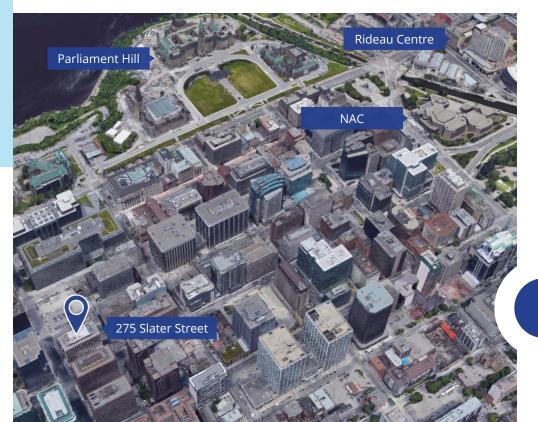


Available surface parking 1:1,000 rentable SF

Many amenities within walking distance such as Starbucks, Bank of Montreal, and Minto Place Food Court

Steps to LRT Lyon Station and Parliament Station



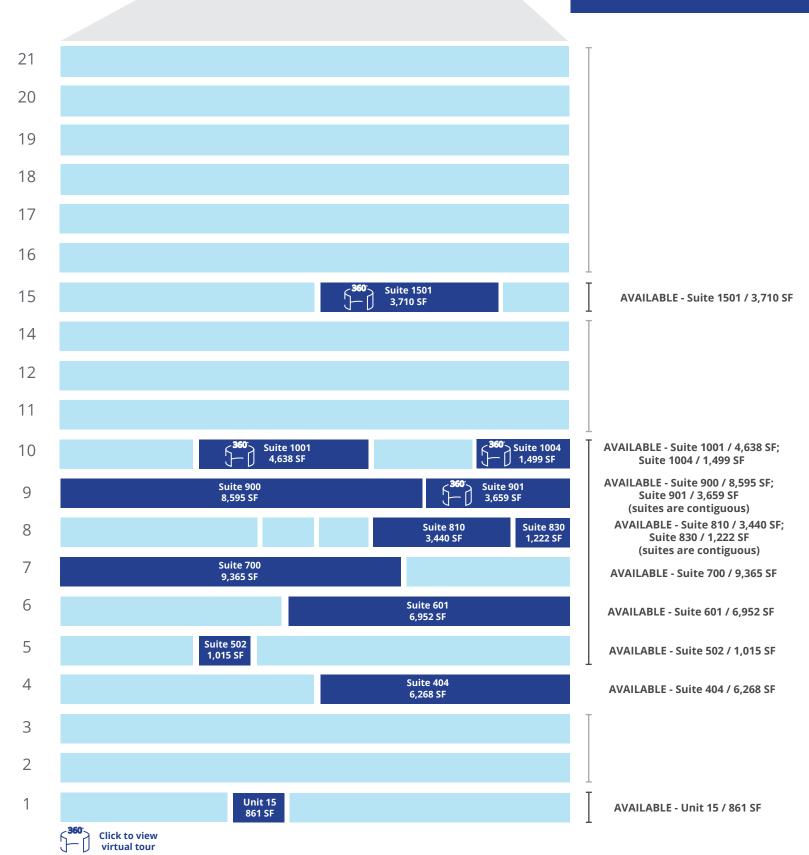




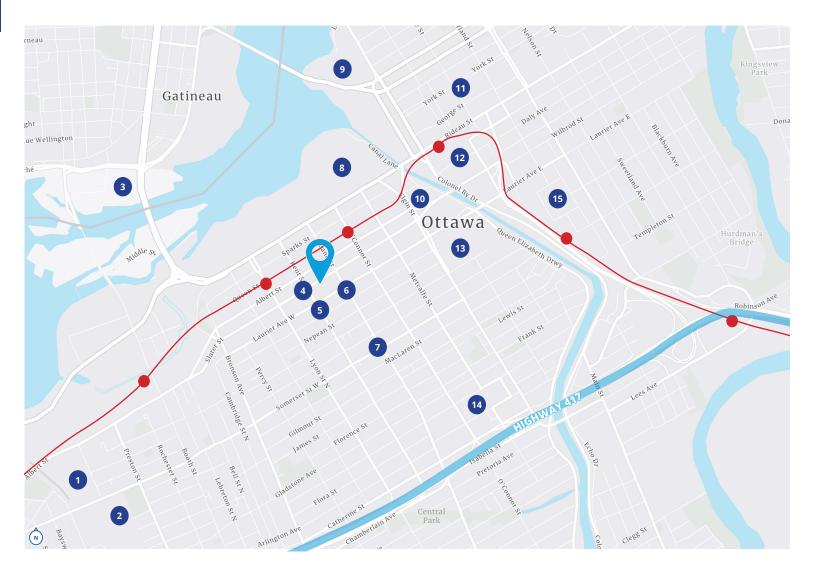
Located minutes from Parliament Hill, ByWard Market and the Rideau Centre.

### **AVAILABLE OFFICE SPACES**

Net Rent: Contact Listing Agent Additional Rent: \$18.92 PSF (2023 estimate)



## LOCATION



#### 275 Slater Street, Ottawa, ON

1	Art is In Bakery
2	Little Italy
3	ZIBI Development

4 Starbucks

9

- 5 The Royal Oak
- 6 Shopper's Drugmart
- 7 Independent Grocer
- 8 Parliament Hill

9	National Art Gallery of Canada
10	National Arts Centre
11	Byward Market
12	Rideau Centre
13	Ottawa City Hall
14	Canadian Museum of Nature
15	University of Ottawa



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