



AVISON YOUNG

Office Space For Lease

294 Albert Street
Ottawa, ON

LOWEST GROSS RENTS IN DOWNTOWN OTTAWA

Space Highlights

- Between +/- 1,275 sf to +/- 6,732 sf of available space
- Prime location and professional atmosphere
- Located in the heart of downtown Ottawa
- Free amenities available to all tenants: conference rooms, fitness centre, café
- Easy access via Queensway & transit
- Surrounded by shops, dining & services

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street,
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Get more information

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Platinum
member

Property

For Lease

294 Albert Street
Ottawa, ON

Address: 294 Albert Street, Ottawa ON
K1P 6E6

Location: Downtown Core

Year Built: 1949

Available Area:

- Suite B001 = Up to 3,000 sf*
- Suite 200 = +/- 3,283 sf
- Suite 300 = +/- 6,732 sf
- Suite 301 = +/- 1,275 sf
- Suite 401 = +/- 1,934 sf
- Suite 505 = +/- 1,750 sf
- Suite 600 = +/- 2,969 sf
- Suite 601 = +/- 3,223 sf

Net Rent: \$12.00 psf

**Gross Rent
(suite B001):** *\$15.00 psf plus escalations
and electricity

Additional Rent: \$12.73 psf

Parking: Available

**Key
Highlights:**

- A variety of open and enclosed offices with meeting room and kitchenette
- Easy access to public transportation
- Access to Fitness Centre and Conference Facilities
- Turnkey options available



