

Office | For Lease

CBRE

Premier Class 'A' Office Opportunity

2550

ALBERT STREET
OTTAWA | ON

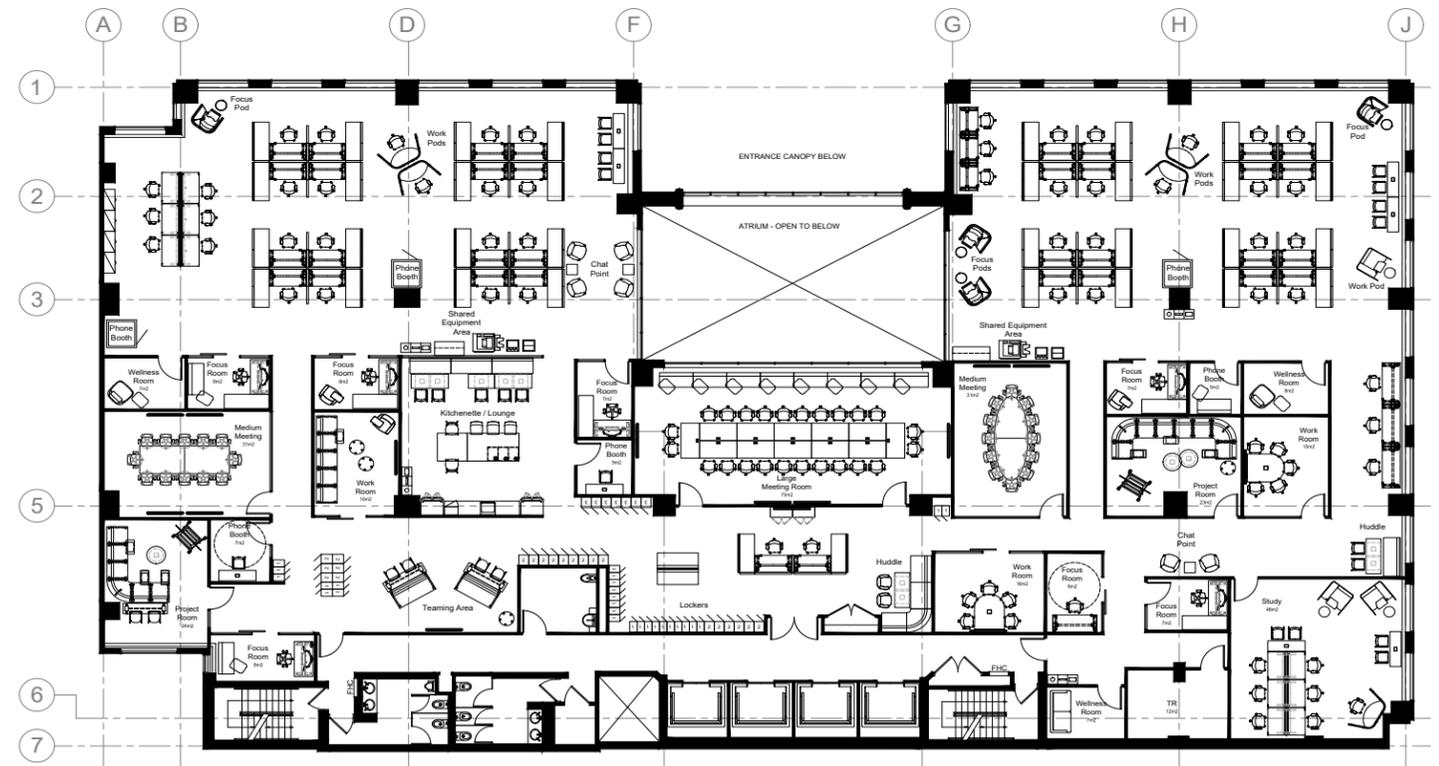




Building Photos



Conceptual Floor Plan



1 01 | 01 Test Fit Plan - Fourth Floor
Scale: 1:100

Albert Bank Building

Step Into One of Ottawa's Premier Office Towers

Situated in the heart of Ottawa's downtown core on the corner of Bank and Albert Streets is 250 Albert, a 14-storey Class 'A' office tower offering office spaces with 10' ceilings and large windows that provide ample amounts of natural light to each floor.

The building has a wide selection of availabilities, ranging from 1,326 SF up to 160,303 SF, with both built-out and base building options available to suit tenants' needs.



