

For Lease

# Minto Place

Bright and Professional  
Office Opportunities!

180 Kent Street &  
427 Laurier Avenue

Ottawa | Ontario

**Jessica Whiting\***

Associate Vice President

+1 613 683 2208

Jessica.Whiting@colliers.com

Accelerating success.



180 Kent Street: Lowest Additional Rents  
within Class A Buildings Downtown Ottawa!

**Colliers**

\* Sales Representative

# Property Overview

*This is the best place to expand your business - right in the heart of Ottawa.*

<b>Address:</b>	427 Laurier Avenue	
<b>Building Size:</b>	208,646 SF	
<b>Rentable Area:</b>	Suite 300 (Model Suite)	8,000 SF
	Suite 300 (Vacant Suite)	10,330 SF
	Suite 1200	14,148 SF
<b>Net Rent:</b>	Contact listing agent	
<b>Additional Rent:</b>	\$18.21 PSF (2025 Est.)	
<b>Available:</b>	Immediately	

<b>Address:</b>	180 Kent Street	
<b>Building Size:</b>	378,945 SF	
<b>Rentable Area:</b>	Suite 400	20,794 SF
	Suite 500	20,794 SF
	Suite 830*	1,319 SF
	Suite 1300	20,794 SF
	Suite 1500	20,794 SF
	Suite 1600	20,794 SF
	Suite 1900*	11,142 SF
<b>Additional Rent:</b>	\$18.16 PSF (2025 Est.)	
<b>Available:</b>	Immediately Oct 2025*	



Underground parking available



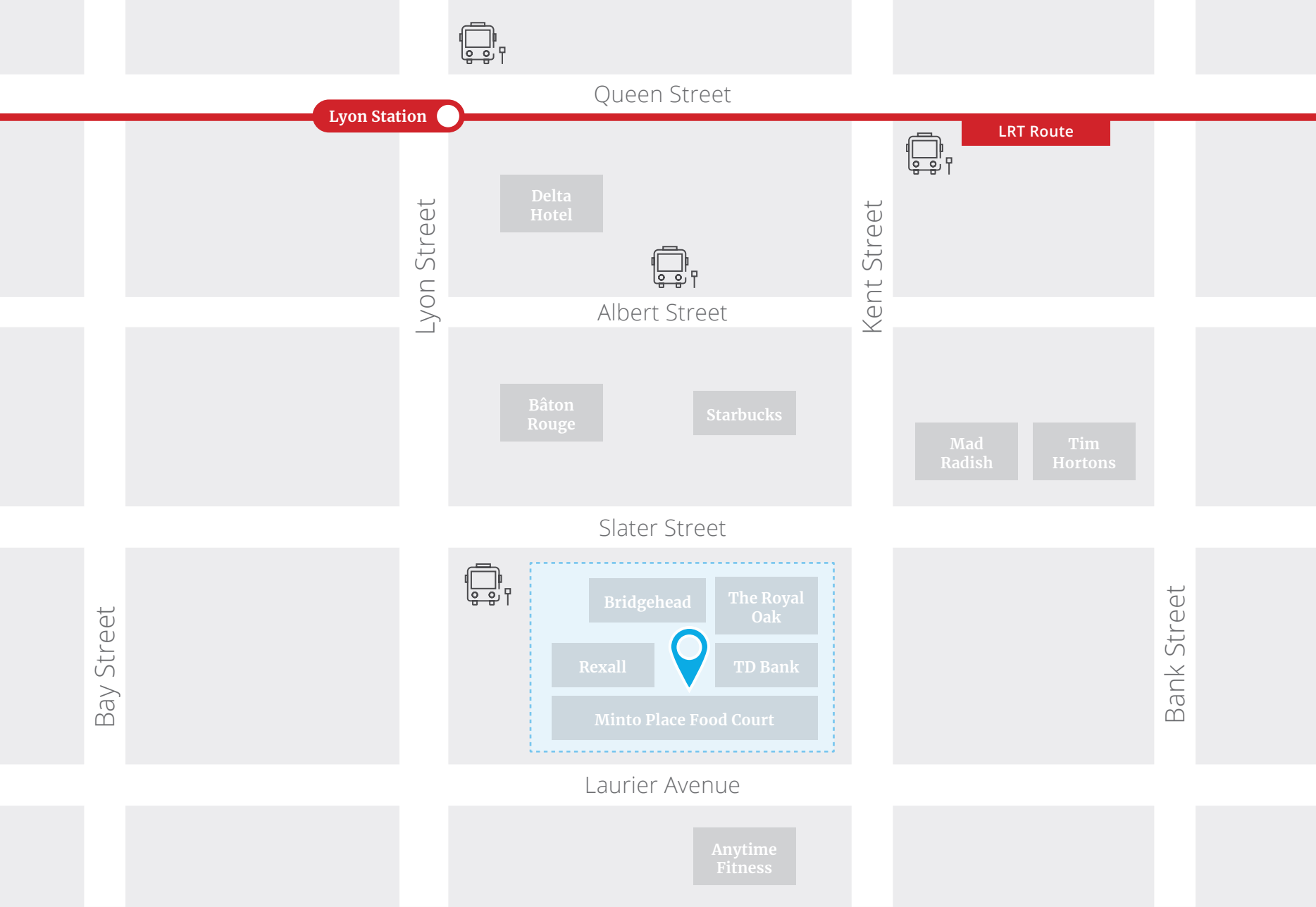
Amenity rich location



3 minute drive to Highway 417



# Immediate Area & Building Specifications



Demographics  
5km Radius



Bike Score  
**98**



Total Population  
**237,641**



Total Daytime Population  
**394,327**



Employment Rate  
**93.4%**



In Office Employees  
**76%**



Employee Transportation (Car)  
**39.6%**



Transit Score  
**90**

## Travel Distances

Highway 417	1.2 km   3 Min
Gatineau, Quebec	9 km   13 Mins
Nepean, Ottawa	12 km   20 Mins
Kanata, Ottawa	20 km   18 Mins
Ottawa International Airport	12 km   15 Mins