Gallery

For Lease

294 Albert Street
Ottawa, ON



Suite 200



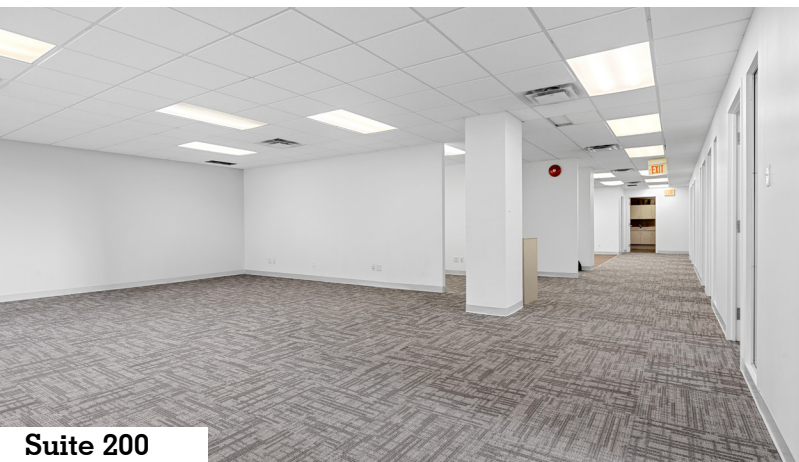
Suite 200



Suite 200



Suite 200



Suite 200



Suite 200

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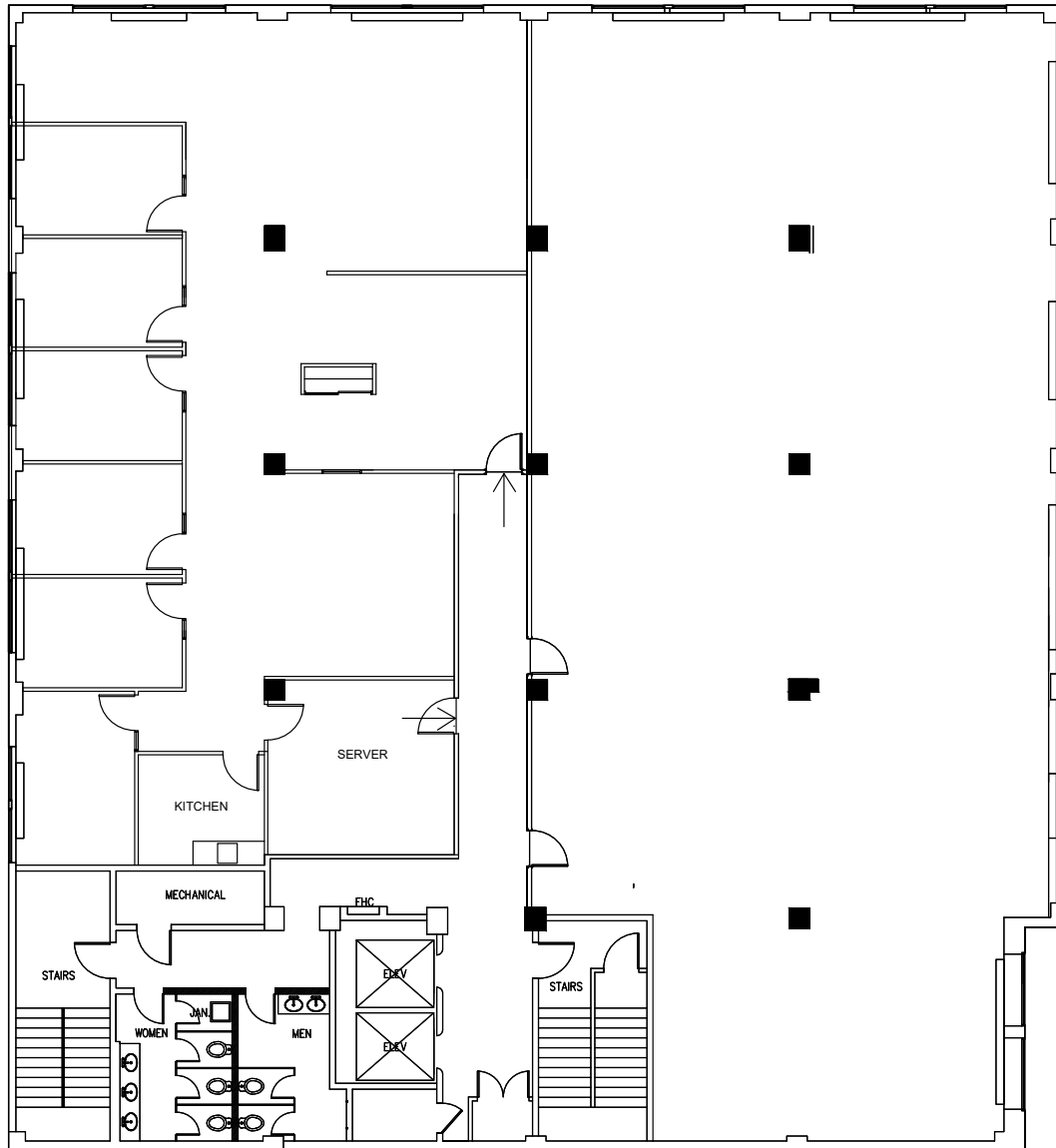
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Floor Plan