[Click here to experience a 3D walk-through](#)



Availabilities

 **Net Rent**
Contact Listing Agent

 **Additional Rent**
\$20.68 PSF (2026 est.)

 **Contiguous Space**
Up to 161,084 SF

14	Suite 1400 14,644 SF
13	Suite 1300 14,644 SF
12	Suite 1200 14,644 SF
11	Suite 1100 14,644 SF
10	Suite 1000 14,644 SF
9	Suite 900 14,644 SF
8	Suite 800 14,644 SF
7	Suite 700 14,644 SF
6	Suite 600 14,644 SF
5	Suite 500 14,644 SF
4	Suite 400 14,644 SF 
3	LEASED
2	LEASED Suite 202 3,801 SF 
1	Suite 100 1,326 SF  Suite 101 3,901 SF 

AVAILABLE IMMEDIATELY

NOT AVAILABLE

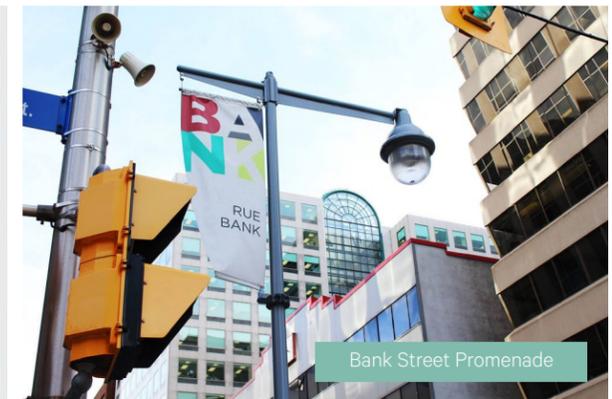
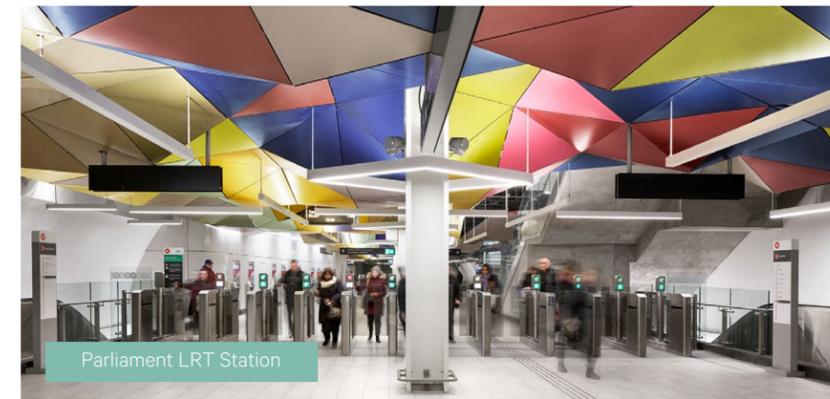
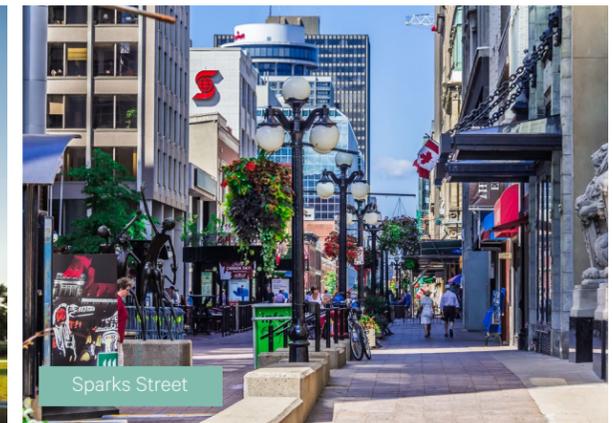
An Unbeatable Location with Incredible Accessibility

Located in the heart of Ottawa's downtown core and business district, it is minutes away from Parliament Hill and other federal buildings and is surrounded by prominent financial, professional, and high-tech industries. The building is easily accessible by transit, being located within walking distance of Parliament LRT Station and Lyon Station, and benefits from being located next to a wide network of bike paths. 250 Albert boasts a walk score of 99, transit score of 90, and bike score of 96. In addition to being surrounded by a strong office community, a wealth of shops and restaurants, Parliament, the Courthouse, and Goodlife Fitness - 250 Albert is undoubtedly a premier destination for retail, entertainment, and work in Ottawa.

 **Walk Score 99**

 **Transit Score 90**

 **Bike Score 96**



An Elevated Sustainability Offering

250 Albert is LEED Gold and BOMA Gold certified, and has recently become ZCB-Performance V2 certified. These certifications signify that the tower meets environmental performance standards in its design, construction, and operation, which showcases its commitment to the health and well-being of the environment not only today, but also into the future. With these certifications, 250 Albert provides an exceptional environment for its tenants who prioritize sustainability, wellness, and productivity.



A Location That Can't Be Beat



WITHIN 1.5KM RADIUS



TRANSPORTATION

Lyon LRT Station
Parliament Station



GOVERNMENT

Bank of Canada Building
Supreme Court of Canada
Parliament Hill
Ottawa Courthouse
Ottawa City Hall
U.S. Embassy



LEISURE & ENTERTAINMENT

Lebreton Flats
Confederation Park
Rideau Canal
Shaw Centre
National Gallery of Canada



SHOPPING

Bank Street Promenade
Sparks Street Retail District
CF Rideau Centre
Byward Market



ACCOMODATION

Delta Ottawa Centre
Ottawa Marriott Hotel
Alt Hotel
Fairmont Chateau Laurier
The Westin Hotel
Lord Elgin

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Contact Us

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