

200 Laurier Avenue W.

OTTAWA, ON

Downtown Top Tech Space For Lease

Up to 38,493 sf of available space



Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com



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Prime Downtown Location

200 Laurier Avenue is cloaked in steel grey/black reflective glazing and has an aesthetic street presence on an important block of real estate west of Metcalfe Street in Ottawa's downtown core.

Large windows on each floor allowing lots of natural light to enter each floor. Views of terrace, street and sunny skies to the south.



AVAILABILITY
Immediately



\$16.00 PSF (NET) - LEASE



\$16.67 psf (Additional Rent 2025 est.)

Property Overview

Address: 200 Laurier Ave W,
Ottawa, ON K1P 6M7

Location: Located in between
O'Connor Street
and Metcalfe Street.
Frontage on Laurier
Avenue.

Net Rent: \$16.00 psf

Additional Rent: \$16.67 psf

Parking: Onsite parking can
me made available

Available: immediatley

Key Highlights:

- Turnkey or base building space available
- Building has showers and change rooms
- Secure bike room
- Renovated lobby and bathrooms
- Elevator accessible
- Onsite salon and café
- Dedicated storage available



Available Areas

1st Floor: 2,850 sf
Turnkey Space

2nd Floor: 9,534 sf
Turnkey Space

~~**3rd Floor:** 9,535 sf
LEASED~~

5th Floor: 9,514 sf
Turnkey Space

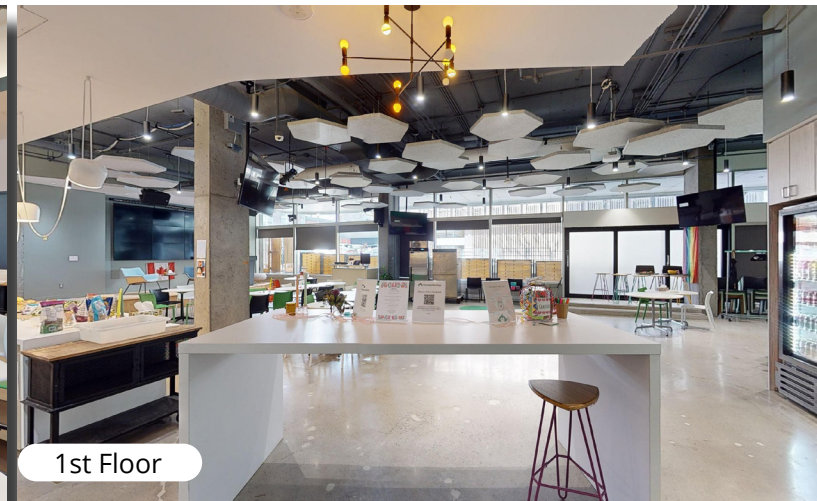
6th Floor: 9,514 sf

~~**7th Floor:** 9,537 sf
LEASED~~