Walk Score  
**97**

# Available Space

## 427 Laurier Avenue

Suite 300 - 18,330 SF

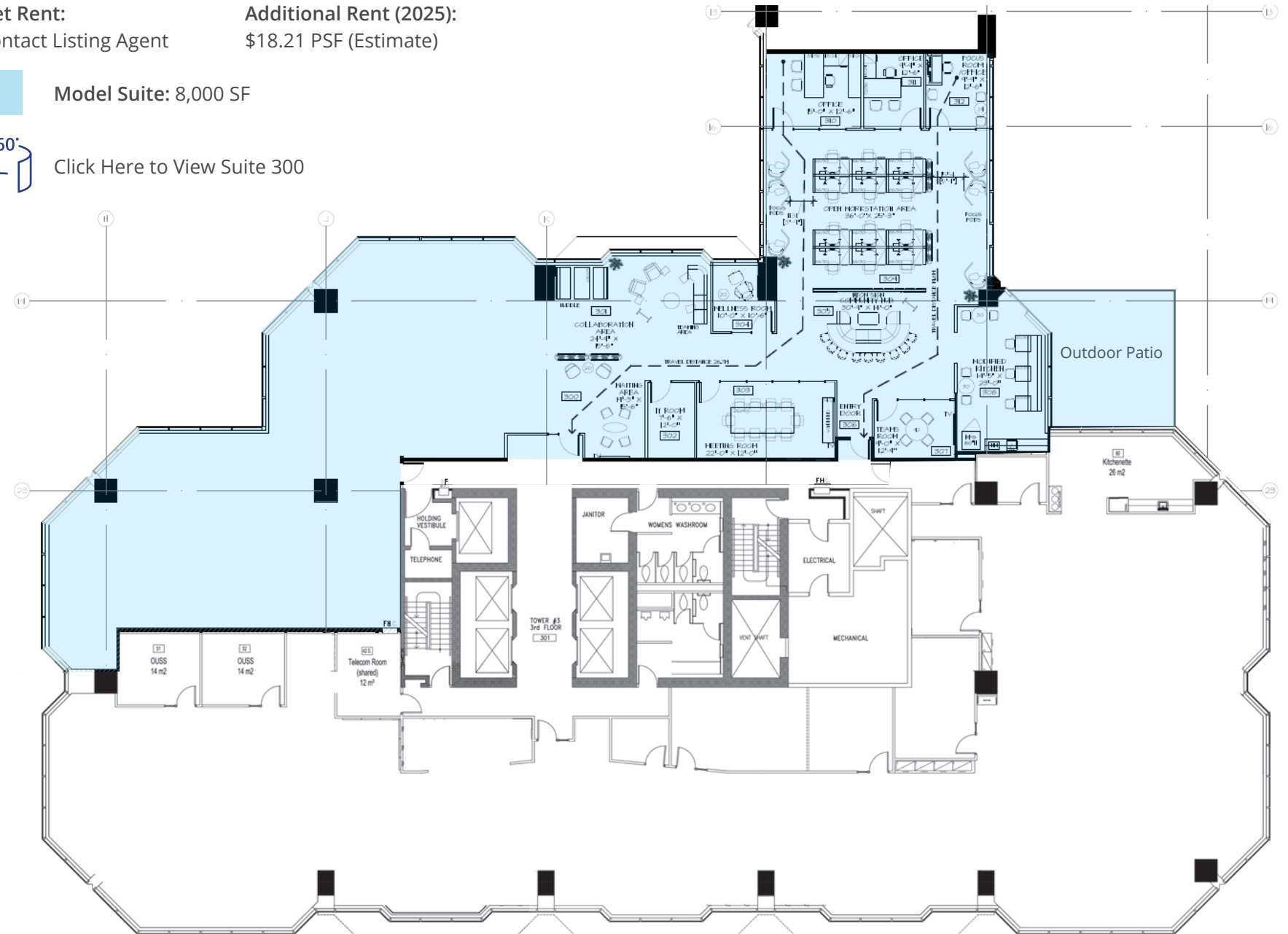
Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.21 PSF (Estimate)

 Model Suite: 8,000 SF



[Click Here to View Suite 300](#)



14th Floor	
13th Floor	
12th Floor	Suite 1200 14,148 SF Available Immediately
11th Floor	
10th Floor	
9th Floor	
8th Floor	
7th Floor	
6th Floor	
5th Floor	
4th Floor	
3rd Floor	Suite 300 18,330 SF Available Immediately
2nd Floor	
1st Floor	

