

**AVISON
YOUNG**

Office Space For Lease

**294 Albert Street
Ottawa, ON**



Space Highlights

- Between +/- 1,275 sf to +/- 6,732 sf of available space
- Prime location and professional atmosphere
- Located in the heart of downtown Ottawa
- Free amenities available to all tenants: conference rooms, fitness centre, café
- Easy access via Queensway & transit
- Surrounded by shops, dining & services

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street,
Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

Avison Young Commercial Real Estate Services, LP, Brokerage. All rights reserved.
E. & O.E.: Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Get more information

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

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

Liam Kundinger-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com



Platinum
member

Property

For Lease

294 Albert Street
Ottawa, ON

Address: 294 Albert Street, Ottawa ON
K1P 6E6

Location: Downtown Core

Year Built: 1949

Available Area:

- Suite B001 = Up to 3,000 sf*
- Suite 200 = +/- 3,283 sf
- Suite 300 = +/- 6,732 sf
- Suite 301 = +/- 1,275 sf
- Suite 401 = +/- 1,934 sf
- Suite 505 = +/- 1,750 sf
- Suite 600 = +/- 2,969 sf
- Suite 601 = +/- 3,223 sf

Net Rent: \$12.00 psf

Gross Rent (suite B001): *\$15.00 psf plus escalations and electricity

Additional Rent: \$12.73 psf

Parking: Available

Key Highlights:

- A variety of open and enclosed offices with meeting room and kitchenette
- Easy access to public transportation
- Access to Fitness Centre and Conference Facilities
- Turnkey options available