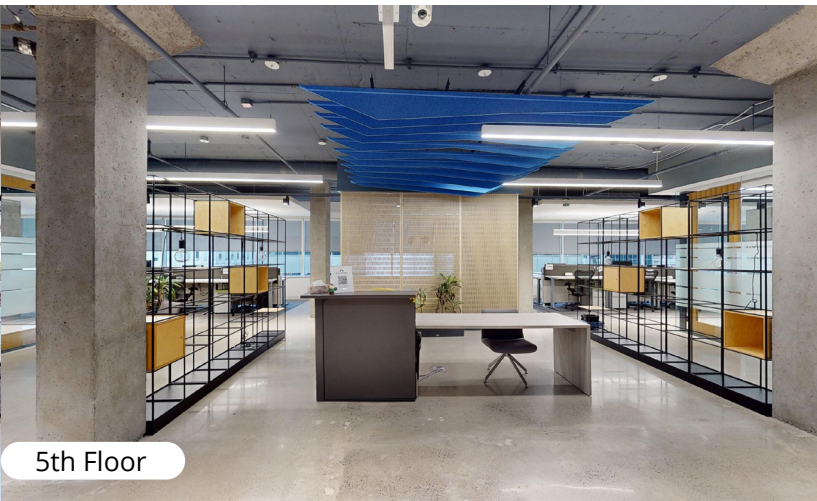
8th Floor: 7,081 sf



1st Floor



1st Floor



5th Floor



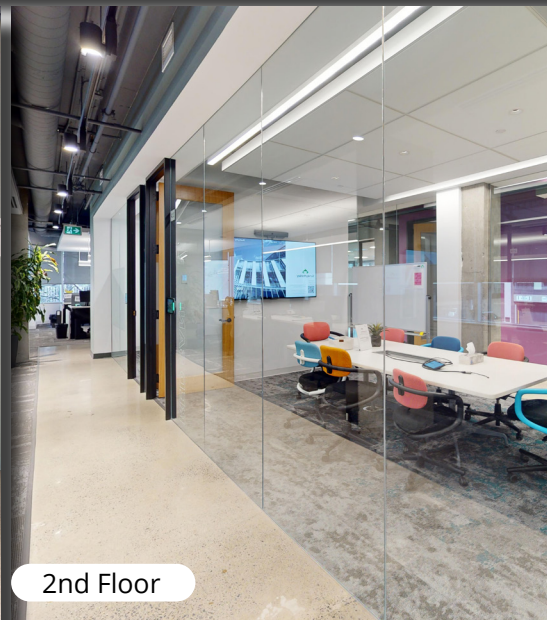
5th Floor



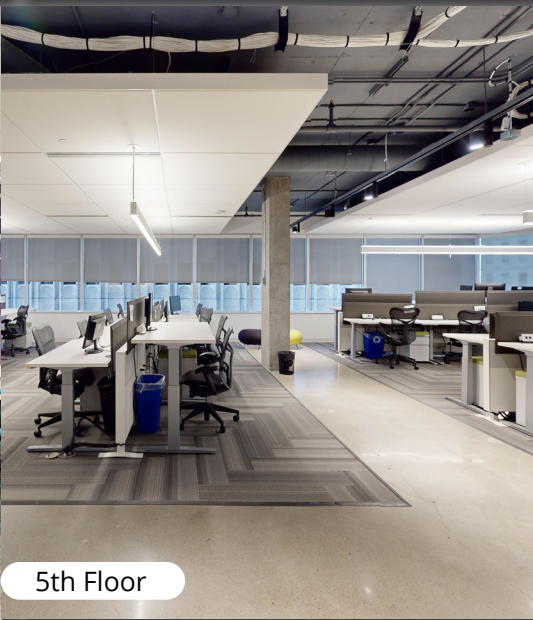
2nd Floor



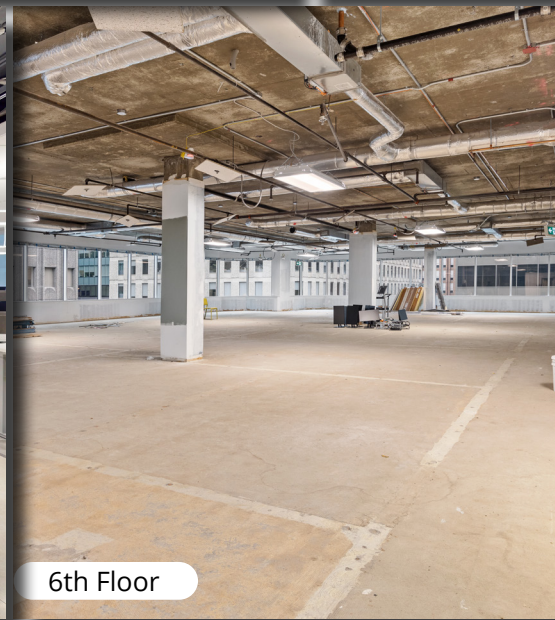
2nd Floor



2nd Floor



5th Floor



6th Floor



7th Floor LEASED



3rd Floor LEASED



3rd Floor LEASED



7th Floor LEASED



8th Floor

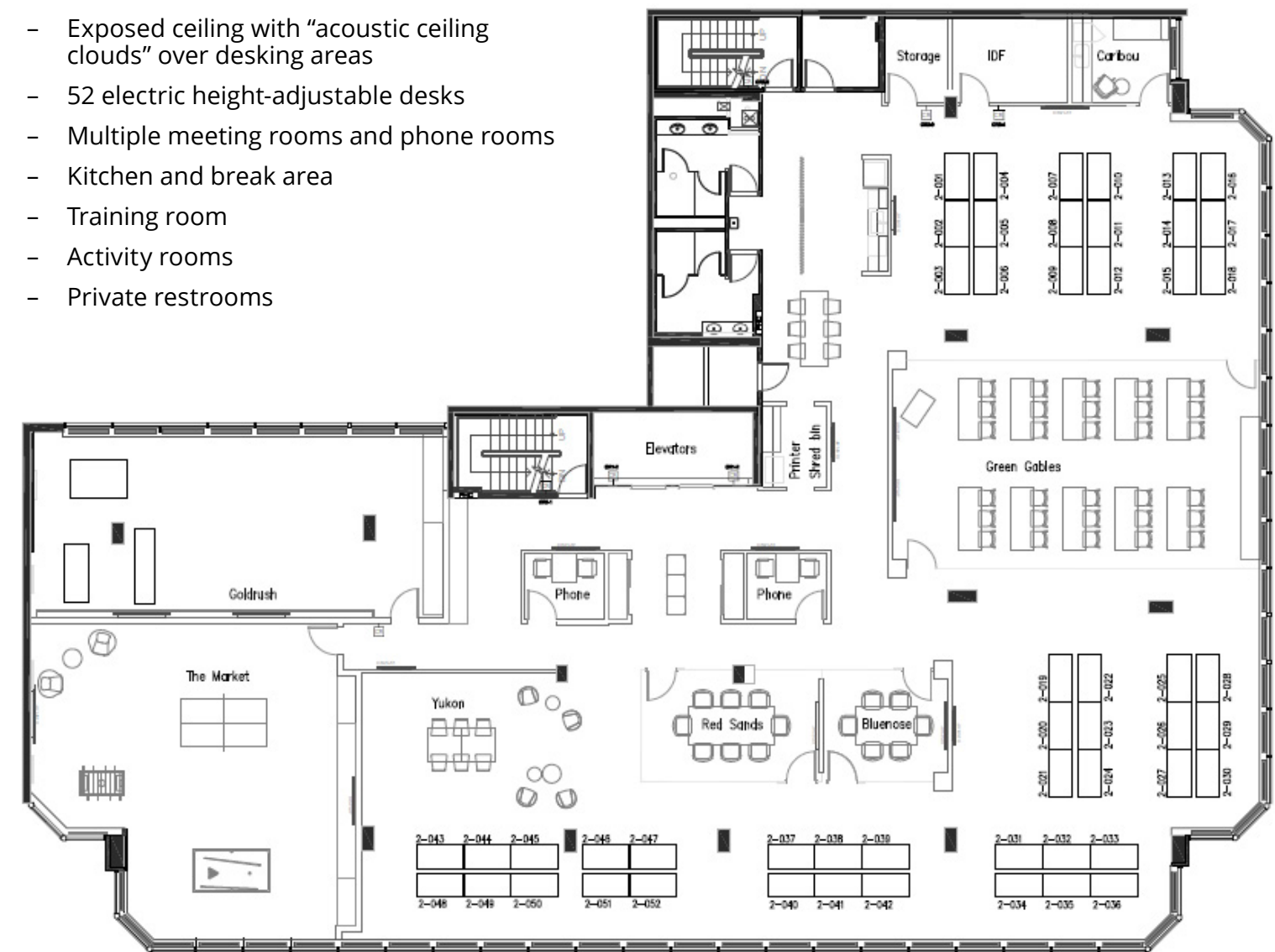
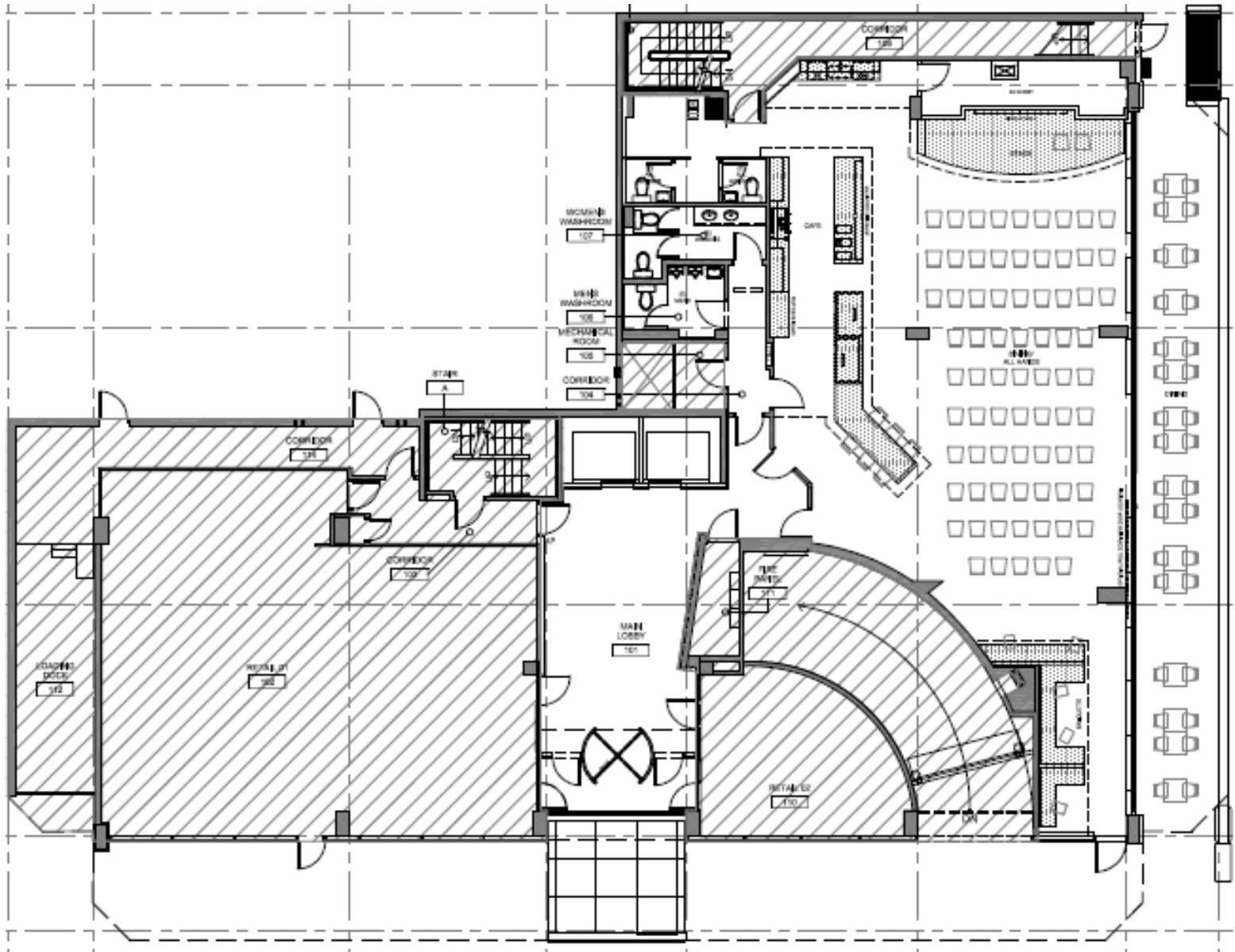
Floor Plan: 1st Floor