# Available Space

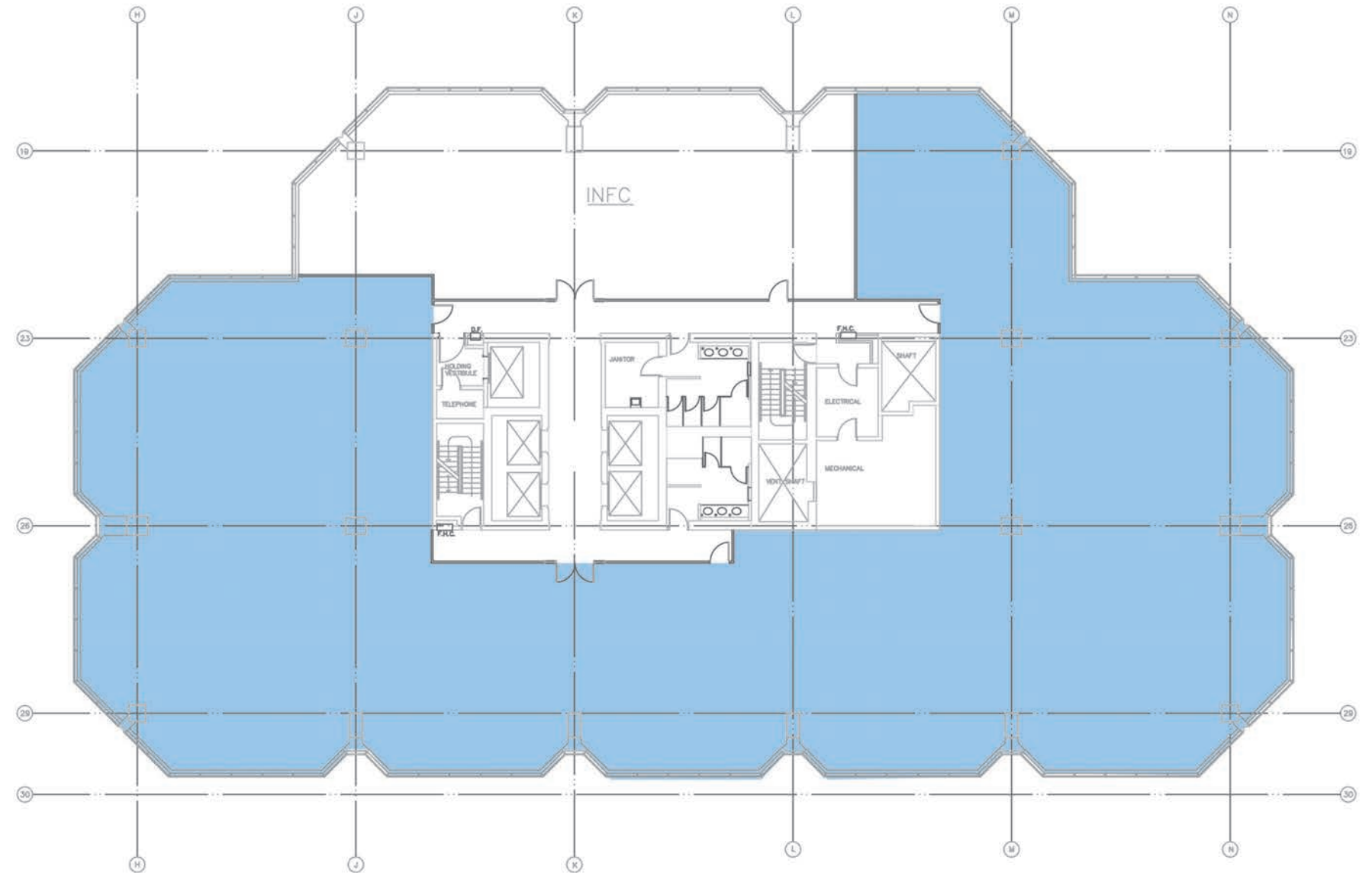
## 427 Laurier Avenue

Suite 1200 - 14,148 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.21 PSF (Estimate)

14th Floor	
13th Floor	
12th Floor	<b>Suite 1200</b> 14,148 SF Available Immediately
11th Floor	
10th Floor	
9th Floor	
8th Floor	
7th Floor	
6th Floor	
5th Floor	
4th Floor	
3rd Floor	<b>Suite 300</b> 18,330 SF Available Immediately
2nd Floor	
1st Floor	