Suite 200

For Lease
294 Albert Street
Ottawa, ON

Suite 200 = +/- 3,283 sf



Floorplan not to scale

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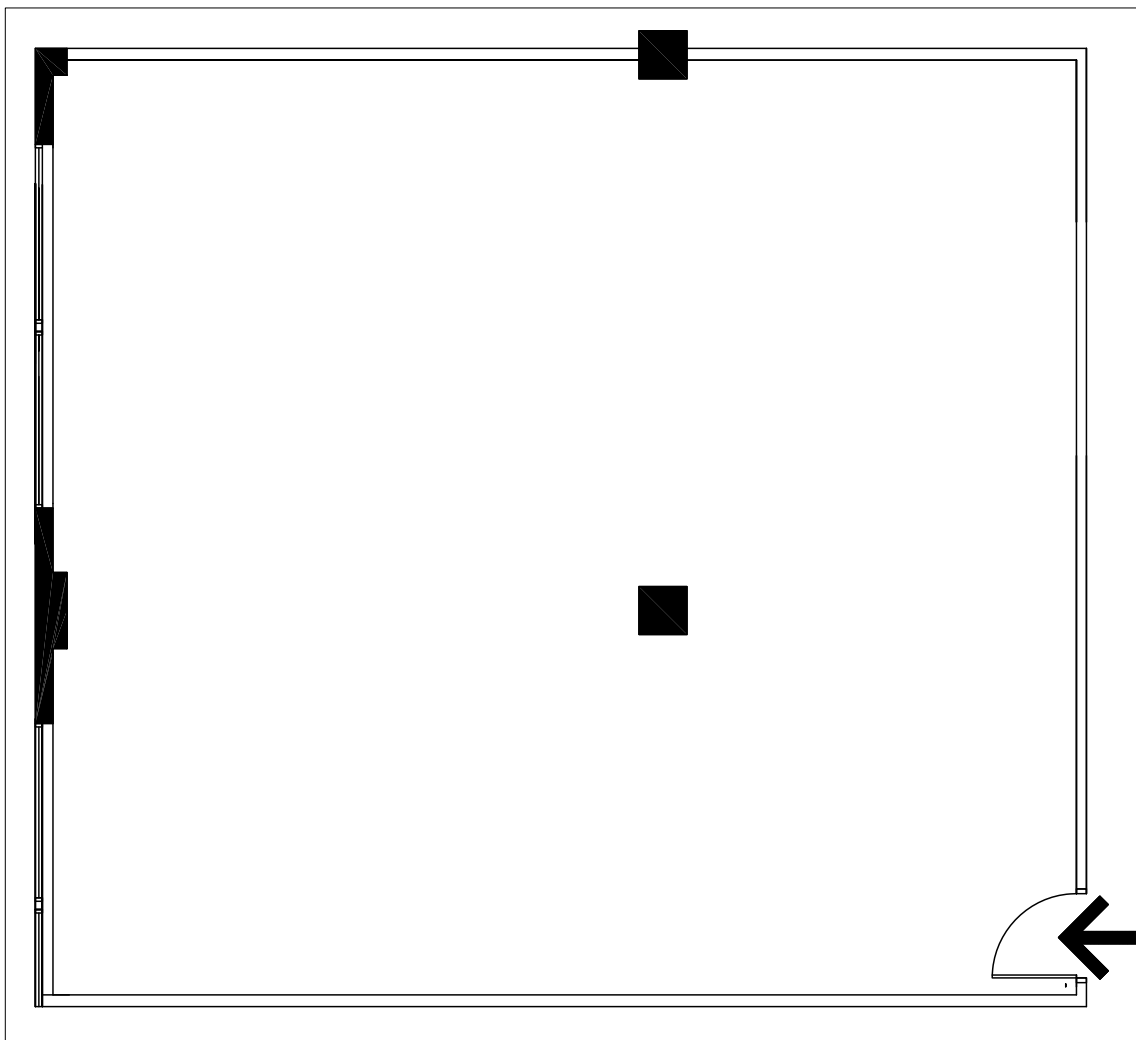
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Floor Plan

Suite 301

For Lease
294 Albert Street
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Suite 301 = +/- 1,275 sf



Floorplan not to scale

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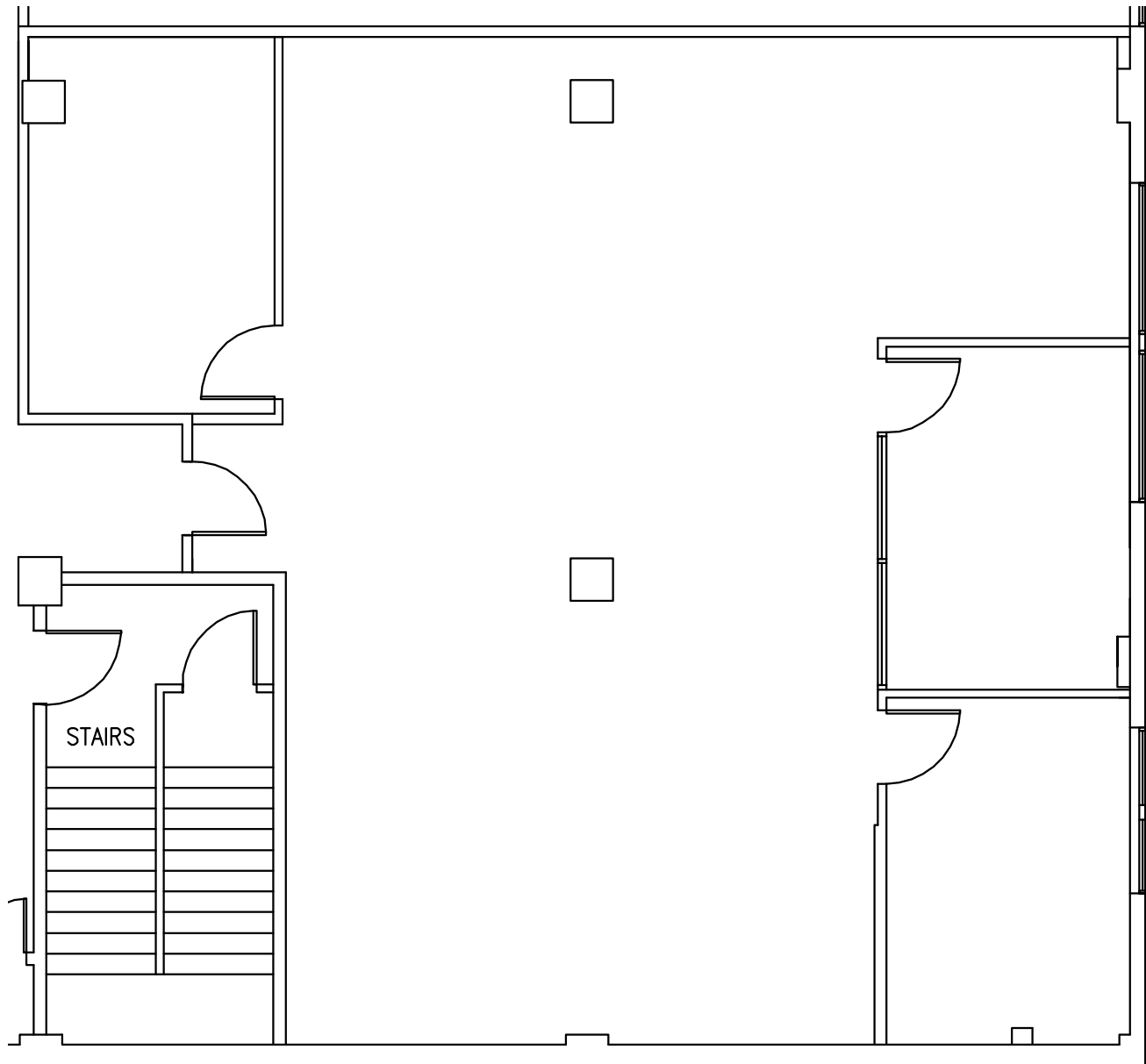
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Floor Plan

