

**SUITE 200 -
275 BANK STREET**

OTTAWA, ON, K2P 2L6

OFFICE FOR LEASE



EXECUTIVE SUMMARY

SUITE 200 - 275 BANK STREET

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OFFERING SUMMARY

AVAILABLE SF:	11,600 SF
LEASE RATE:	\$16.00 SF/yr (NNN)
ADDITIONAL RENT:	approx. \$19.50 SF/yr
UTILITIES:	included in additional rents rate
AVAILABLE:	March 1, 2027

PROPERTY HIGHLIGHTS

- Office and retail mixed-use 4-storey commercial building
- Secure access and intercom installed
- Sprinklered throughout
- Elevator-served building
- Parking available at \$225.00/month + HST (per space) at a ratio of 1.5:1,000 SF
- Zoned H1 H(19) (March 2026) for a broad range of commercial uses

PROPERTY OVERVIEW

An exceptional opportunity to lease a full-floor office suite in the heart of Ottawa's Centretown neighbourhood.

Located on the second floor of 275 Bank Street, Suite 200 comprises approximately 11,600 SF of bright, functional office space featuring an extensive mix of private perimeter offices, collaborative work areas, meeting rooms, support spaces and employee amenities.

The existing configuration is particularly well suited to organizations requiring a combination of private offices and open workstations, with numerous exterior-facing offices benefiting from natural light. The suite also includes two conference rooms, a dedicated IT/security room, storage and a kitchenette, providing a highly functional existing office layout.

The current layout makes Suite 200 particularly attractive for professional services firms, government contractors, associations, technology companies, administrative operations and larger organizations seeking a substantial downtown office with a balance of private offices, meeting space and open work areas.

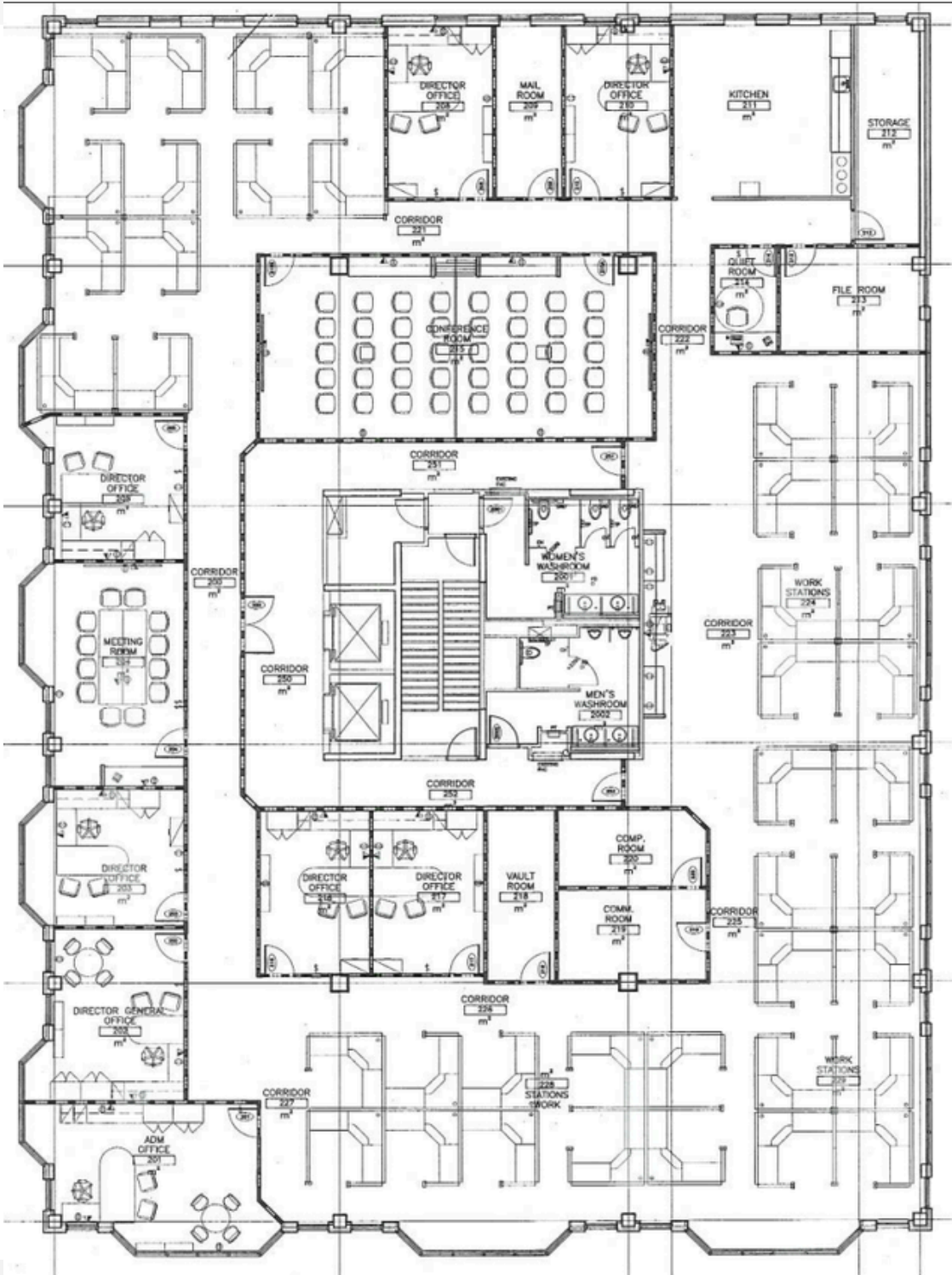
Prominently located at the corner of Bank Street and Somerset Street West, the property places tenants in the centre of one of Ottawa's most established urban business districts. Restaurants, cafés, grocery, retail and everyday services are all within walking distance, while public transit and Ottawa's LRT network provide convenient connections throughout the city.

