

**AVISON
YOUNG**

Office space for sublease

45 O'Connor Street, Ottawa, ON

Space Availability

Suite 828: 1,408 sf

Lease Term

April 30th, 2028 (Less a day)

Asking Net Rent

Contact Listing Agent

Additional Rent (2026 estimates)

\$29.36 psf

Space Highlights

- Prime Downtown Location
- Large windows, providing ample natural light
- AAA class complex with ample amenities such as an indoor food court, gym, showers, basement storage, bicycle racks and electric vehicle charging Stations
- Underground parking
- Close proximity to Parliament Hill
- Short walk to LRT Parliament Station

Get more information

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Platinum member

Property Overview

Office space for sublease

45 O'Connor Street, Ottawa, ON

Address: 45 O'Connor St - World Exchange Plaza - Tower I

Year Built: 1991, last renovated 2017

Building Area: 372,000 sf

Parking: 1:1,500 sf

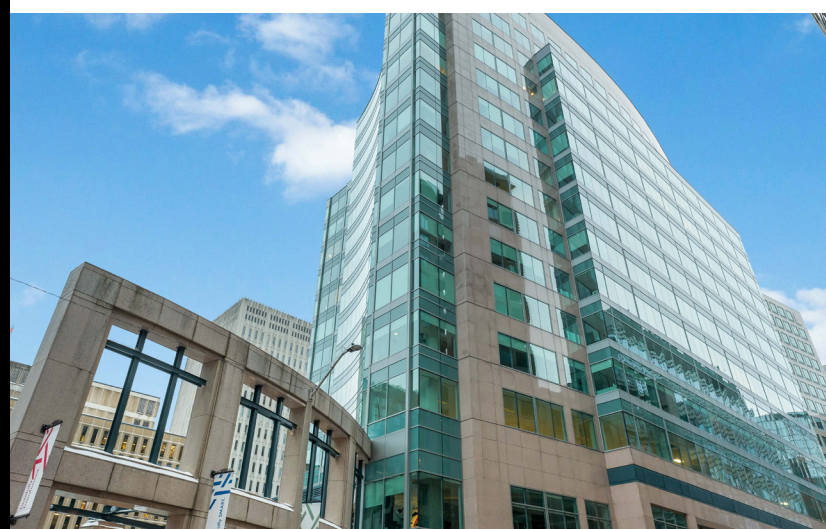
Rentable Area: 1,408 sf

Net Rent: Contact Listing Agents

Additional Rent: \$29.36 psf (2026)

Key Highlights:

- Efficient, move-in ready office suite with a functional layout
- One (1) executive office, reception area, and open workspace
- Abundant natural light with large perimeter windows
- Modern finishes throughout the suite
- Professional reception area suitable for client-facing businesses
- Turnkey opportunity minimizing upfront fit-out costs



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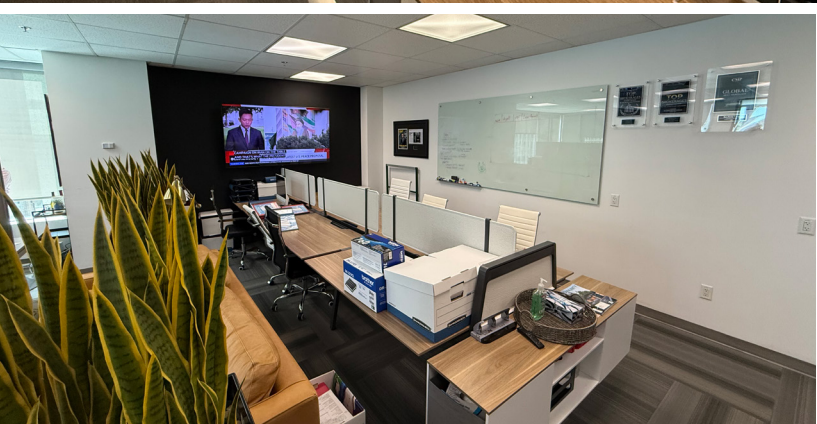
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Gallery

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Gallery

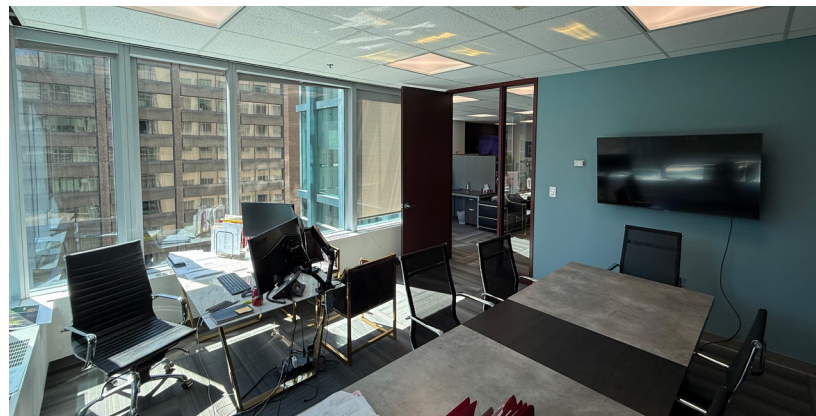
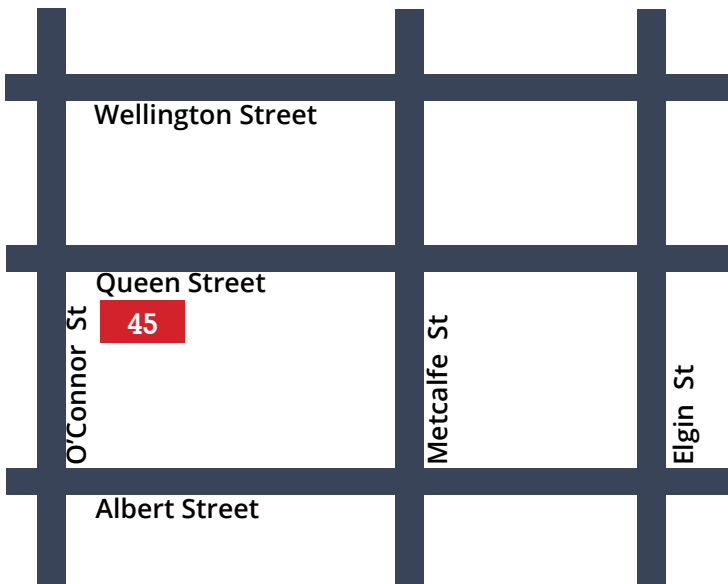
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Location Map