360° Virtual Tour

Floor Plan: 2nd Floor

360° Virtual Tour

- Full floor identity
- Polished concrete floors
- Exposed ceiling with "acoustic ceiling clouds" over desking areas
- 52 electric height-adjustable desks
- Multiple meeting rooms and phone rooms
- Kitchen and break area
- Training room
- Activity rooms
- Private restrooms



Floor Plan: 3rd Floor **LEASED**

360° Virtual Tour

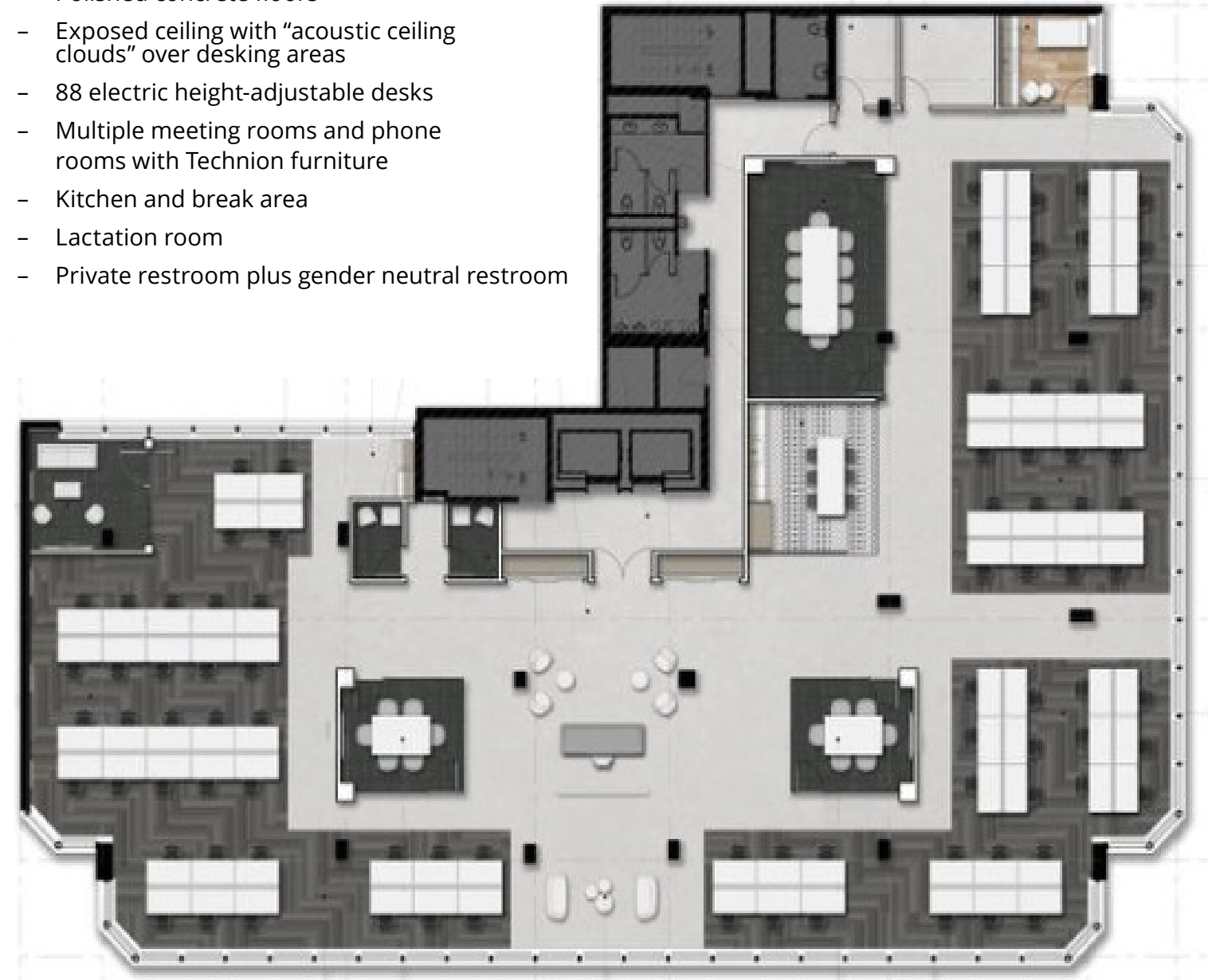
- Full floor identity
- Polished concrete floors
- Exposed ceiling with "acoustic ceiling clouds" over desking areas
- 72 electric heightadjustable desks
- 8 meeting rooms
- 4 interview & phone rooms
- Kitchen and break area
- Private restrooms