Suite 401

For Lease
294 Albert Street
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Suite 401 = +/- 1,934 sf



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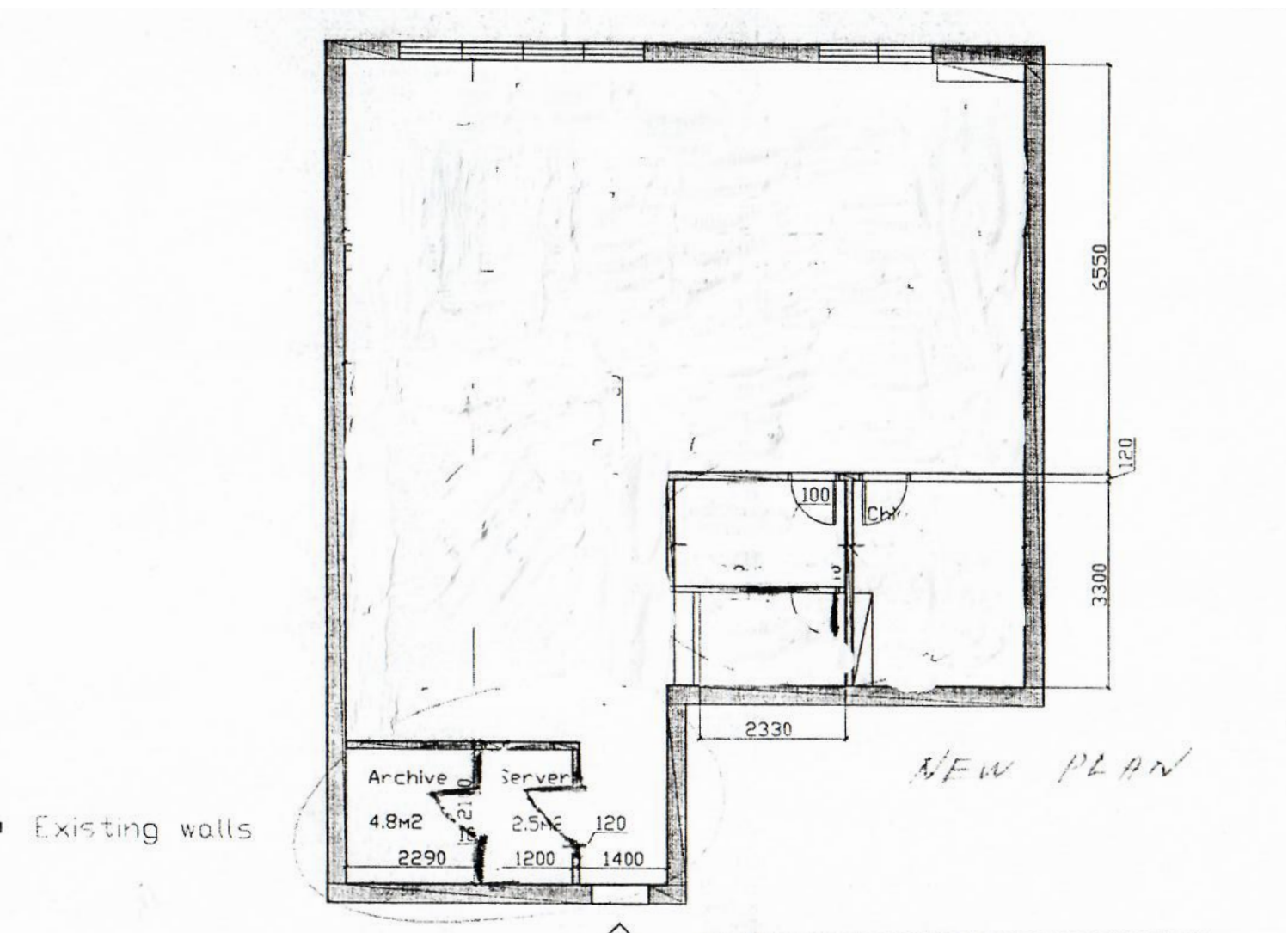
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Floor Plan