Gallery

For Lease

294 Albert Street
Ottawa, ON



Suite 200



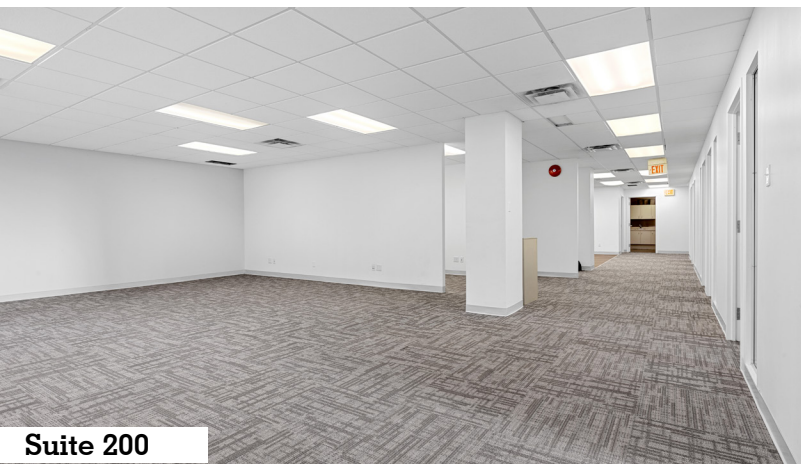
Suite 200



Suite 200



Suite 200



Suite 200



Suite 200

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

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

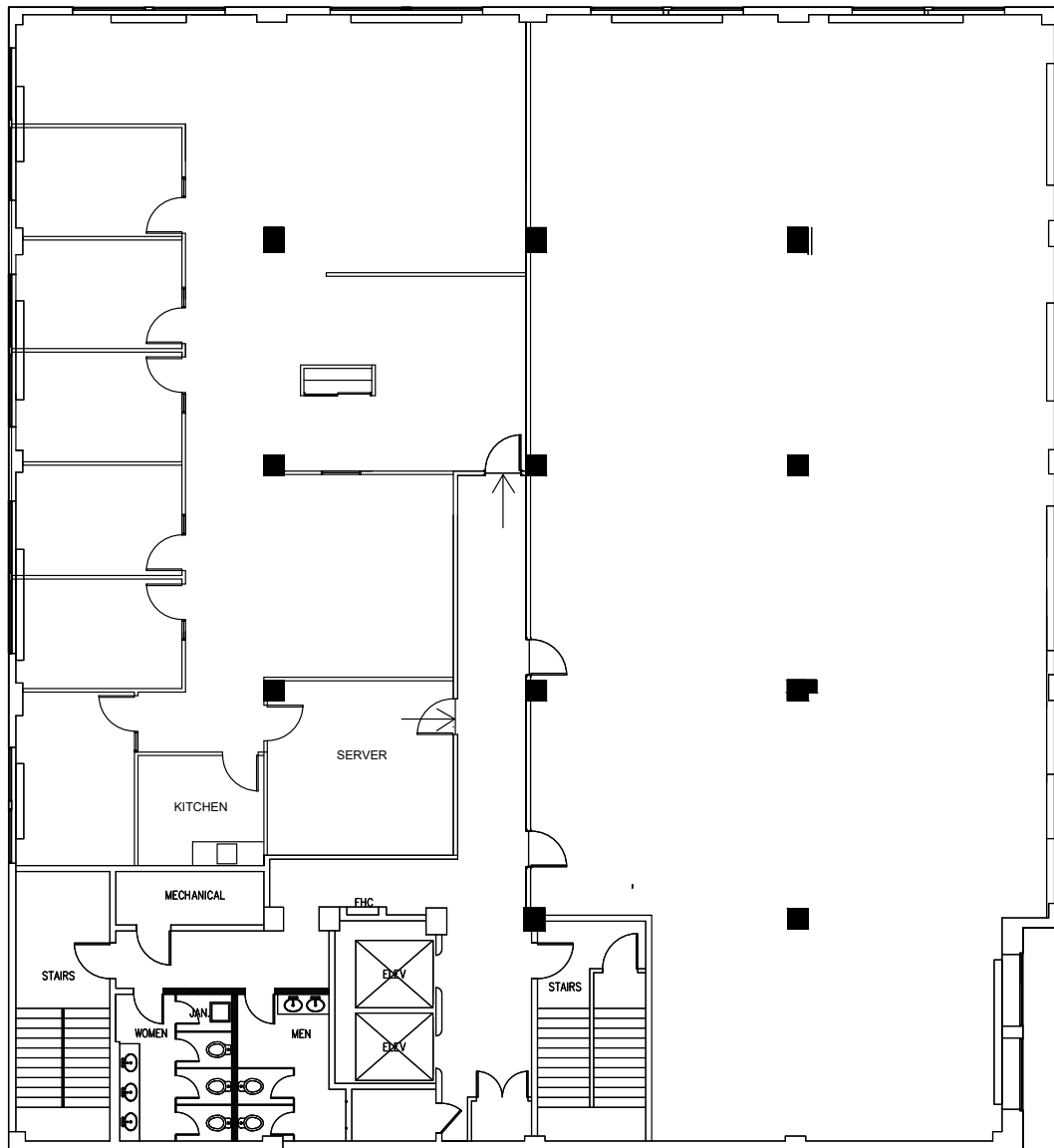
Liam Kundering-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com

