



Colliers

80 Aberdeen Street, Ottawa | ON

# Modern open collaborative space **for lease**

Professionally managed by BTB REIT, this building offers unparalleled access to various retail amenities and new condo developments. The space is open and offers multi-purpose work areas.

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# Property Overview

<b>Civic Address</b>	80 Aberdeen Street, Ottawa
<b>Location</b>	The Property is located in Little Italy, just outside of Ottawa's CBD.
<b>Parking</b>	On site daily/monthly parking
<b>Rentable Area</b>	Suite 100 14,580 SF* Suite 200 6,537 SF* Suite 210 6,400 SF* Suite 300 3,137 SF* Suite 301 6,800 SF* Suite 302 3,795 SF*  * All suites contiguous - 41,249 SF
<b>Net Rent</b>	Market Rent - Contact Listing Agent
<b>Additional Rent</b>	\$19.49 PSF (2026)
<b>Available</b>	Suite 210: June 2026 Suites: 100, 200, 300, 301 & 302 - Immediately



## Property Highlights



Steps to bus transit



Close to many pubs & restaurants



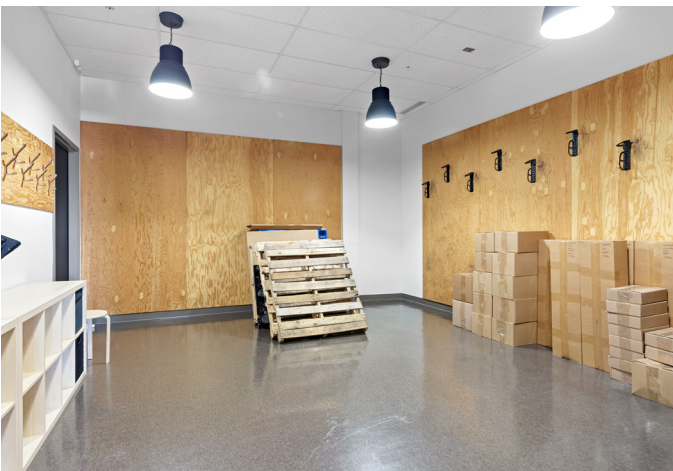
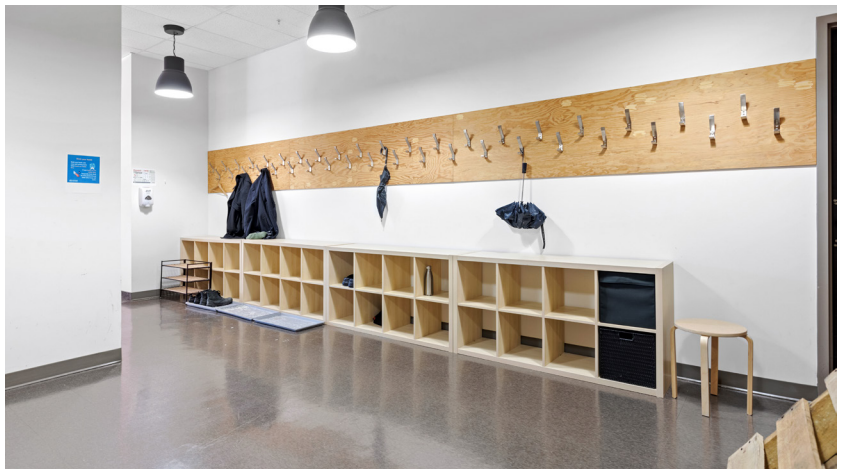
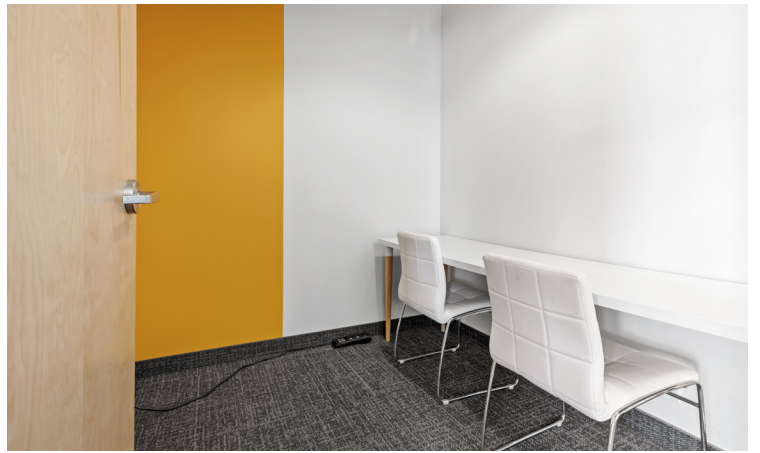
Shower facilities & accessible washrooms available for all tenants



