

For Lease

**CBRE**

# Office Space & Ground Floor Retail

Immediate Availability

## Broker Incentive

Qualifying 5-year deals will receive a  
\$1.00 per square foot VISA debit card

251 Laurier Avenue West  
Ottawa, Ontario



# Convenient & Accessible

Centrally located in Downtown Ottawa, 251 Laurier Avenue West offers a great opportunity for a variety of office and retail users. The location provides easy access to numerous amenities, public transit including the Parliament LRT Station located only 300 metres North. Signage opportunity for the ground floor restaurant and office/retail space. Underground parking is available through INDIGO at 193 Laurier Avenue West, half a block from the building that the Landlord can help secure on behalf of the tenant. [View Parking Map Here](#)

## Property Details

SUITE	SIZE (SF)	NET RENT (PSF)	ADDITIONAL RENT (PSF/EST. 2025)	SUITE COMMENTS
Retail				
101	950	\$25.00	\$21.73	Laurier facing ground floor unit with great signage opportunity.
Office				
600	5,507	\$17.00	\$21.73	Full Floor open concept with perimeter offices and meeting spaces. Kitchen area and shower facilities within unit. Available immediately.
900	5,489	\$17.00	\$21.73	NEW MODEL SUITE! Fully furnished and recently improved model suite with kitchenette and lunch area. Check out the Matterpoint <a href="#">3D Walkthrough</a> .