FLOOR PLANS

SUITE 200 - 275 BANK STREET

SPACE: SUITE #200

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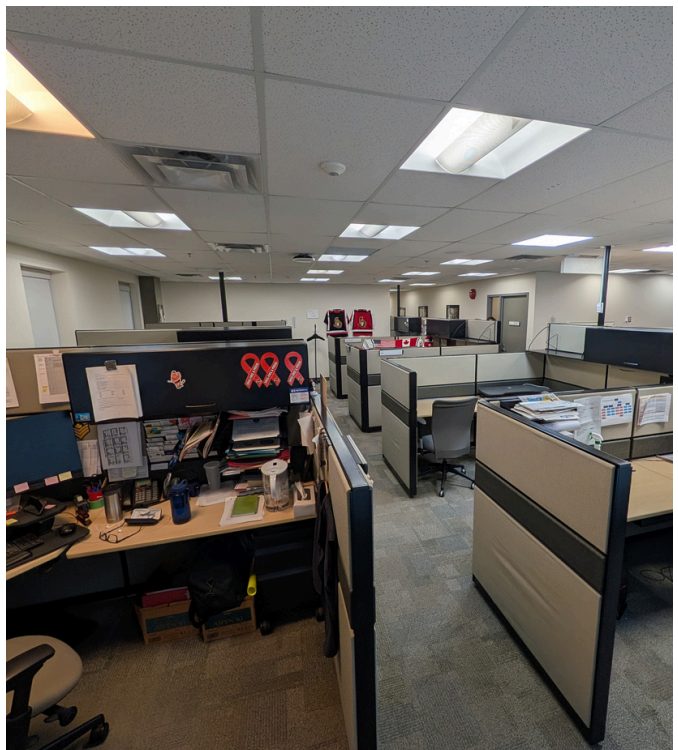
SECOND LEVEL

UNIT #200

APRX. 11,600 SF

ADDITIONAL PHOTOS

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RETAILER MAP

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WITHIN WALKING DISTANCE

- Coco Tea
- Subway
- Tim Hortons
- Starbucks
- Independent Grocer
- Thimblecakes Deserts
- Canada Post
- The Royal Oak
- Staples
- Shoppers Drug mart
- Parliament Hill
- The Rideau Center

THANK YOU



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We would love to tour the property and discuss a leasing opportunity.

Please contact one of our representatives, and we can get started!

CONTACT

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