Floor Plan

Suite 200

For Lease
294 Albert Street
Ottawa, ON

Suite 200 = +/- 3,283 sf



Floorplan not to scale

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

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

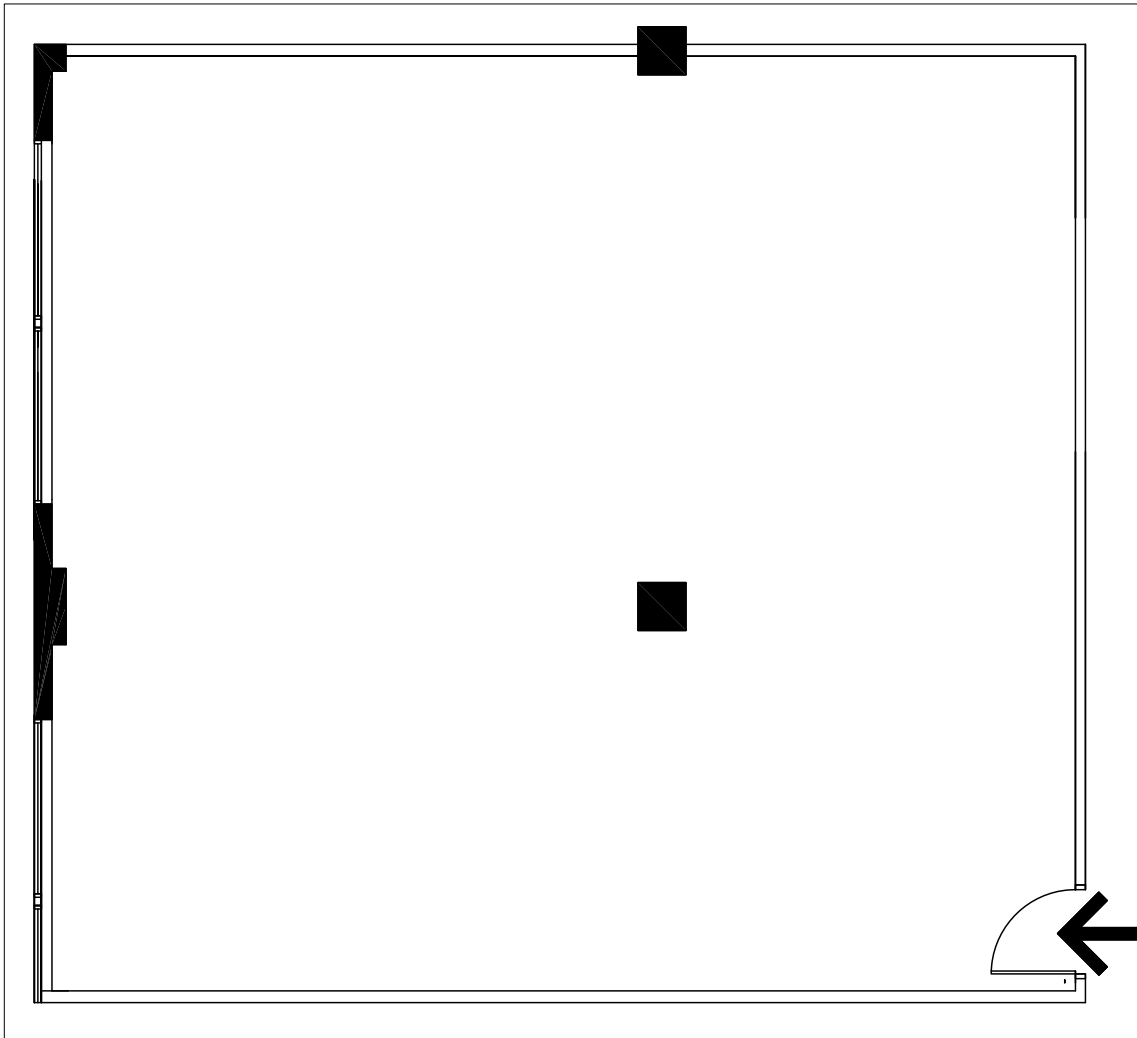
Liam Kunding-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com

Floor Plan

Suite 301

For Lease
294 Albert Street
Ottawa, ON

Suite 301 = +/- 1,275 sf



Floorplan not to scale

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

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

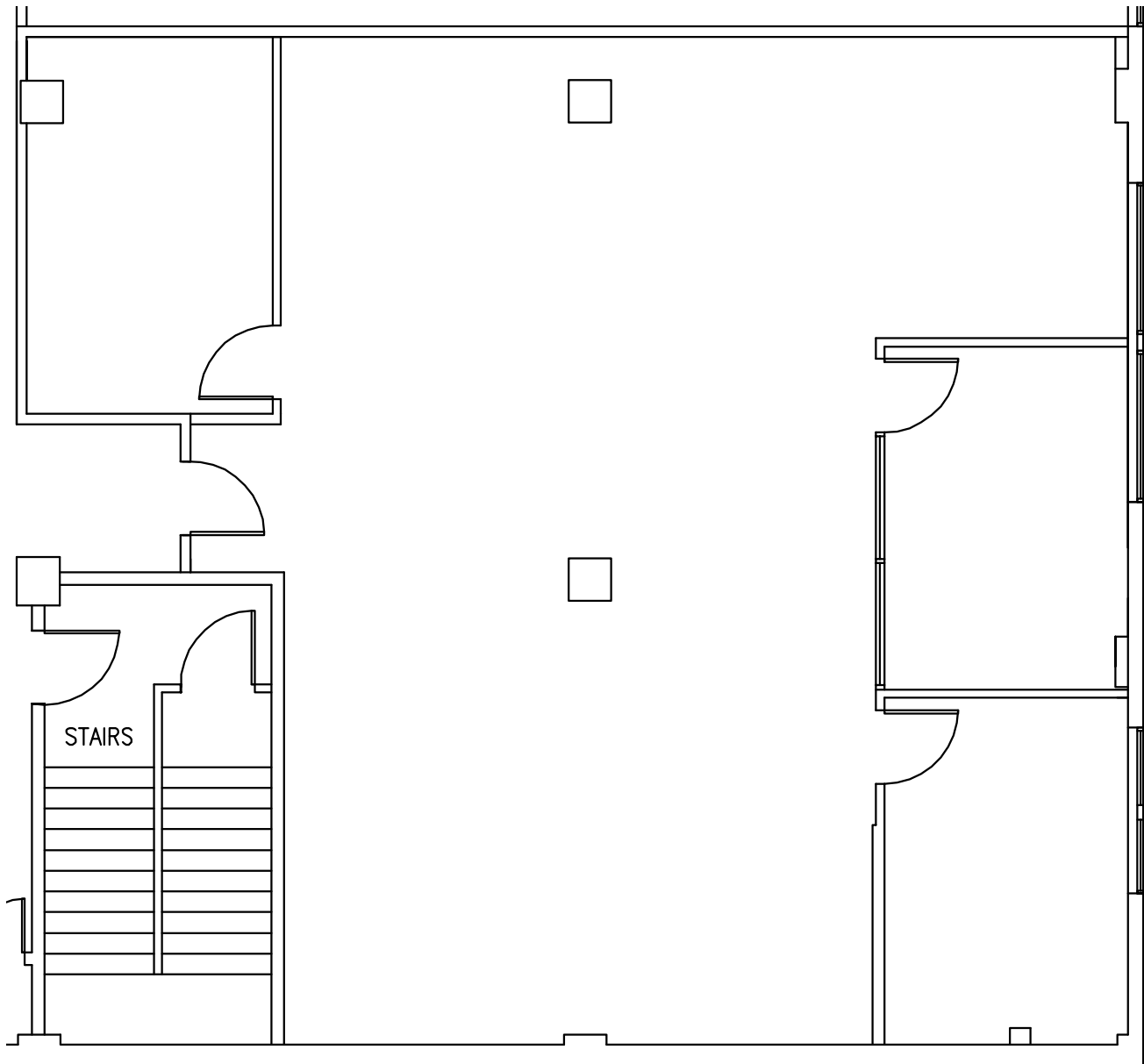
Liam Kunding-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com

