

222 Somerset Street West

OFFICE CONDOMINIUM OPPORTUNITY

• Ottawa, Ontario •



CBRE



*Exceptional Location in
Downtown Ottawa*

*Outline Not to Scale

Executive Summary

CBRE Limited is proud to present this leading office condominium offering for sale in the heart of downtown Ottawa. Centrally located, 222 Somerset is just steps away from all the amenities that Downtown and the Golden Triangle have to offer. Suite 500 enjoys direct elevator access, onsite showers and indoor/surface parking solutions. Modern leasehold improvements have been tastefully done. Additional windows installed in suite 500 overflows the space with natural light. Featuring modern office improvements in a location surrounded by numerous amenities. Ideal for tech oriented business, design, media and professional services. Furniture is negotiable. Contact us today!

Property Overview

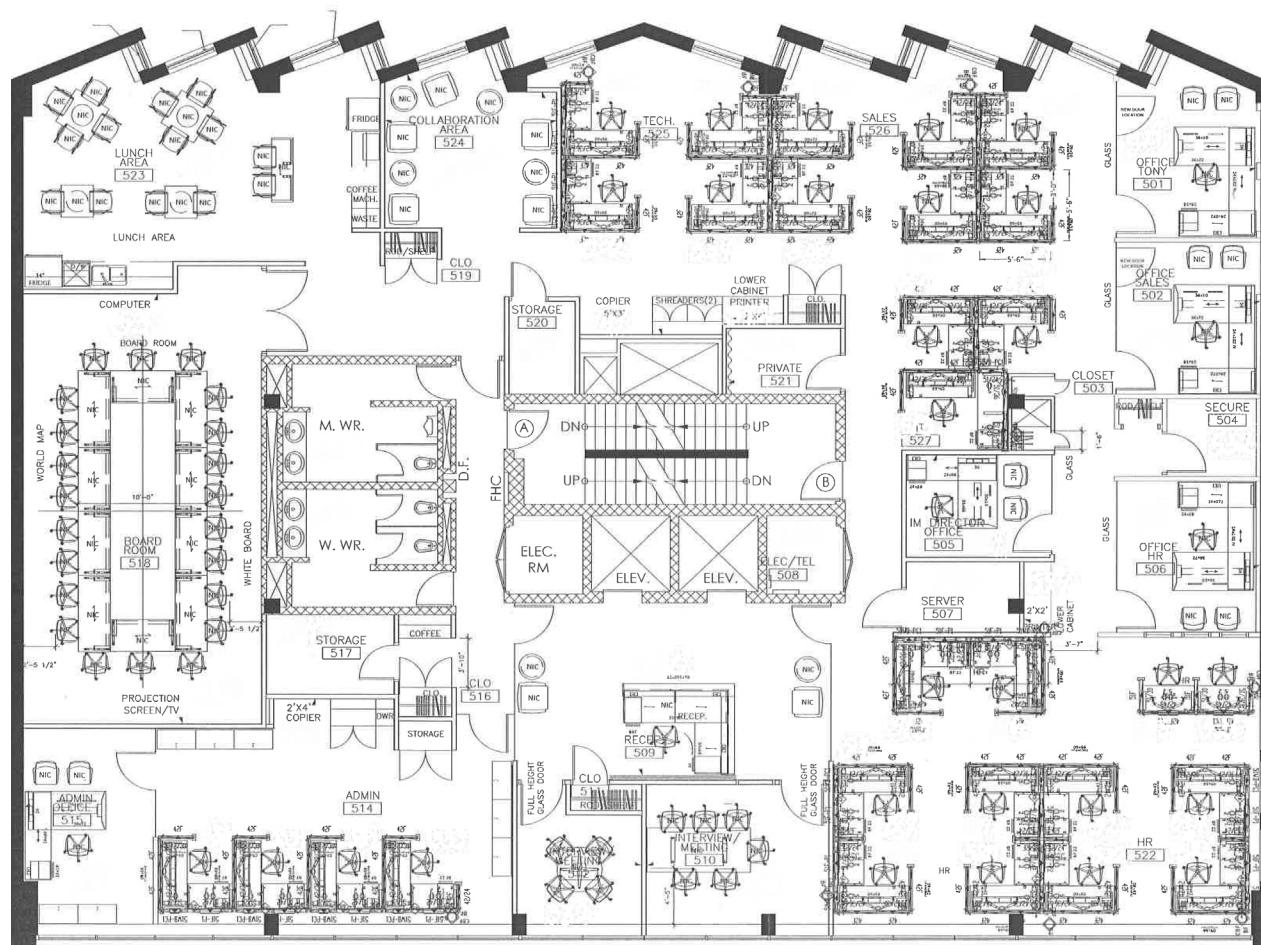
MUNICIPAL ADDRESS	222 Somerset Street West
LOCATION	Ottawa, Ontario
TOTAL SF AVAILABLE	6,672 SF
FRONTAGE	139.76 SF
ZONING	TM[2186] H(19)
LEGAL DESCRIPTION	OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 1049 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC2157365 CITY OF OTTAWA.
AMENITIES	On-site showers, bicycle storage
PARKING	Surface and underground. Additional fees apply.
DRIVING DIRECTIONS	Located between Metcalfe Street and Elgin Street.
TRANSIT	Close to the Parliament and UOttawa LRT station, and the St-Laurent bus stop.