# Available Space

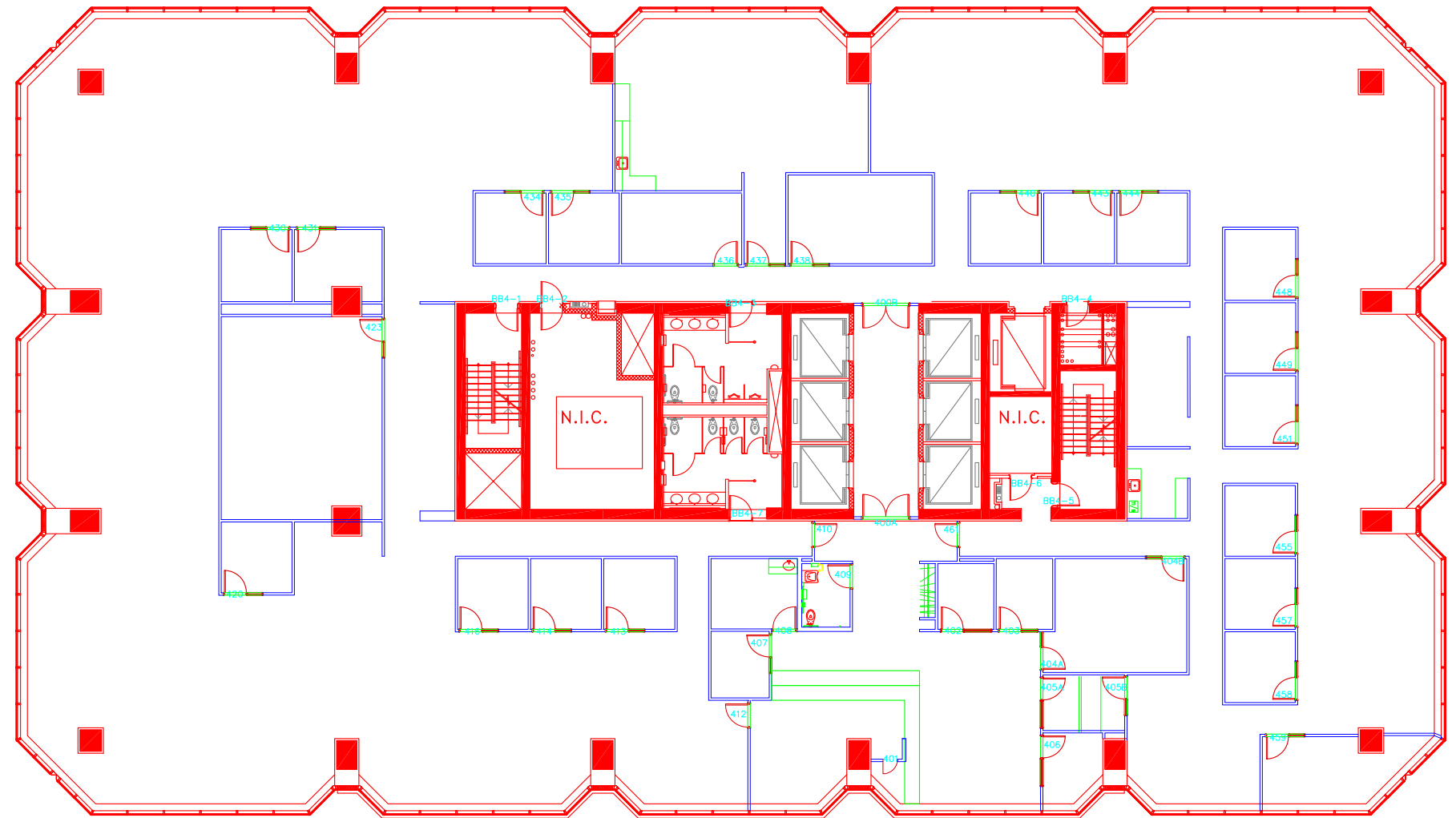
19th Floor	<b>Suite 1900</b> 11,142 SF Available October 2025
18th Floor	
17th Floor	
16th Floor	<b>Suite 1600</b> 20,794 SF Available Immediately
15th Floor	<b>Suite 1500</b> 20,794 SF Available Immediately
14th Floor	
13th Floor	<b>Suite 1300</b> 20,794 SF Available Immediately
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	<b>Suite 830</b> 1,319 SF Available October 2025
7th Floor	
6th Floor	
5th Floor	<b>Suite 500</b> 20,794 SF Available Immediately
4th Floor	<b>Suite 400</b> 20,794 SF Available Immediately
3rd Floor	
2nd Floor	
1st Floor	

## 180 Kent Street

Suite 400 - 20,794 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.16 PSF (Estimate)