Floor Plan

Suite 401

For Lease
294 Albert Street
Ottawa, ON

Suite 401 = +/- 1,934 sf



Floorplan not to scale

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

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

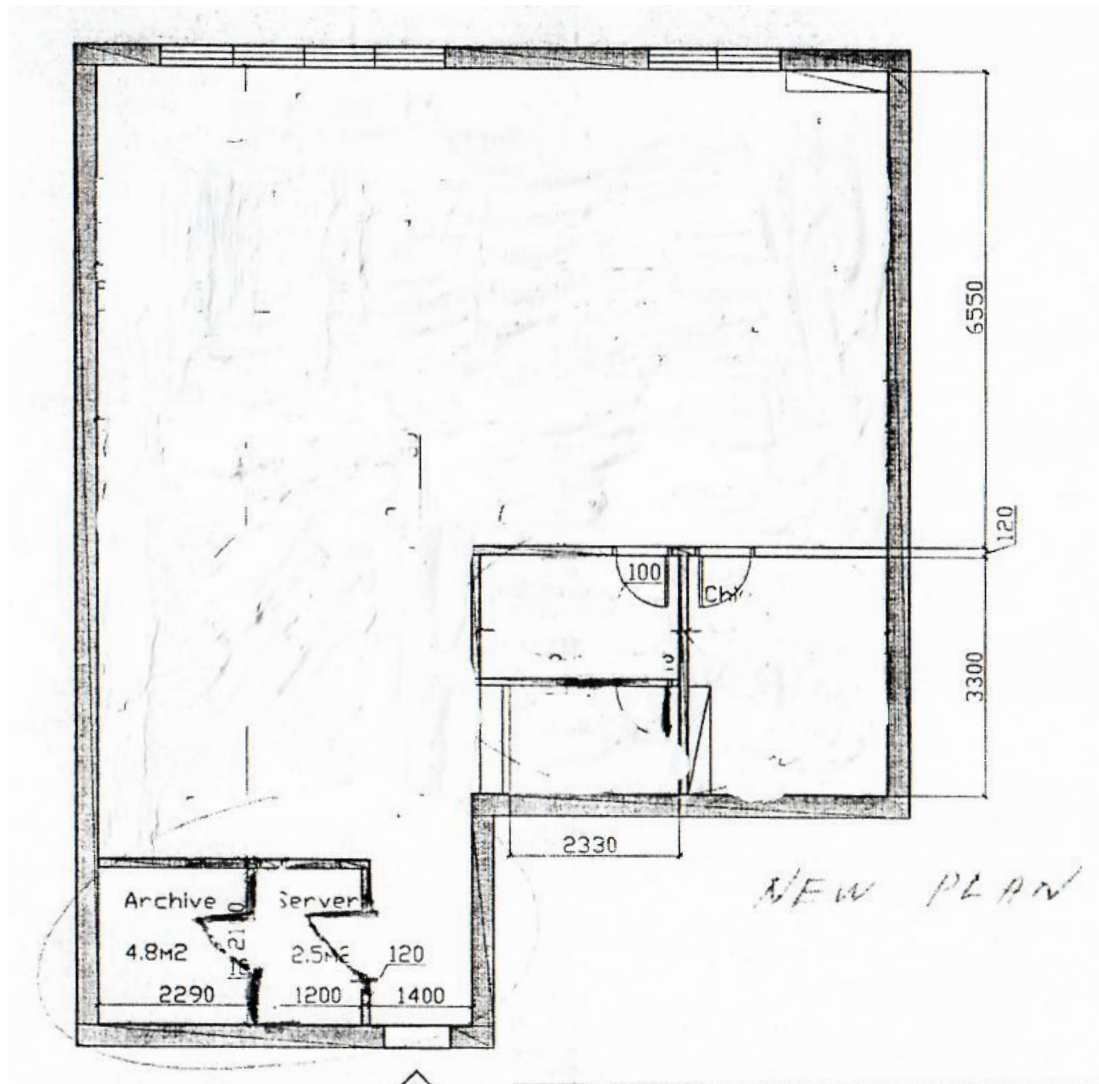
Liam Kunding-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com