Suite 500 - Details & Floor Plan

Suite Details

- Newly remodeled space, featuring a sleek reception area, fully equipped conference room, open plan workstations, alongside spacious offices and meeting rooms.
- The lounge and kitchen area offers employees an inviting and comfortable space away from their desks.
- Boasting plenty of natural light and a modern industrial style design, this suite provides a stylish and desirable place to work.



Area (Square Feet)	Condo Fees (Per month)	Property Tax (Per month)	Sale Price	Parking Spaces Available For Sale
6,672	\$5,405.14	\$3,349.45	\$2,200,000	8 Stalls Available (Negotiable)

Interior Photos

Suite 500



Ottawa Market Overview

Located in eastern-Ontario along the Quebec border, Ottawa is Canada's capital city, with a population of over 1M residents. Together with the neighbouring municipality of Gatineau, QC and its population of approximately 288,000, the Ottawa-Gatineau CMA is one of the largest population centres in the country. As a G7 capital city, and home of the Federal Government, the public sector accounts for nearly one-quarter of the Region's local economy. The balance is comprised of a diverse pool of local, national and multinational private sector businesses, industry associations and more than 120 foreign embassies, consulates and high commissions. The Region also benefits from industry clustering, especially in the field of high technology, with more than 800 high-tech firms located in Ottawa alone. Moreover, Ottawa is a centre for advanced research and development, especially in the fields of space science, telecommunications and environmental technology. Its robust economy is supported by the most educated workforce in the country. The Region also shares important economic ties to both Toronto and Montreal.

Ottawa's economy is currently being fueled by construction and infrastructure projects, and growth in the high-tech services. This substantial public and private investment is valued at well over \$6.B. Major infrastructure projects include a Light Rapid Transit system (\$2.1B), the widening of the Queensway.

Ottawa's arterial 400-series highway (\$200M), and the renovation and expansion of the University of Ottawa Heart Institute (\$200M). Other major public and private sector projects include the rehabilitation of the Government of Canada Conference Centre located in downtown Ottawa (\$190M), the renovation of the National Arts Centre (\$110M) and the renewal of the Bank of Canada head office (\$460M). Stage 2 LRT construction (budgeted at \$3.6B) is expected to run until 2023, adding 44 kilometres of rail and 24 new stations. The expansion will ultimately bring 70% of Ottawa residents within five kilometres of the rail network.

Moreover, major investments in the retail segment are ongoing. The recent expansion and redevelopment work at Bayshore Shopping Centre, St. Laurent Shopping Centre, Rideau Centre and Promenade Gatineau totaled more than \$600M in aggregate investment. In addition, the \$1B Chaudière Falls redevelopment of the former Domtar lands now known as "Zibi", as well as the complete redevelopment of the Lebreton Flats Lands will further bolster Ottawa's development sector and solidify it as a world class city.



Access and Location

222 Somerset Street West occupies a prime location in Ottawa's downtown core. Benefiting from its close proximity to Elgin and Bank Street, this location boasts an outstanding walking, transit, and biker score. Surrounded by restaurants, pubs, bars and cafes, this spot is a hub for food and entertainment, an appealing spot for workers today.



Walk
Score **100**



Transit
Score **92**



Bike
Score **81**



Parliament Hill



Elgin Street



Restaurants & Amenities



Outdoor Leisure

Within a 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

National Arts Centre
Confederation Park
Rideau Canal
Shaw Centre
National Gallery of Canada
Museum of Nature



SHOPPING

Elgin Street Shops
Sparks Street Retail District
CF Rideau Centre
Byward Market
Farmboy



ACCOMMODATION

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



Nearby Amenities	
1 Lord Elgin	8 Whalesbone
2 LCBO	9 McDonald's
3 Beckta Dining	10 TD Bank
4 Rexall	11 East Indian Co.
5 Subway	12 Harmons
6 Farm Boy	13 Business Inn
7 Johnny Farina	14 Happy Goat

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