

For Lease

CBRE

Office Space & Ground Floor Retail

Immediate Availability

Broker Incentive

Qualifying 5-year deals will receive a
\$1.00 per square foot VISA debit card

251 Laurier Avenue West
Ottawa, Ontario



Convenient & Accessible

Centrally located in Downtown Ottawa, 251 Laurier Avenue West offers a great opportunity for a variety of office and retail users. The location provides easy access to numerous amenities, public transit including the Parliament LRT Station located only 300 metres North. Signage opportunity for the ground floor restaurant and office/retail space. Underground parking is available through INDIGO at 193 Laurier Avenue West, half a block from the building that the Landlord can help secure on behalf of the tenant. [View Parking Map Here](#)

Property Details

SUITE	SIZE (SF)	NET RENT (PSF)	ADDITIONAL RENT (PSF/EST. 2024)	SUITE COMMENTS
Retail				
101	950	Contact	\$20.66	Laurier facing ground floor unit with great signage opportunity.
Office				
600	5,489	\$17.00	\$20.66	Full Floor open concept with perimeter offices and meeting spaces. Kitchen area and shower facilities within unit. Available immediately.
900	5,489	\$17.00	\$20.66	NEW MODEL SUITE! Fully furnished and recently improved model suite with kitchenette and lunch area. Check out the Matterport 3D Walkthrough .