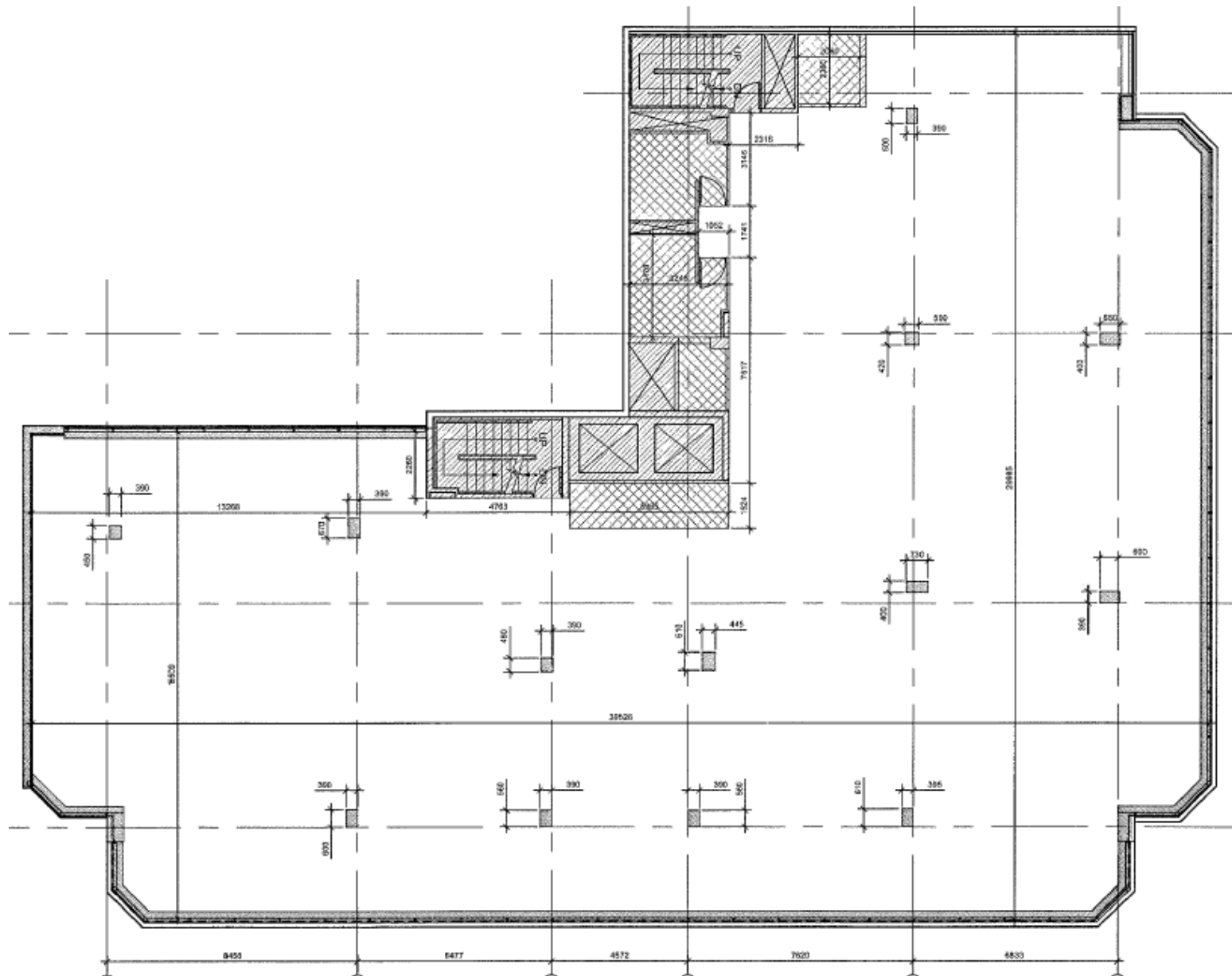
Floor Plan: 5th Floor

360° Virtual Tour

- Full floor identity
- Polished concrete floors
- Exposed ceiling with "acoustic ceiling clouds" over desking areas
- 88 electric height-adjustable desks
- Multiple meeting rooms and phone rooms with Technion furniture
- Kitchen and break area
- Lactation room
- Private restroom plus gender neutral restroom



