



**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

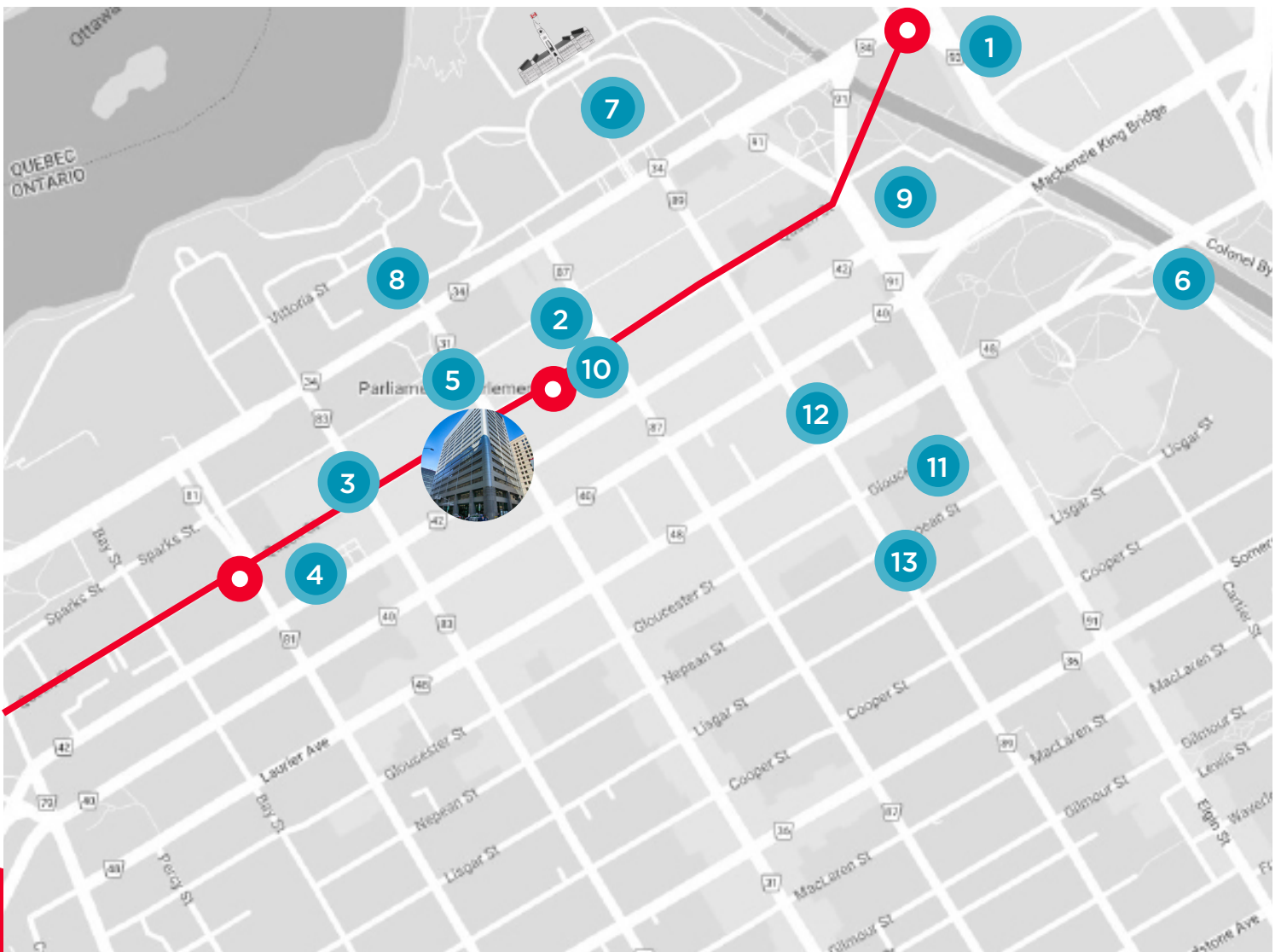
\$19.44 (est. 2024)

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 | |





55 Metcalfe Street
Suite 400
Ottawa, ON K1P 6L5

ALAIN DESMARAIS, MBA
Executive Vice President,
Broker of Record

+1 613 780 1566
adesmarais@cwottawa.com

PETER RYWAK
Senior Sales Representative,
Office Leasing

+1 613 780 1573
prywak@cwottawa.com

MADISSON CARNOCHAN
Sales Representative

+1 613 780 1583
mcarnochan@cwottawa.com

©2023 Cushman & Wakefield Ottawa. Brokerage, Independently Owned and Operated. A member of the Cushman & Wakefield Alliance. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.