Building Photos



Office Space

251 Laurier Avenue West | 9th Floor Model Suite - Furniture Included!



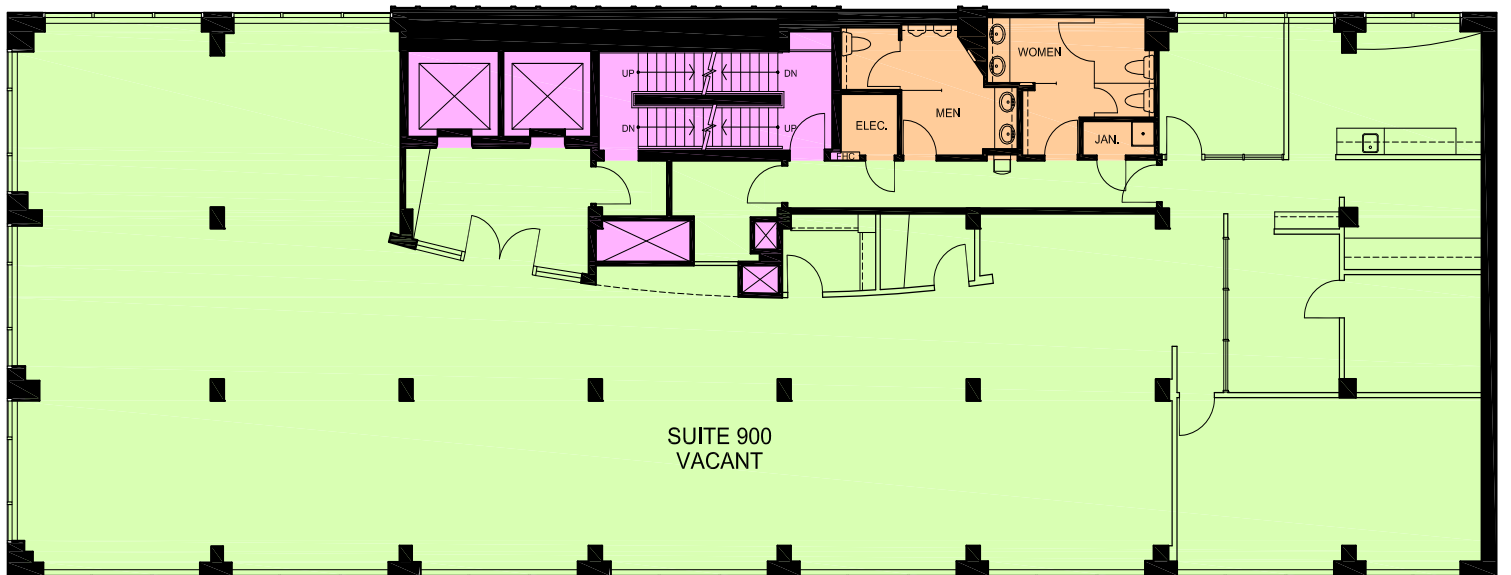
Office Space

251 Laurier Avenue West | 9th Floor Model Suite - Furniture Included!

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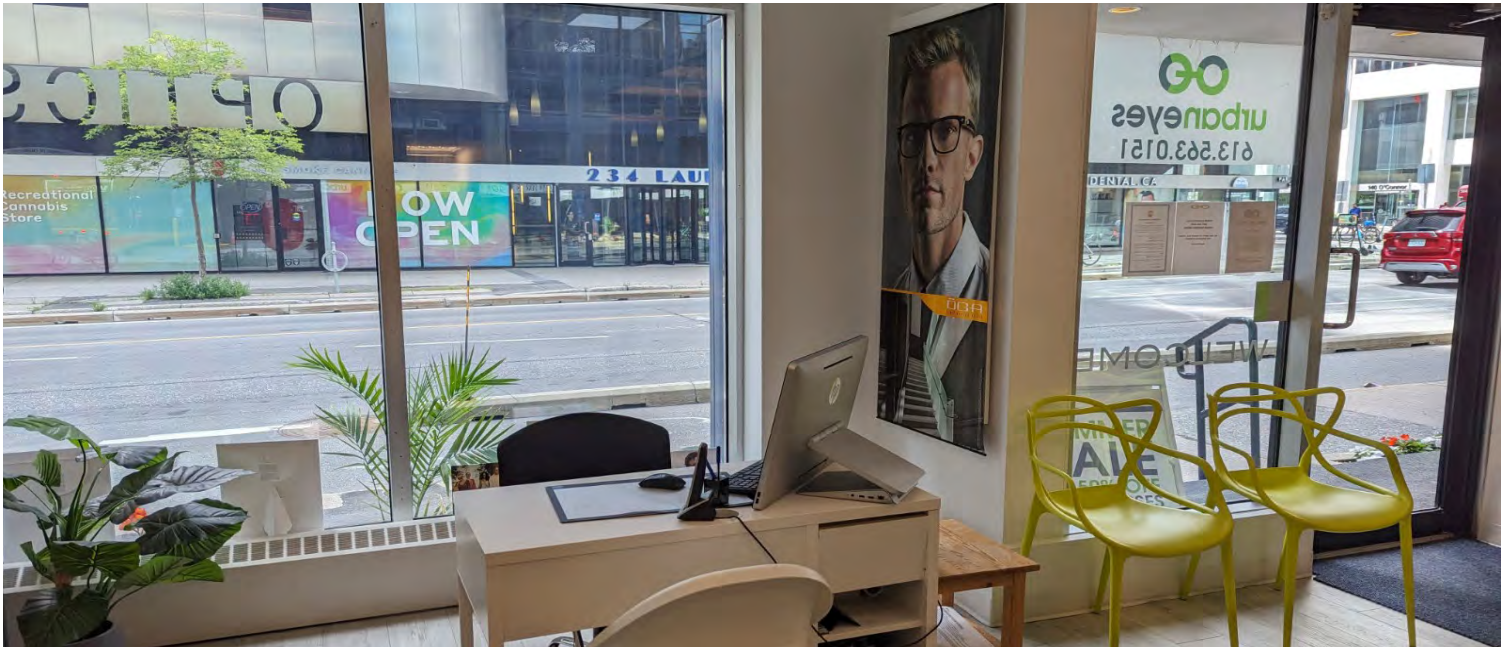