Building signage available



# Suite 210

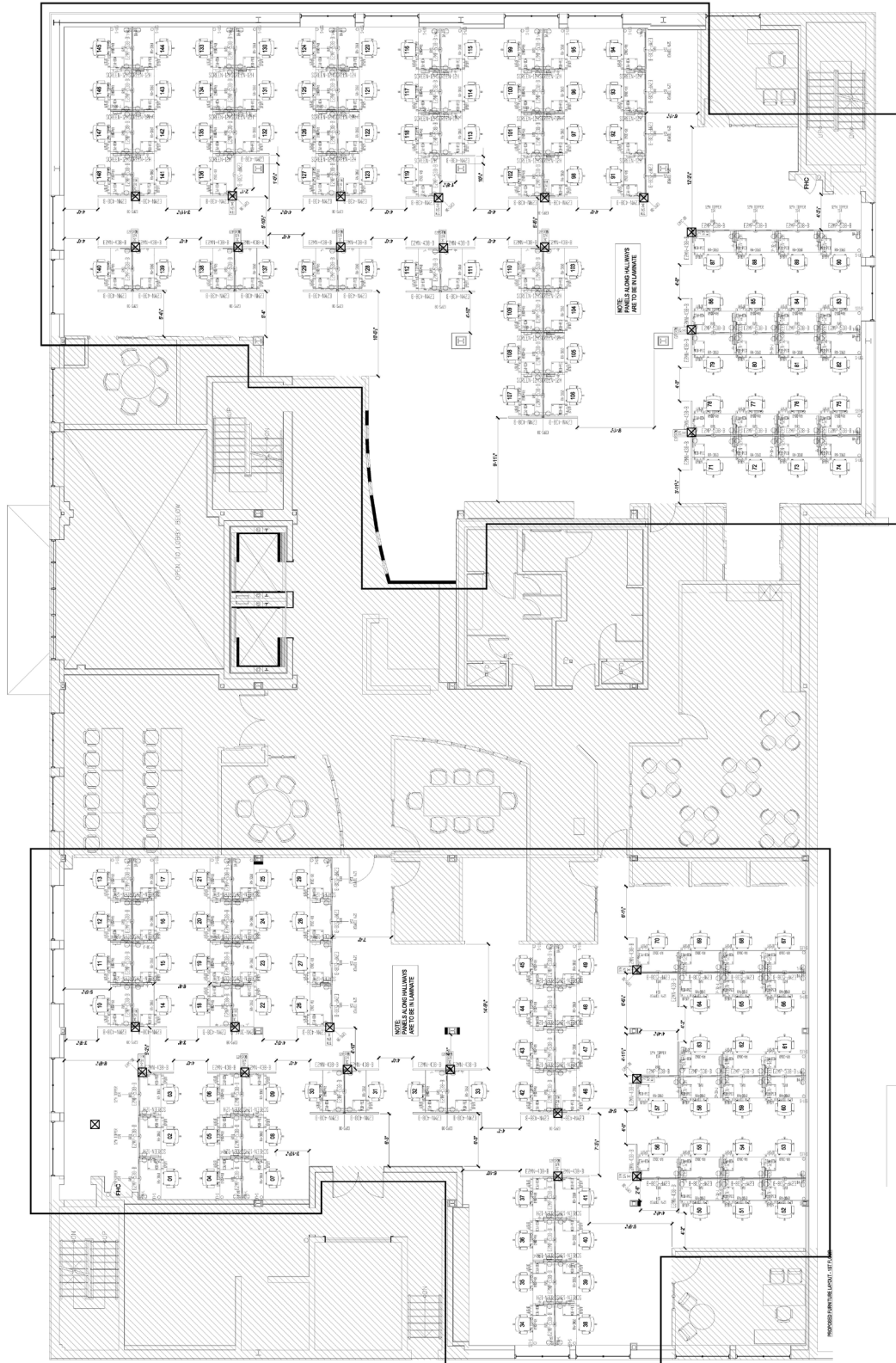