Floor Plan

Suite 505

For Lease
294 Albert Street
Ottawa, ON

Suite 505 = +/- 1,750 sf



Floorplan not to scale

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

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

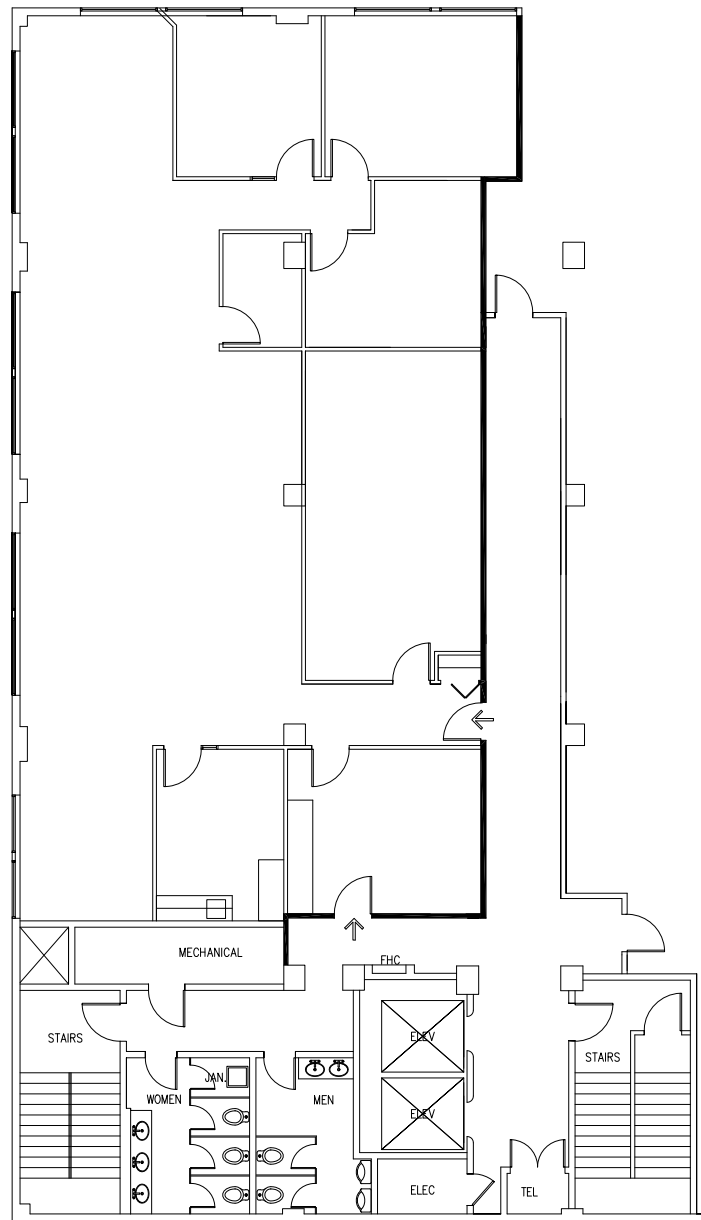
Liam Kunder-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com