Floor Plan: 6th Floor



Floor Plan: 7th Floor **LEASED**

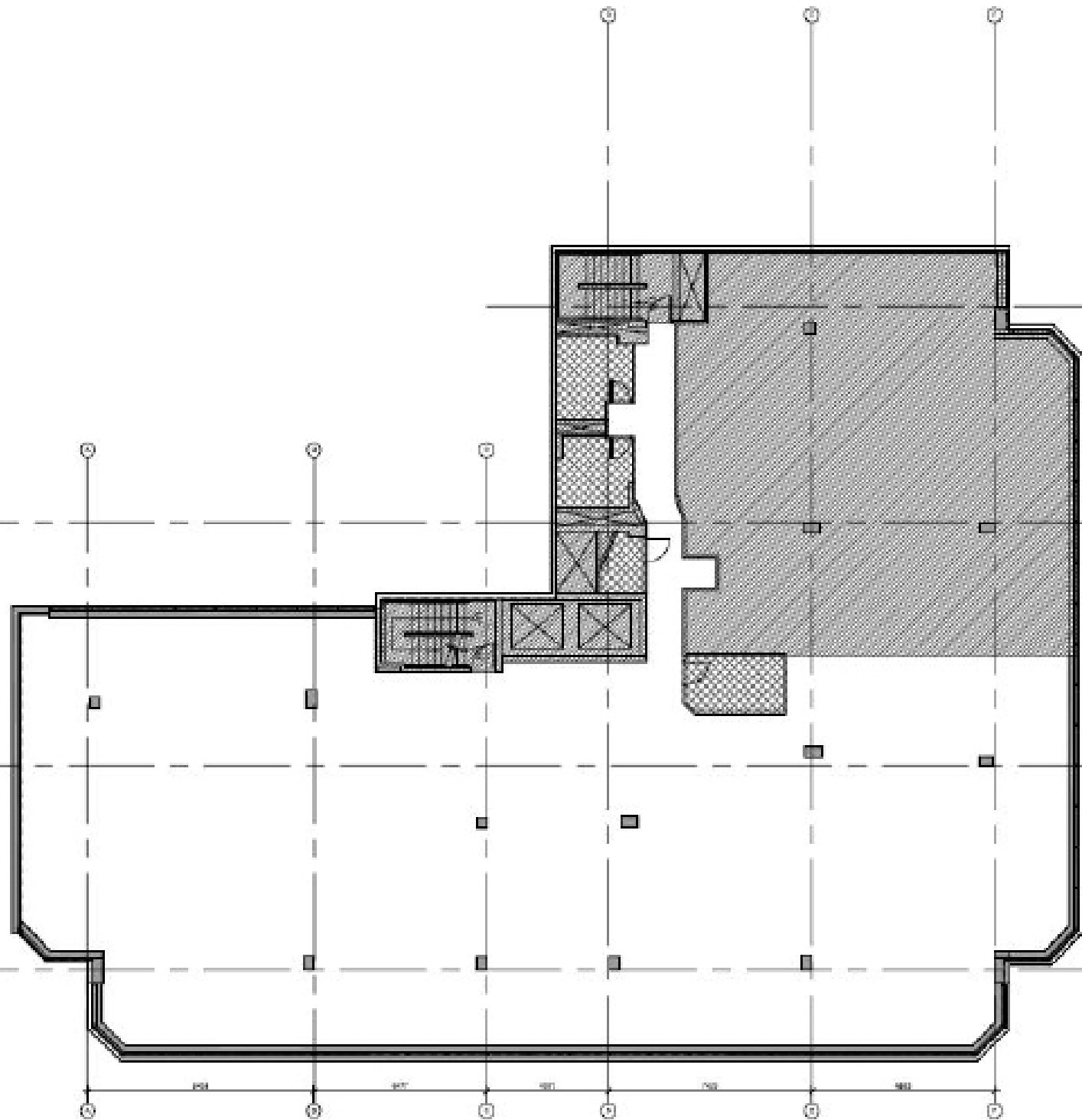
360° Virtual Tour



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**200
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Floor Plan: 8th Floor



Location Details

The 8 storey building is located in the downtown core near the corner of Metcalfe Street on Laurier Avenue West, with quick access to Highway 417.

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

Travel Distances

Highway 417	1.5 km 4 mins
Nepean, Ottawa	16.3 km 19 mins
Kanata, Ottawa	22.3 km 17 mins
Ottawa International Airport	13.4 km 19 mins

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Contact

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Avison Young Commercial Real Estate Services, LP, Brokerage

45 O'Connor Street, Suite 800, Ottawa, Ontario K1P 1A4
Office +1 613 567 2680 Fax +1 613 567 2671
avisonyoung.ca

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