(Approximate, not to scale)



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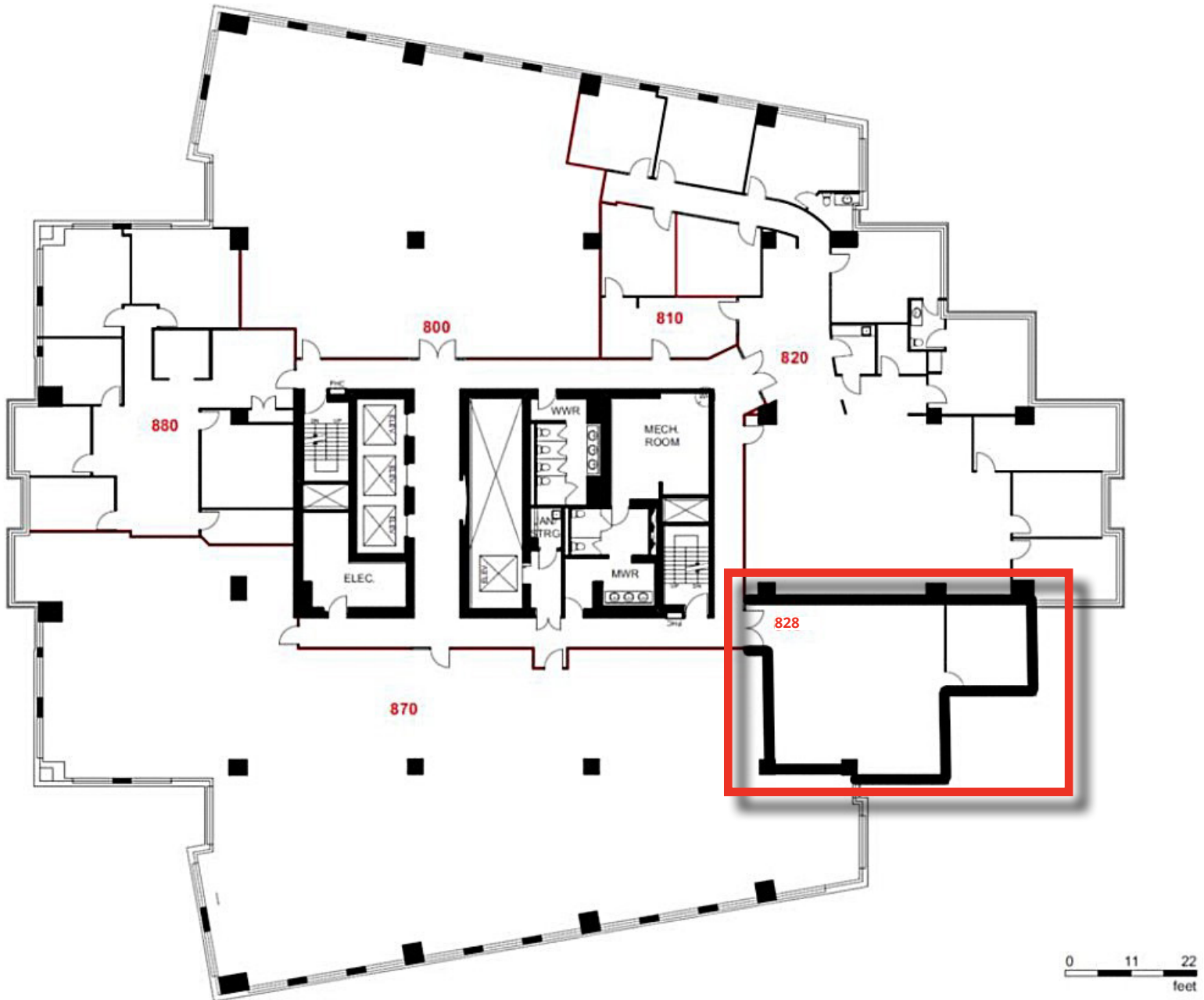


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Floorplan

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Map

Office space for sublease

45 O'Connor Street, Ottawa, ON



World Exchange Plaza is a premier office complex in downtown Ottawa, steps from Parliament Hill. Spanning a full city block, it features two office towers, a retail concourse, and top-tier amenities, including an amphitheater, food court, and underground parking. Its prime location offers stunning views and direct access to the Queensway, Western Parkway, and LRT Parliament Station.

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