# Available Space

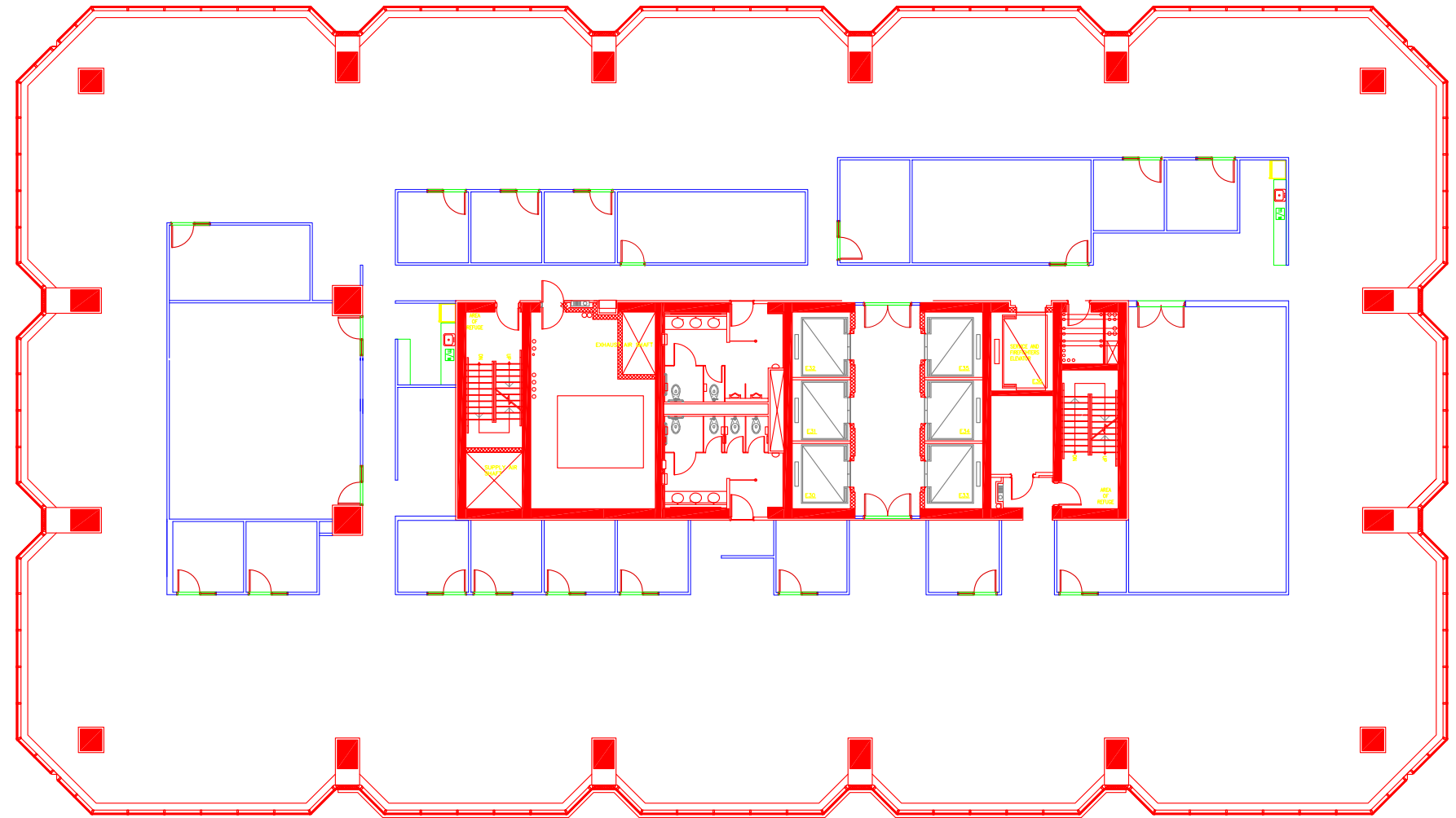
19th Floor	<b>Suite 1900</b> 11,142 SF Available October 2025
18th Floor	
17th Floor	
16th Floor	<b>Suite 1600</b> 20,794 SF Available Immediately
15th Floor	<b>Suite 1500</b> 20,794 SF Available Immediately
14th Floor	
13th Floor	<b>Suite 1300</b> 20,794 SF Available Immediately
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	<b>Suite 830</b> 1,319 SF Available October 2025
7th Floor	
6th Floor	
5th Floor	<b>Suite 500</b> 20,794 SF Available Immediately
4th Floor	<b>Suite 400</b> 20,794 SF Available Immediately
3rd Floor	
2nd Floor	
1st Floor	

## 180 Kent Street

Suite 500 - 20,794 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.16 PSF (Estimate)



# Available Space

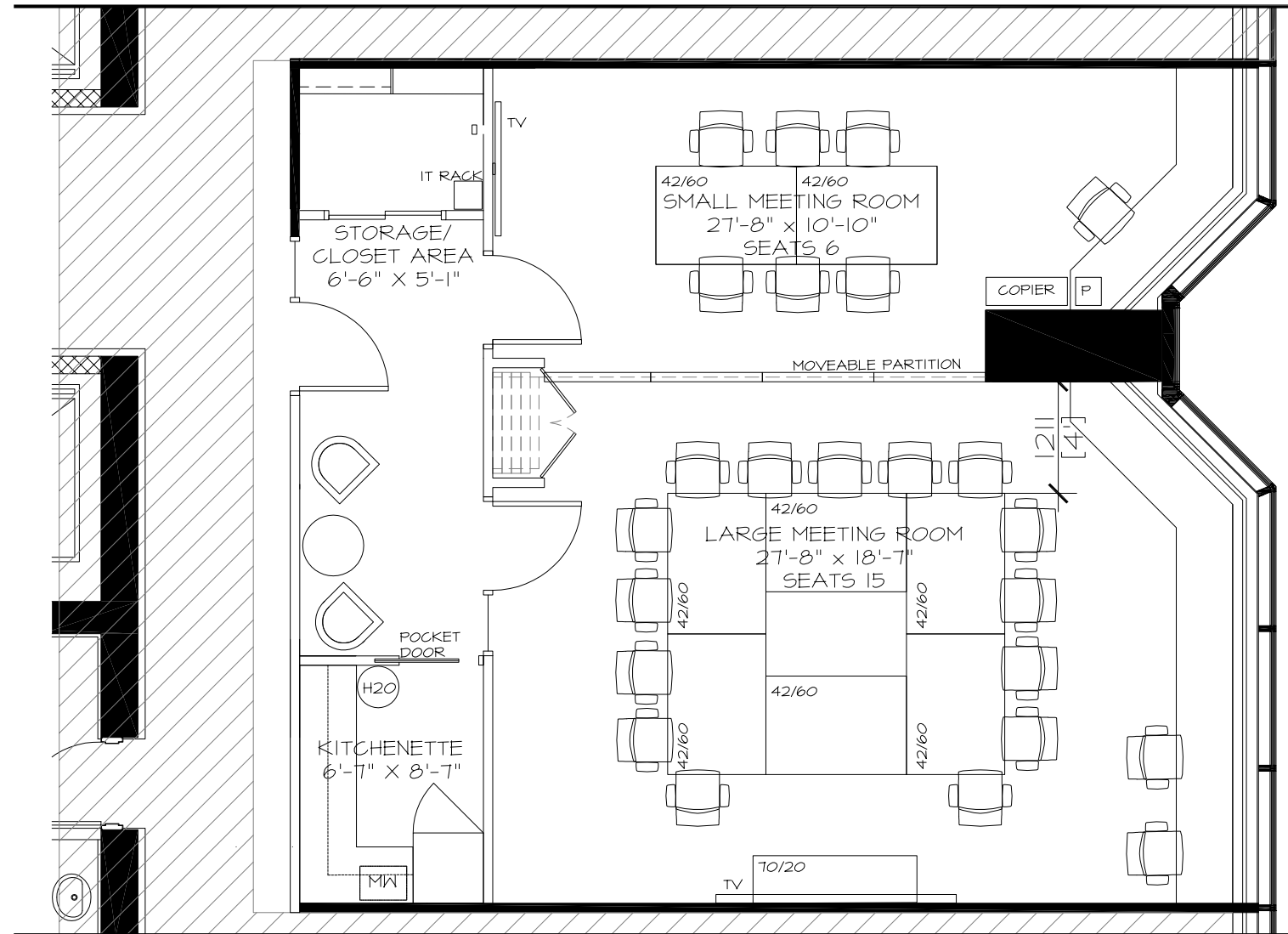
19th Floor	<b>Suite 1900</b> 11,142 SF Available October 2025
18th Floor	
17th Floor	
16th Floor	<b>Suite 1600</b> 20,794 SF Available Immediately
15th Floor	<b>Suite 1500</b> 20,794 SF Available Immediately
14th Floor	
13th Floor	<b>Suite 1300</b> 20,794 SF Available Immediately
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	<b>Suite 830</b> 1,319 SF Available October 2025
7th Floor	
6th Floor	
5th Floor	<b>Suite 500</b> 20,794 SF Available Immediately
4th Floor	<b>Suite 400</b> 20,794 SF Available Immediately
3rd Floor	
2nd Floor	
1st Floor	