Floor Plan

Suite 601

For Lease
294 Albert Street
Ottawa, ON

Suite 601 = +/- 3,223 sf



Floorplan not to scale

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

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

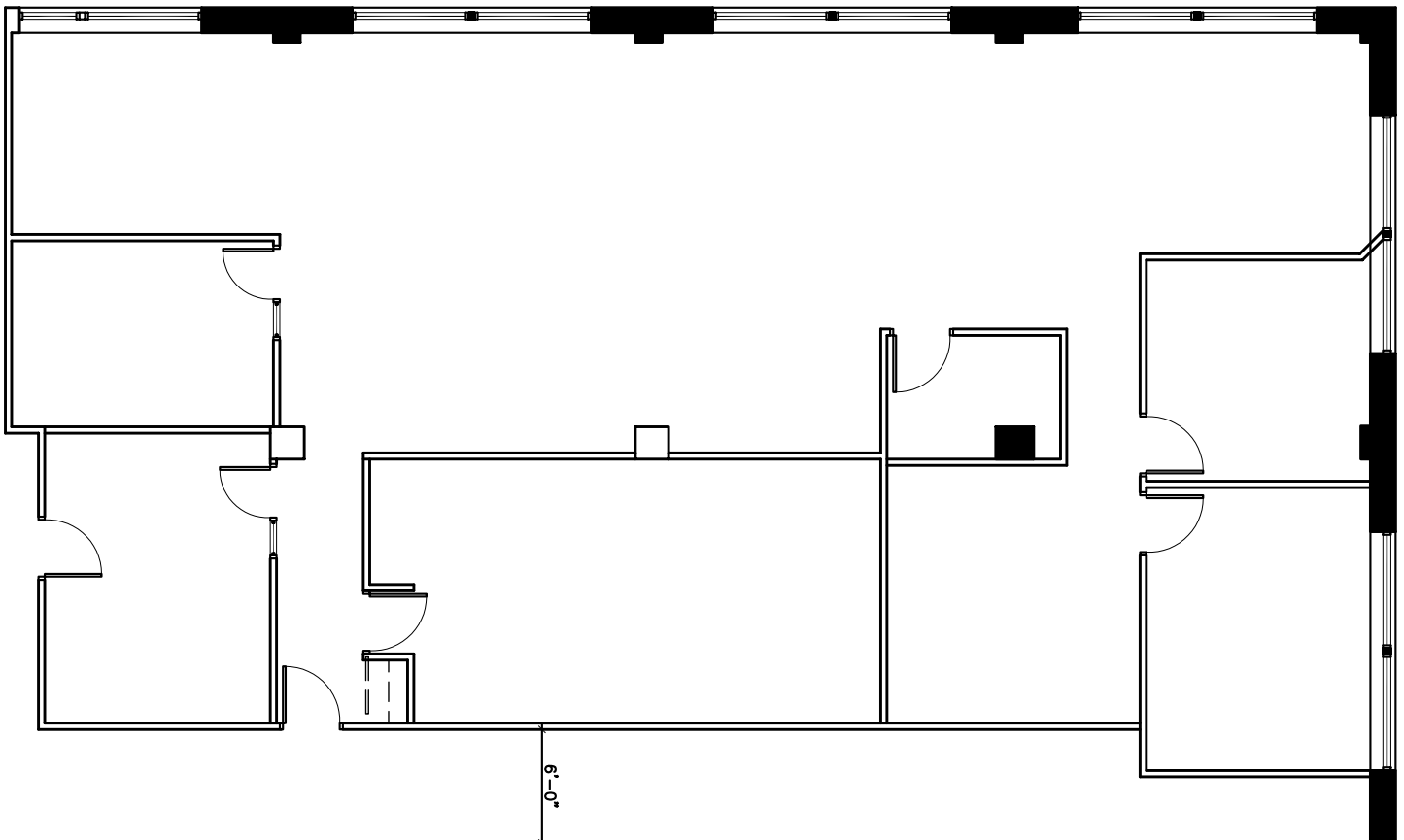
Liam Kunding-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com

Floor Plan

Suite 602

For Lease
294 Albert Street
Ottawa, ON

Suite 602 = +/- 2,969 sf



Floorplan not to scale

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

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

Liam Kunding-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com

Map

For Lease

294 Albert Street
Ottawa, ON



Location:

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

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

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

Liam Kunder-Markhauser
Sales Representative
D +1 613 696 2731
liam.markhauser@avisonyoung.com