# Suite 301



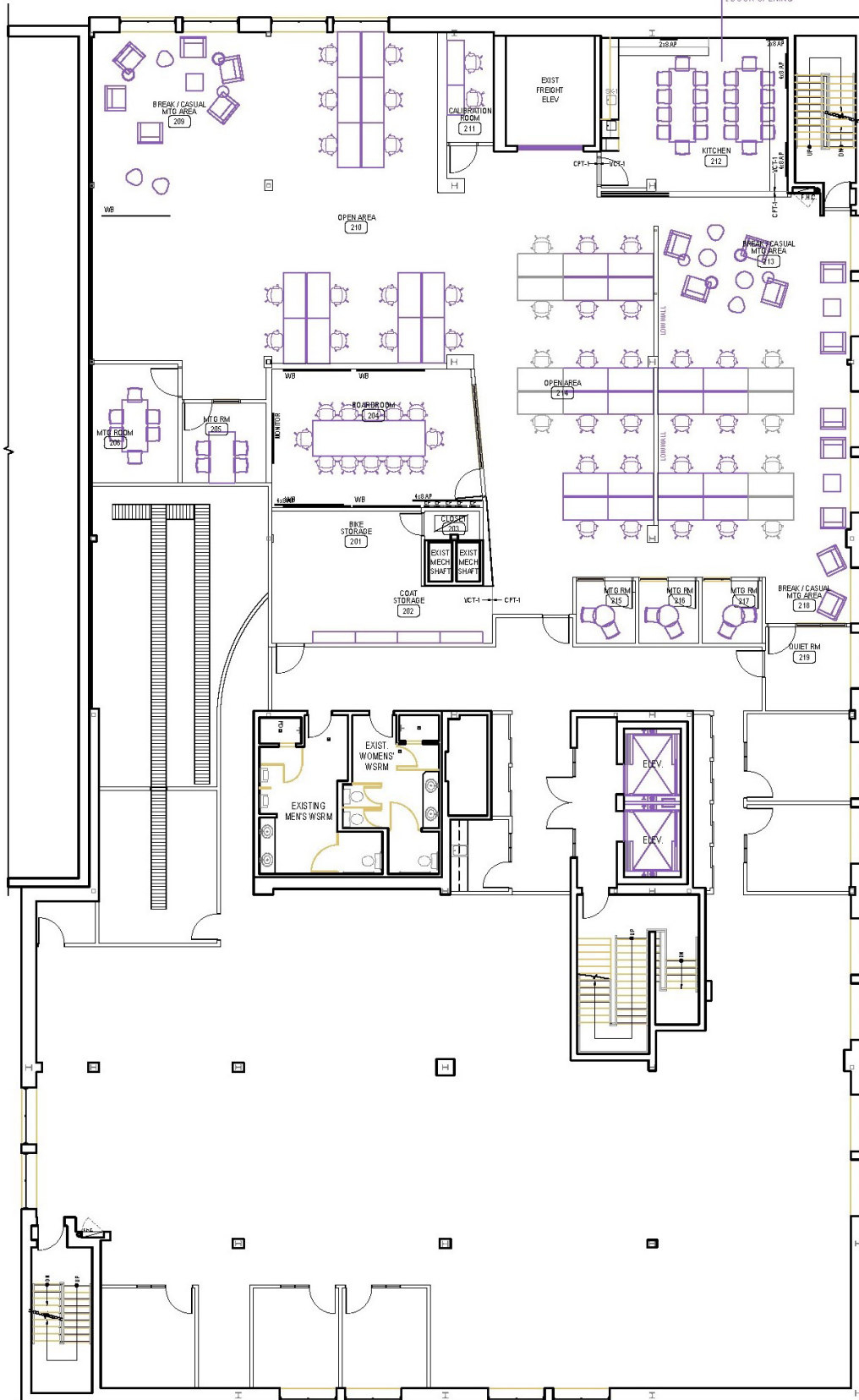
# Floor Plan

## 1st Floor



# Floor Plan

## Suite 210