Building Photos



## Office Space

251 Laurier Avenue West | 9th Floor Model Suite - Furniture Included!



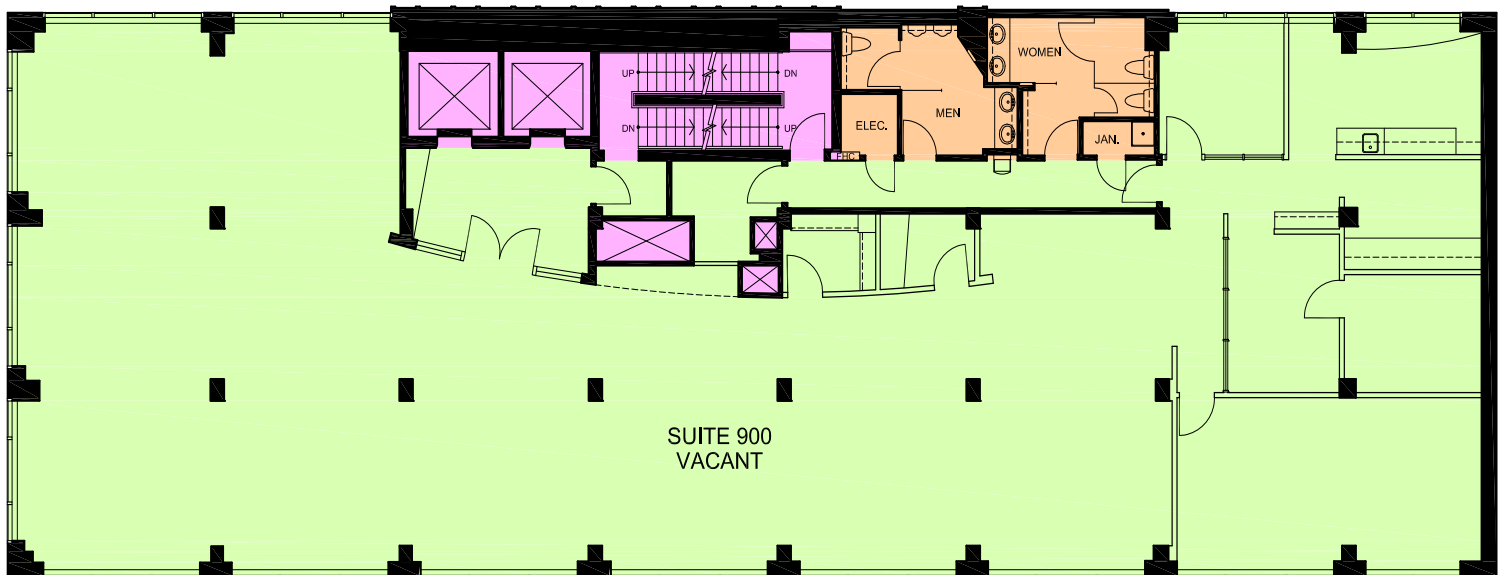
# Office Space

251 Laurier Avenue West | 9th Floor Model Suite - Furniture Included!

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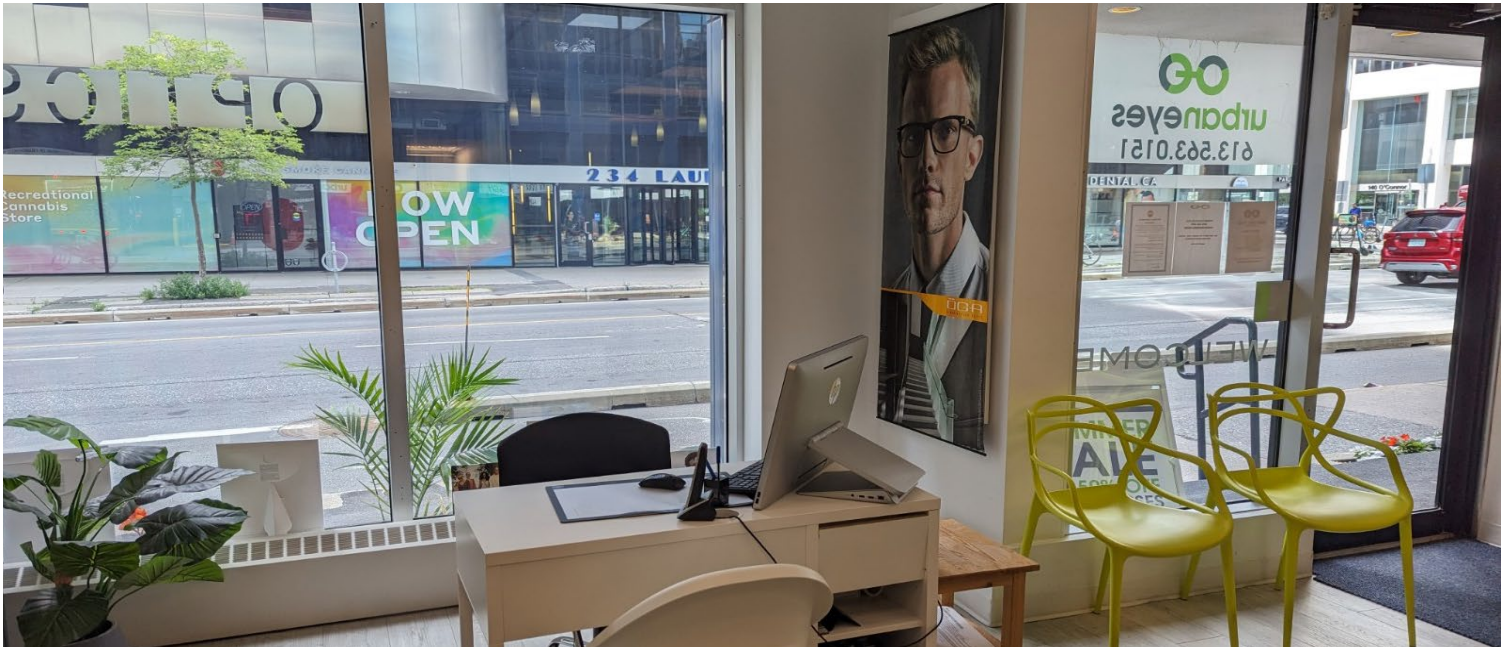