## 180 Kent Street

Suite 830 - 1,319 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.16 PSF (Estimate)



# Available Space

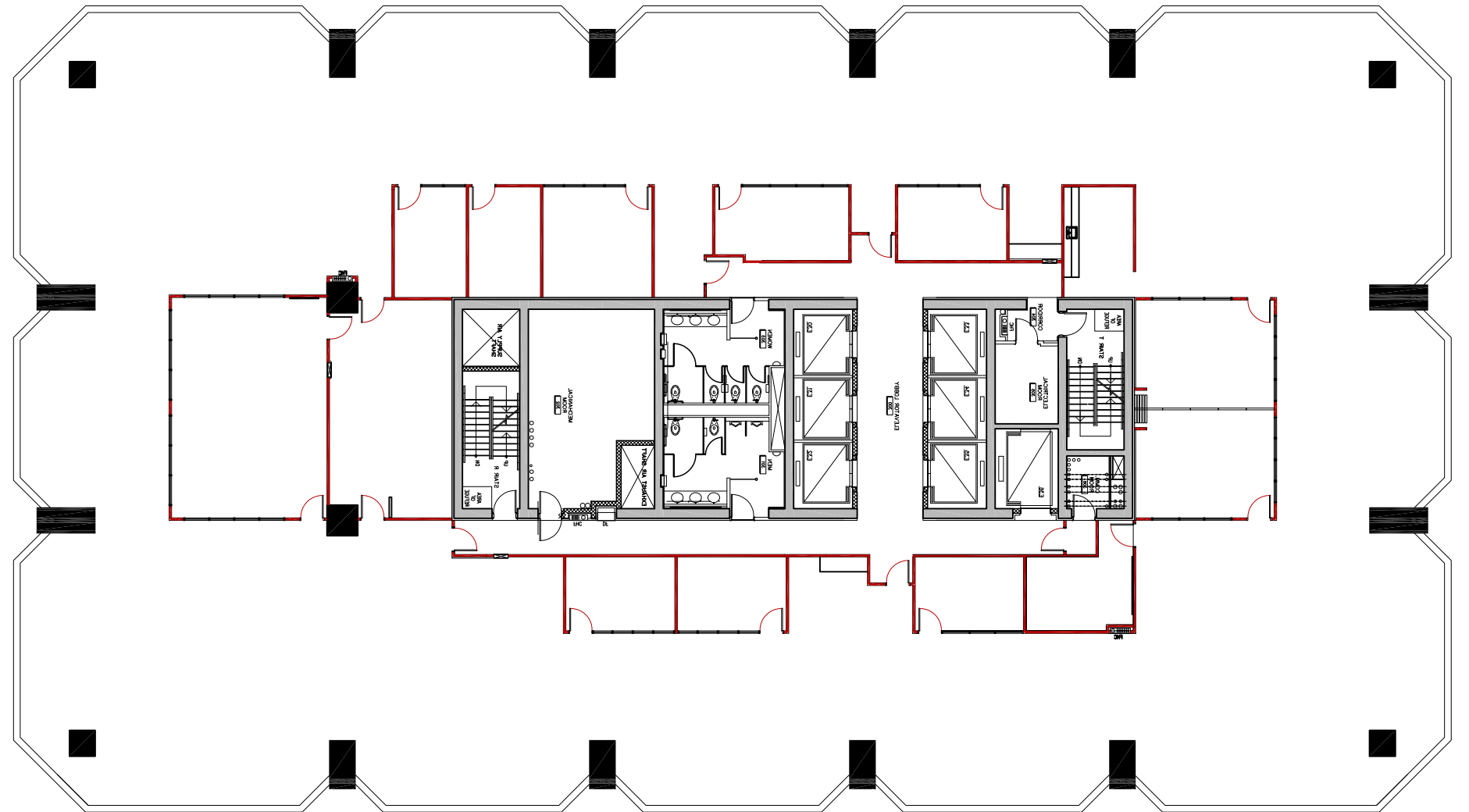
19th Floor	<b>Suite 1900</b> 11,142 SF Available October 2025
18th Floor	
17th Floor	
16th Floor	<b>Suite 1600</b> 20,794 SF Available Immediately
15th Floor	<b>Suite 1500</b> 20,794 SF Available Immediately
14th Floor	
13th Floor	<b>Suite 1300</b> 20,794 SF Available Immediately
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	<b>Suite 830</b> 1,319 SF Available October 2025
7th Floor	
6th Floor	
5th Floor	<b>Suite 500</b> 20,794 SF Available Immediately
4th Floor	<b>Suite 400</b> 20,794 SF Available Immediately
3rd Floor	
2nd Floor	
1st Floor	