Suite 505

For Lease
294 Albert Street
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Suite 505 = +/- 1,750 sf



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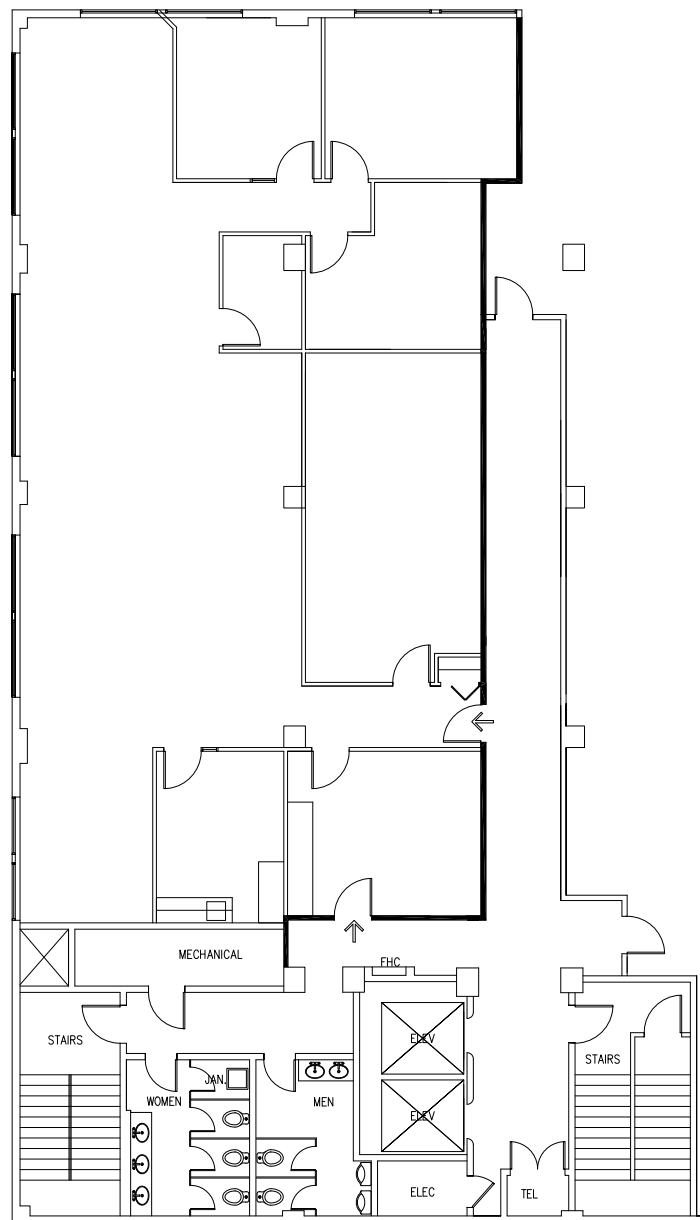
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Floor Plan