Floor Plan



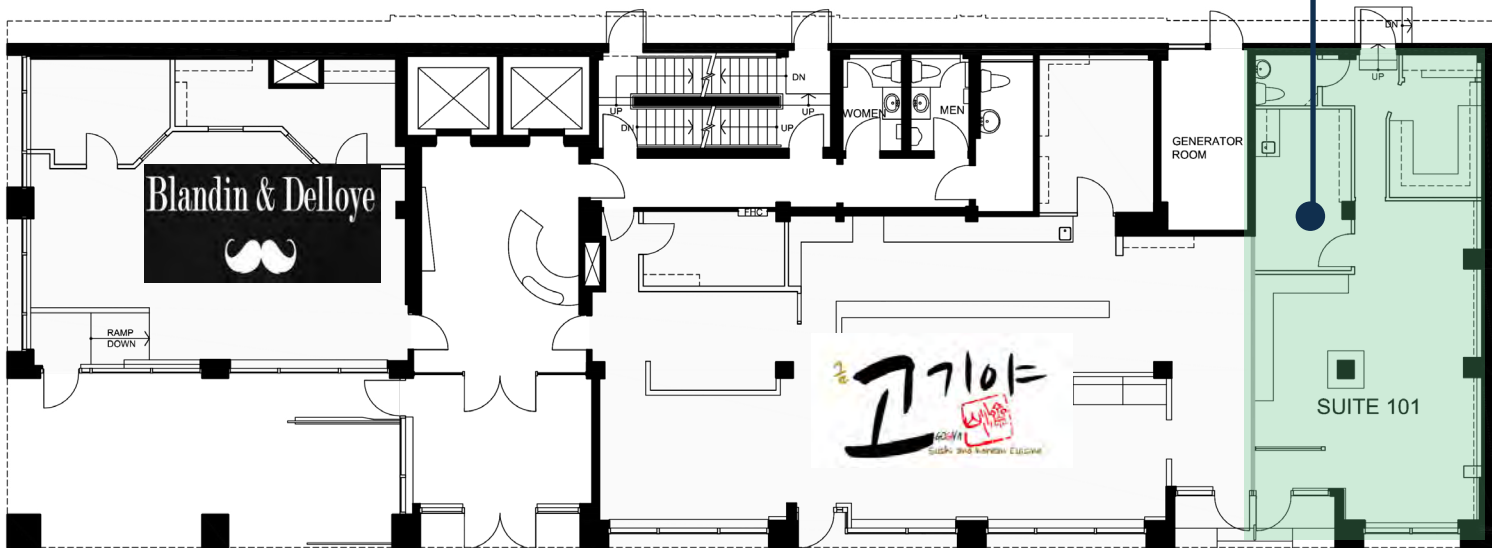
Retail Space

251 Laurier Avenue West



Retail Ground Floor Plan

Suite 101 | 951 SF



Access and Amenities

251 Laurier Avenue West occupies a prime location in the downtown core, benefitting from direct proximity to Ottawa's major shopping destinations, fine dining, entertainment venues, government buildings, historic landmarks and municipal parks. Within a ten-minute walking radius lies multiple national landmarks including Parliament Hill, the Centennial Flame, the Supreme Court, Confederation Park and multiple museums. Also within walking distance lies the CF Rideau Centre, Ottawa's premier shopping destination. Just east of the Property, easily accessible by transit, lies the Byward Market – a historic market and focal point that features a diverse assortment of foods, services and entertainment.