# Floor Plan



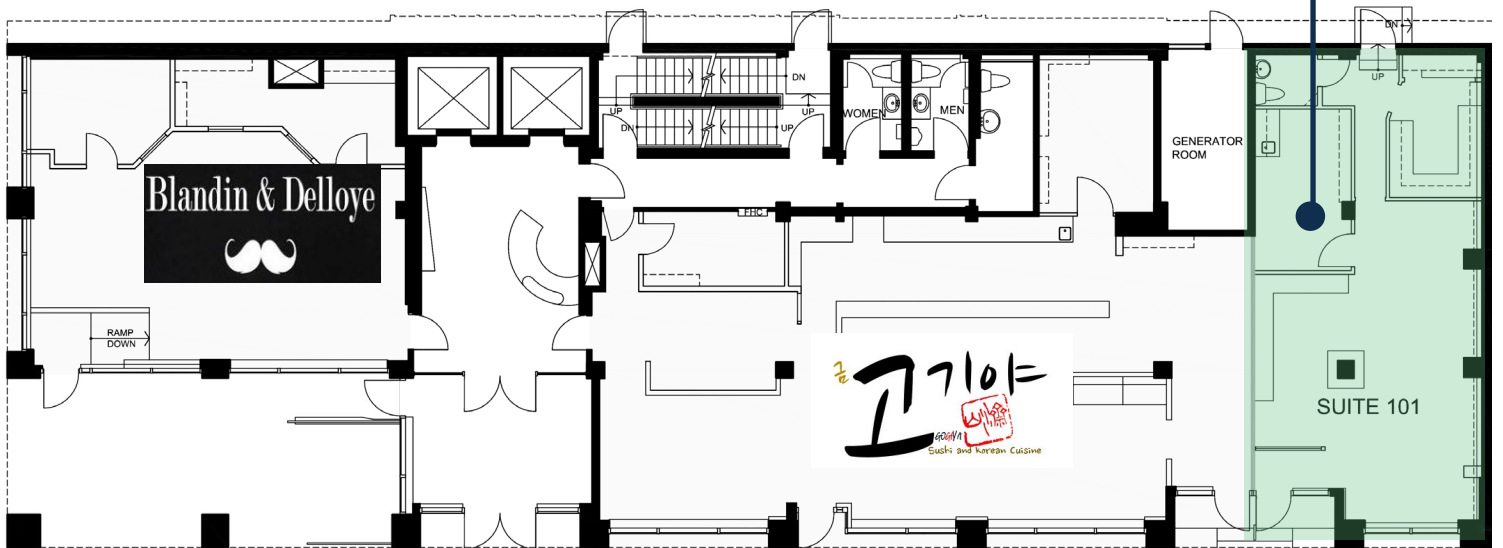
# Retail Space

251 Laurier Avenue West



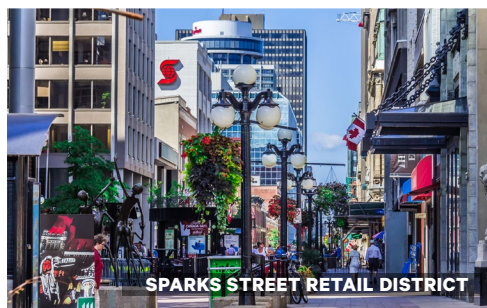
## Retail Ground Floor Plan

Suite 101 | 951 SF



## Access and Amenities

251 Laurier Avenue West occupies a prime location in the downtown core, benefitting from direct proximity to Ottawa's major shopping destinations, fine dining, entertainment venues, government buildings, historic landmarks and municipal parks. Within a ten-minute walking radius lies multiple national landmarks including Parliament Hill, the Centennial Flame, the Supreme Court, Confederation Park and multiple museums. Also within walking distance lies the CF Rideau Centre, Ottawa's premier shopping destination. Just east of the Property, easily accessible by transit, lies the Byward Market – a historic market and focal point that features a diverse assortment of foods, services and entertainment.



# Location Map

251 Laurier Avenue West

# For Lease



**PARLIAMENT LRT**  
4 MINUTE WALK | 300m



**PARLIAMENT HILL**  
6 MINUTE WALK | 500m



### BUS ROUTES

- 6** Greenboro - Rockcliffe
- 7** Carleton - St. Laurent
- 11** Parliament - Bayshore



**ACCESS TO HIGHWAY 417**  
3 MINUTE DRIVE | 1.3km

## Contact Us

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