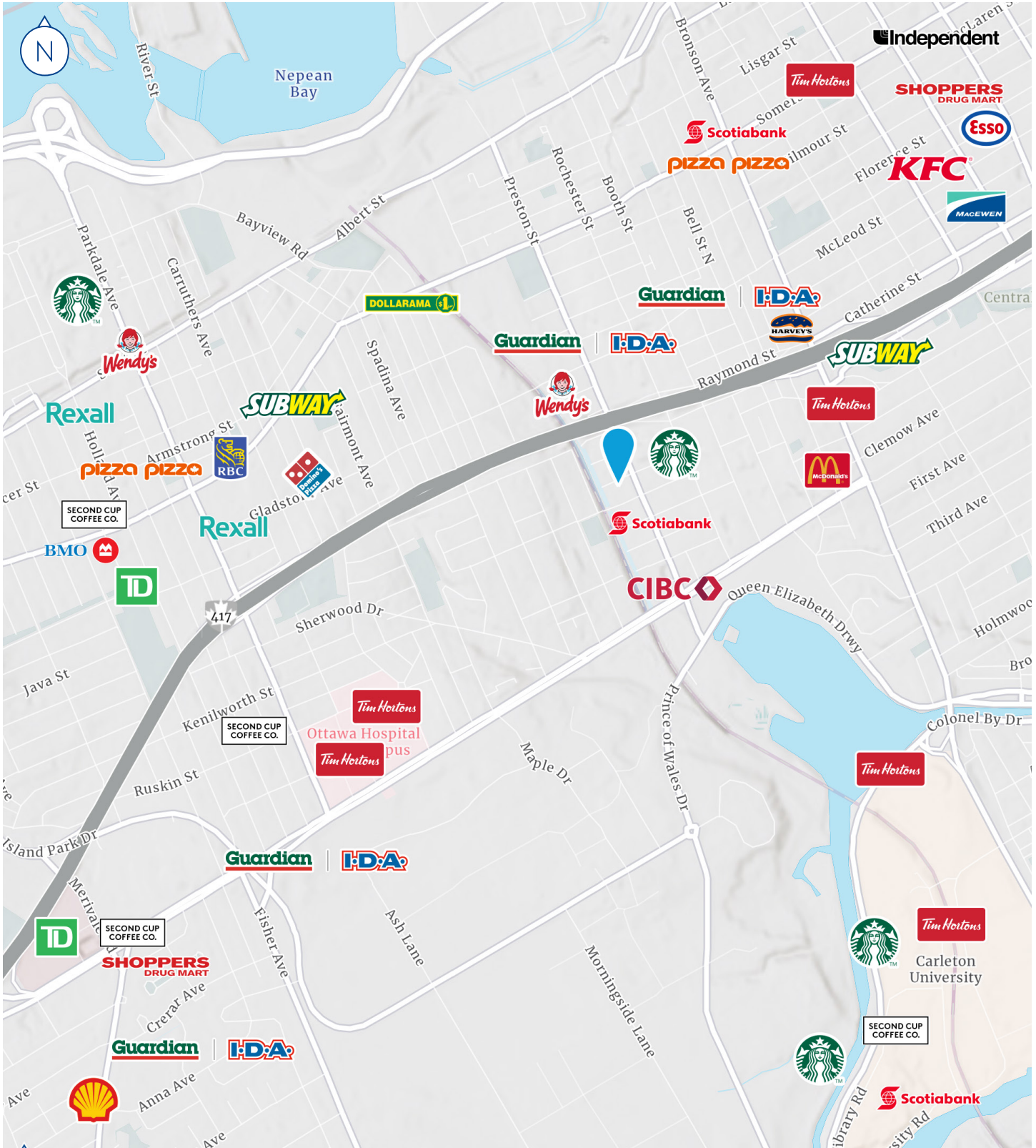


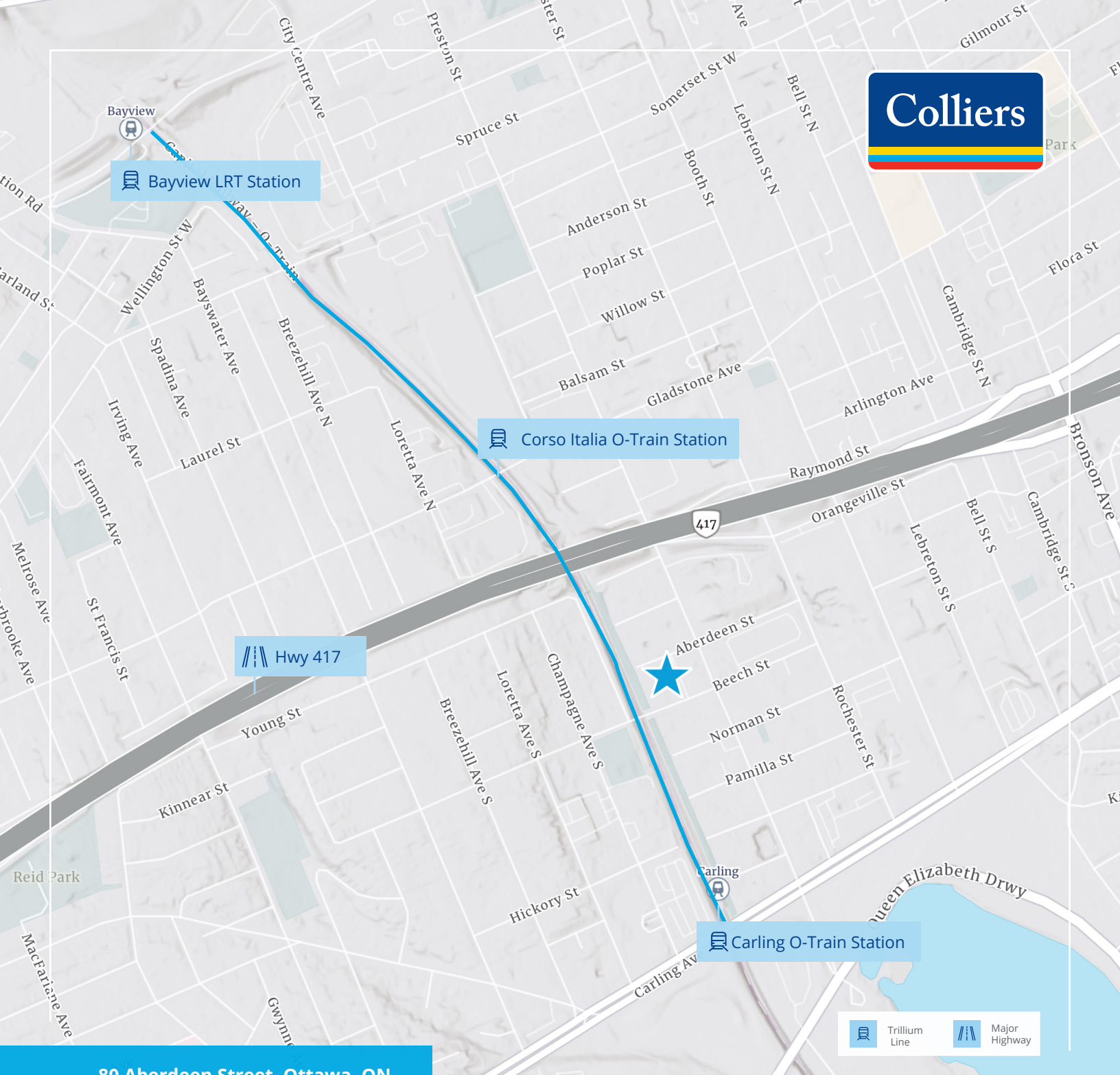
# Floor Plan

## Suite 301



# Surrounding Amenities





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