Suite 601

For Lease
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Suite 601 = +/- 3,223 sf



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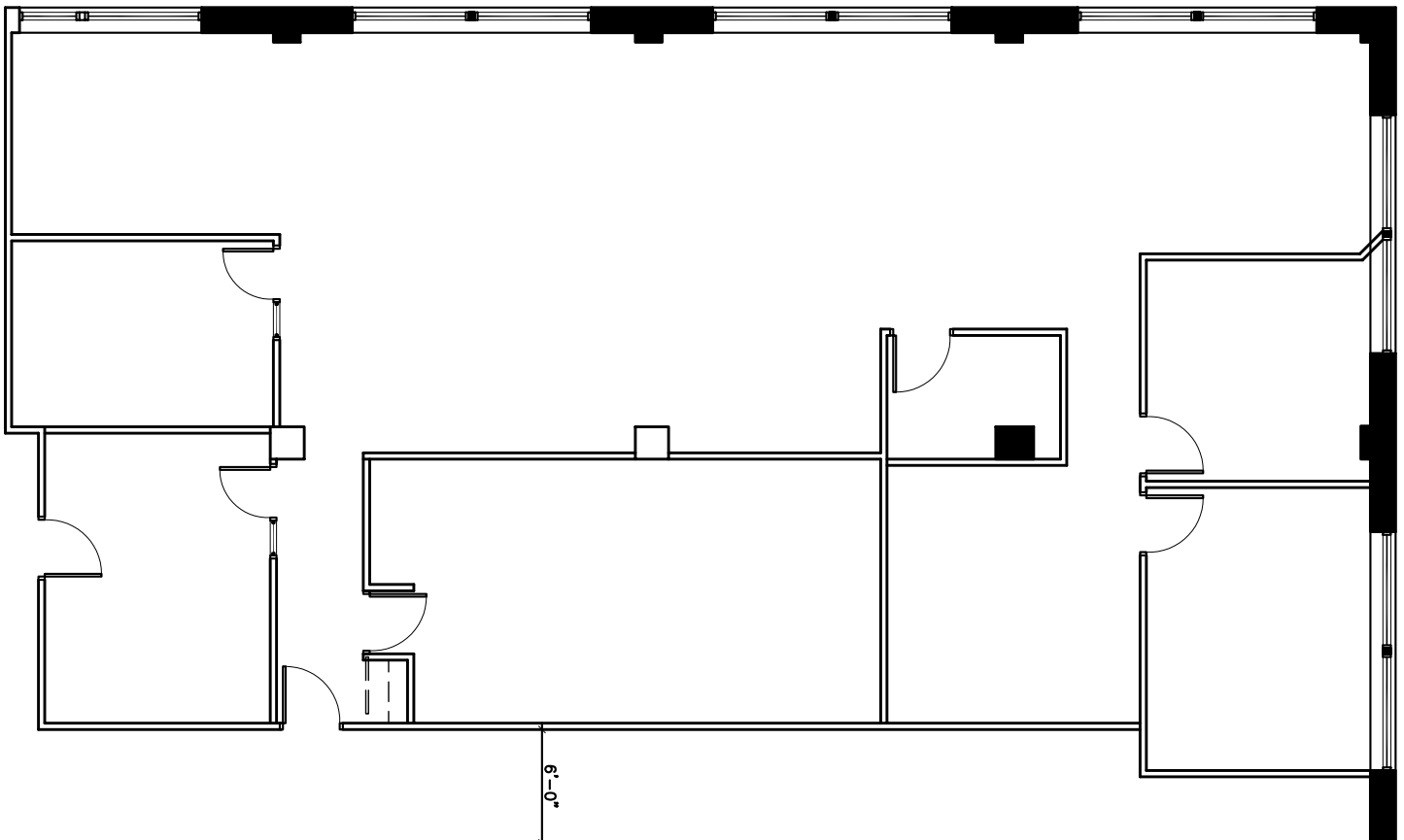
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Floor Plan

Suite 602

For Lease
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Suite 602 = +/- 2,969 sf



Floorplan not to scale

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Map

For Lease

294 Albert Street
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Location:

Situated in the downtown core in close proximity to a variety of amenities within walking distance such as; Rideau Centre & Byward Market.

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