## 180 Kent Street

Suite 1300 - 20,794 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.16 PSF (Estimate)





# Available Space

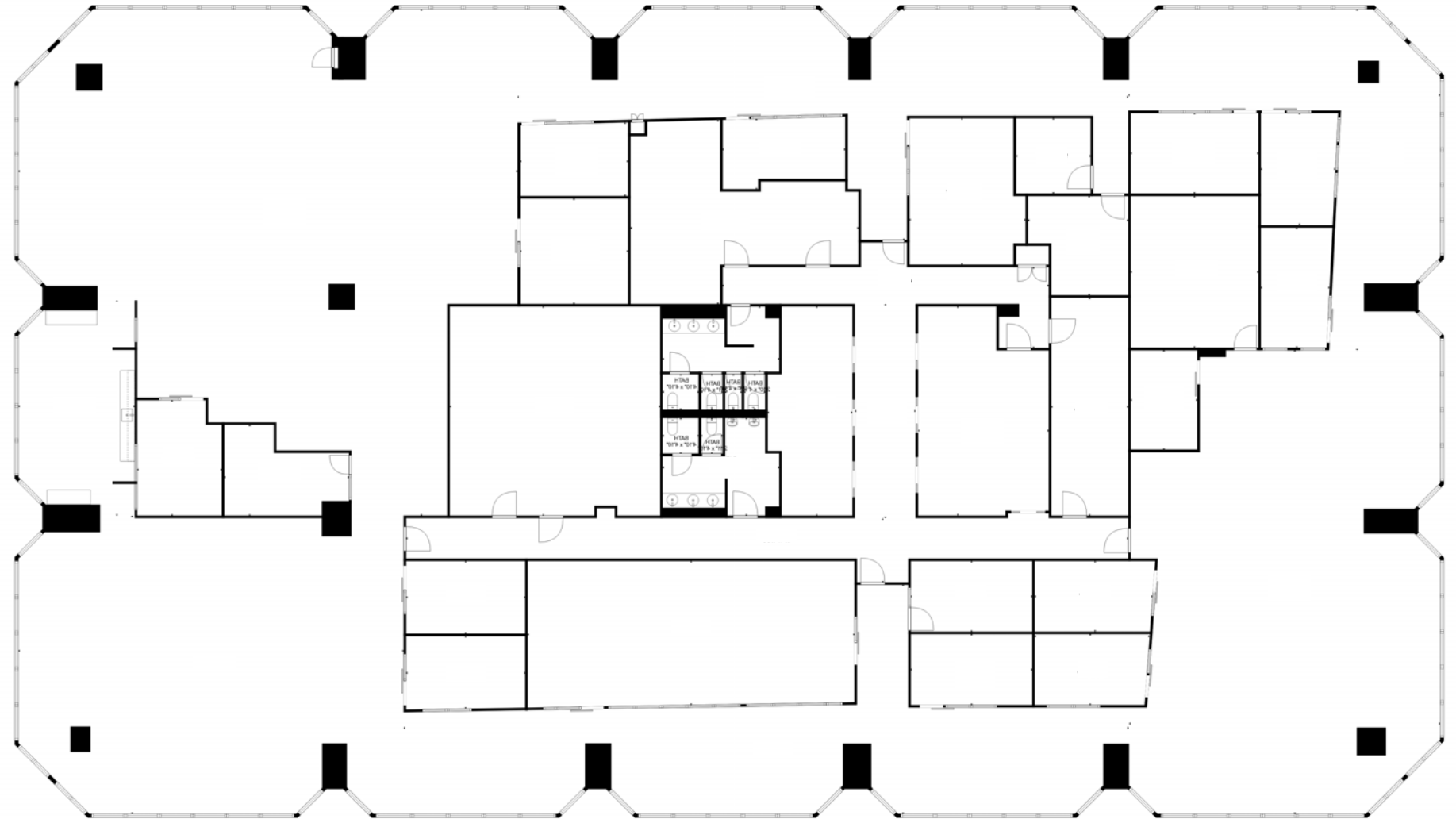
19th Floor	<b>Suite 1900</b> 11,142 SF Available October 2025
18th Floor	
17th Floor	
16th Floor	<b>Suite 1600</b> 20,794 SF Available Immediately
15th Floor	<b>Suite 1500</b> 20,794 SF Available Immediately
14th Floor	
13th Floor	<b>Suite 1300</b> 20,794 SF Available Immediately
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	<b>Suite 830</b> 1,319 SF Available October 2025
7th Floor	
6th Floor	
5th Floor	<b>Suite 500</b> 20,794 SF Available Immediately
4th Floor	<b>Suite 400</b> 20,794 SF Available Immediately
3rd Floor	
2nd Floor	
1st Floor	