Location Map

251 Laurier Avenue West

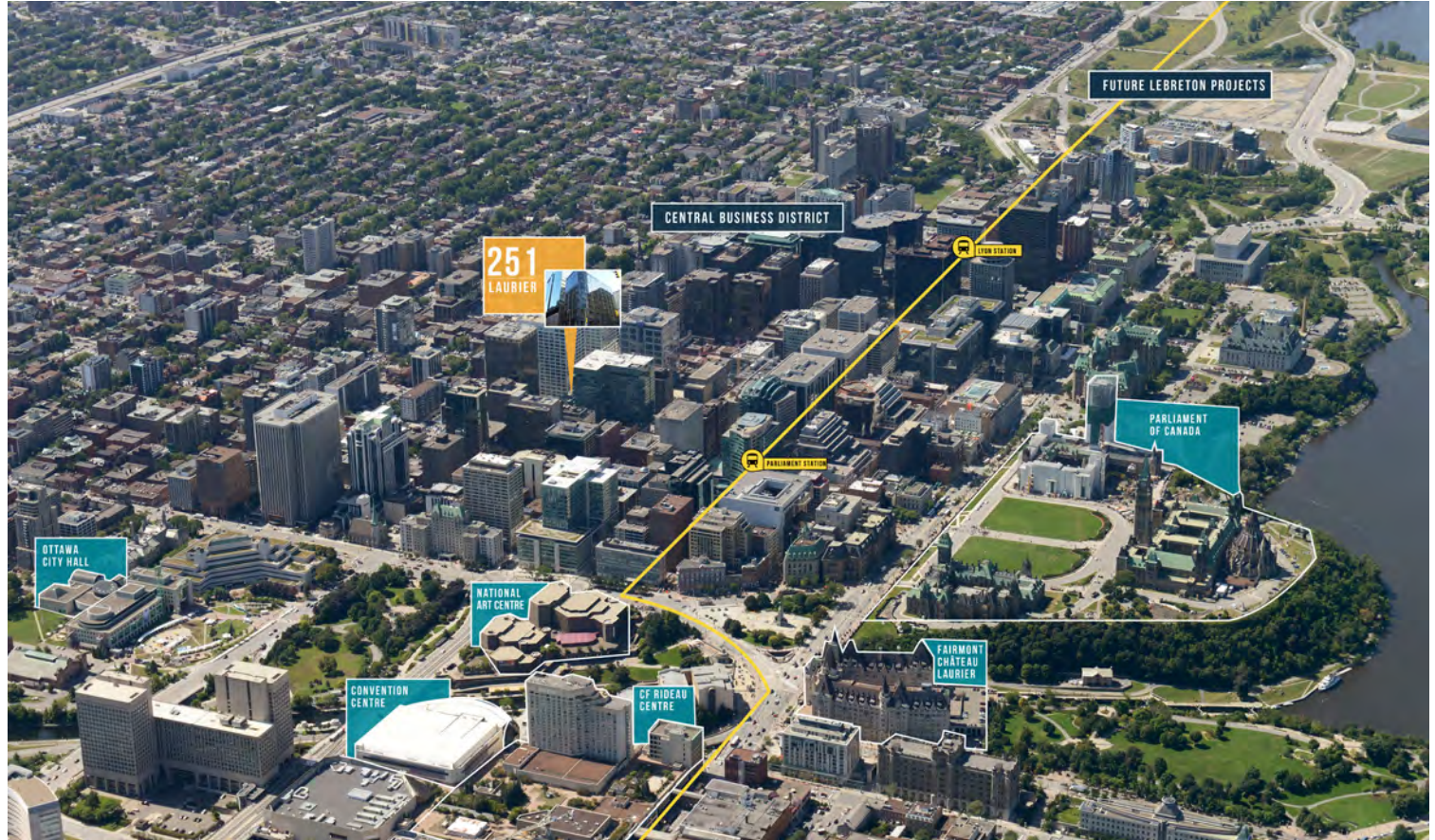
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PARLIAMENT LRT
4 MINUTE WALK | 300m



PARLIAMENT HILL
6 MINUTE WALK | 500m



BUS ROUTES

- 6** Greenboro - Rockcliffe
- 7** Carleton - St. Laurent
- 11** Parliament - Bayshore



ACCESS TO HIGHWAY 417
3 MINUTE DRIVE | 1.3km

Contact Us

Jamie Boyce*

Senior Vice President
T: +1 613 788 2747
E: jamie.boyce@cbre.com

Tim Eberts

Sales Representative
T: +1 613 691 2138
E: tim.eberts@cbre.com

CBRE Limited

Real Estate Brokerage
340 Albert Street, Suite 1900
Ottawa, ON K1R 7Y6

*Sales Representative

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