## 180 Kent Street

Suite 1600 - 20,794 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.16 PSF (Estimate)



# Available Space

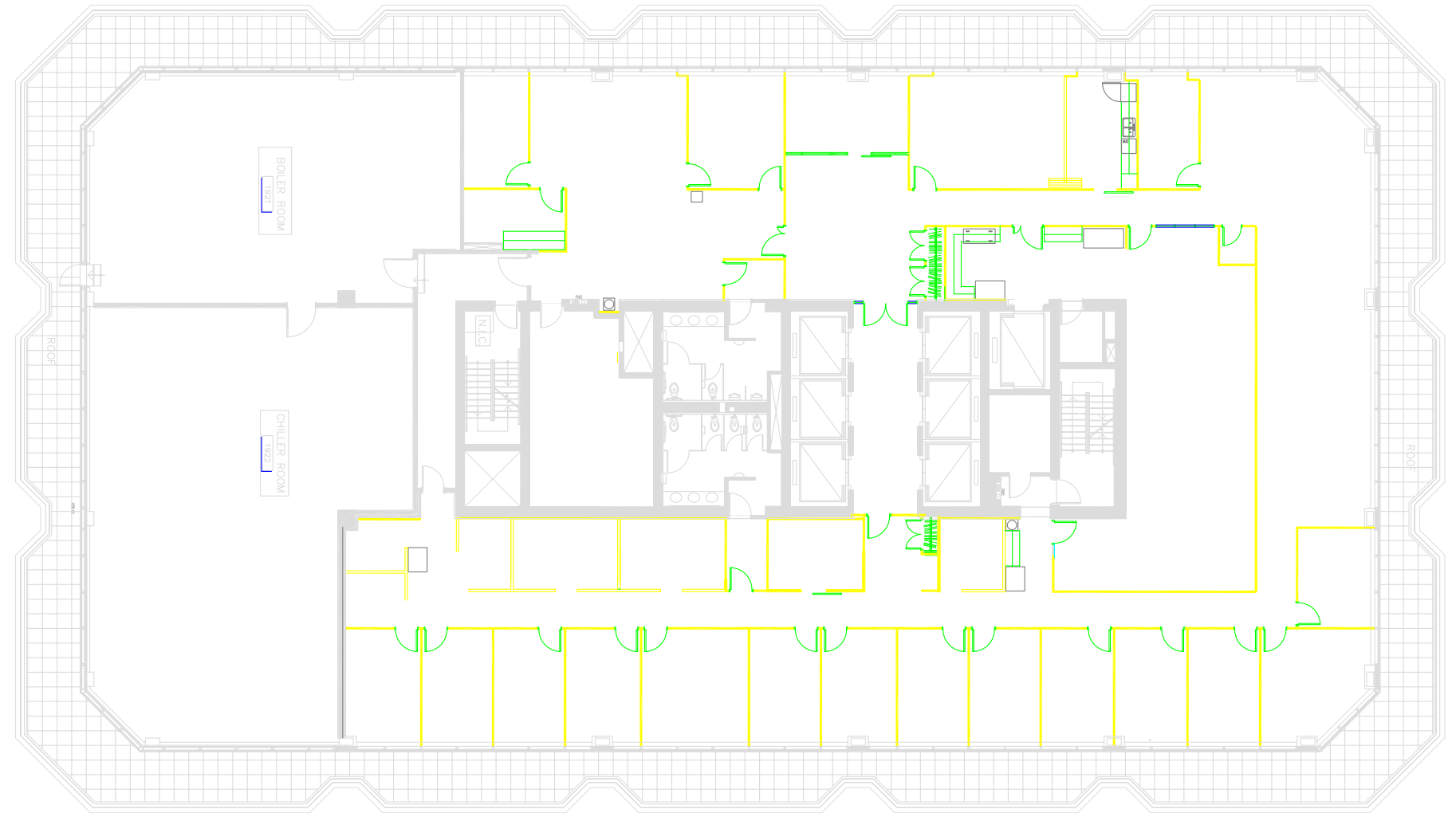
19th Floor	<b>Suite 1900</b> 11,142 SF Available October 2025
18th Floor	
17th Floor	
16th Floor	<b>Suite 1600</b> 20,794 SF Available Immediately
15th Floor	<b>Suite 1500</b> 20,794 SF Available Immediately
14th Floor	
13th Floor	<b>Suite 1300</b> 20,794 SF Available Immediately
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	<b>Suite 830</b> 1,319 SF Available October 2025
7th Floor	
6th Floor	
5th Floor	<b>Suite 500</b> 20,794 SF Available Immediately
4th Floor	<b>Suite 400</b> 20,794 SF Available Immediately
3rd Floor	
2nd Floor	
1st Floor	

## 180 Kent Street

Suite 1900 - 11,142 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$18.16 PSF (Estimate)



180 Kent Street - Atrium



427 Laurier Avenue - Suite 300



180 Kent Street - Suite 1500



180 Kent Street - Suite 1600





Minto Place | Ottawa, ON

**Jessica Whiting\***

Associate Vice President

+1 613 683 2208

Jessica.Whiting@colliers.com

**\* Sales Representative**

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



[collierscanada.com](https://www.collierscanada.com)