



45 O'CONNOR STREET

OTTAWA, ONTARIO

OFFICE SPACE FOR SUBLEASE
SUITE 1900


CBRE

OFFICE SPACE DETAILS

Suite 1900

Available Space	6,759 SF
Asking Net Rent	Contact Listing Agent
Additional Rent (2025 estimate)	\$27.31 PSF
Sublease Term	July 31, 2029

Suite Comments

- Executive office space with commanding views of Parliament Hill
- Direct elevator lobby exposure
- Large closed, private offices
- Large boardroom (seats 14) with stunning views of Parliament Hill
- Kitchen, reception, meeting room, storage room, open work space
- 9 offices on windows

Furniture	Negotiable
Parking	Underground on-site private & public parking

THIS SPACE IS UNIQUE IN OTTAWA BECAUSE OF ITS SPECTACULAR LOCATION & UNEQUALED VIEWS OF PARLIAMENT HILL!



VIDEO TOUR



PROPERTY FEATURES

World Exchange Plaza



LOCATION

Triple “A” office complex, prominently located in Ottawa’s downtown financial core, just steps from Parliament Hill.

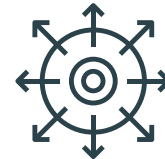
WEP offers direct access to the Queensway and easy access to Parliament LRT. Exceptionally walkable with diverse restaurants & amenities.



REVITALIZATION

Brand new modern food court with a variety of different vendors. Beautifully renovated outdoor plaza where you can dine, network and experience cultural events.

Tenants of WEP can now enjoy a seamless commute via the LRT with a new and improved Queen St entrance.



BEST-IN-CLASS

WEP is now “Digitally SMART” - people can enjoy hands-free “wave and open” access points.

With high-speed Wi-Fi available throughout the public realm, and no drop-out-zones, tenants and guests will enjoy all the freedom of today’s technology.

\$300/MONTH

PARKING RATE

9

EV CHARGING STATIONS

24/7

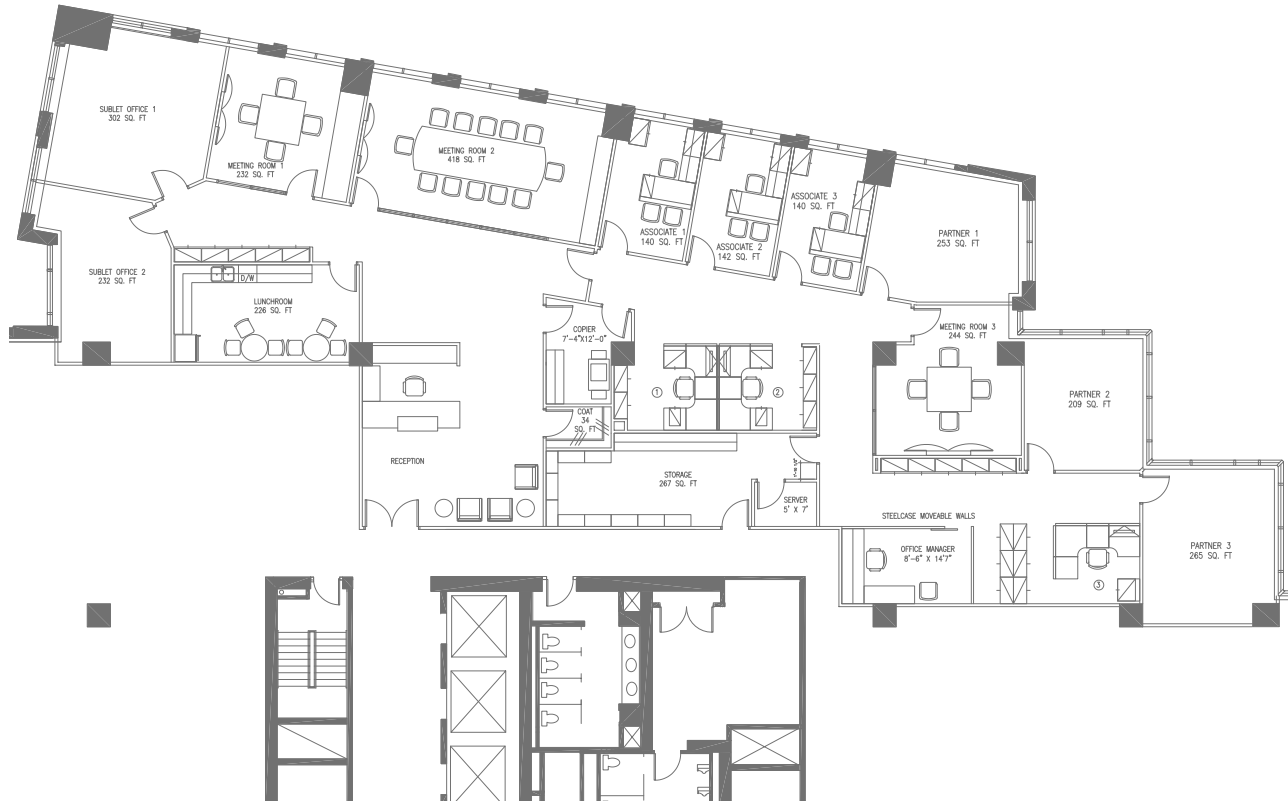
ON-SITE SECURITY

2

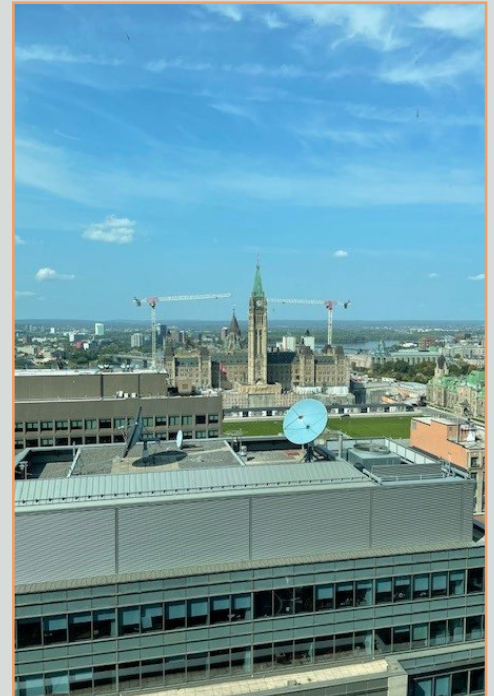
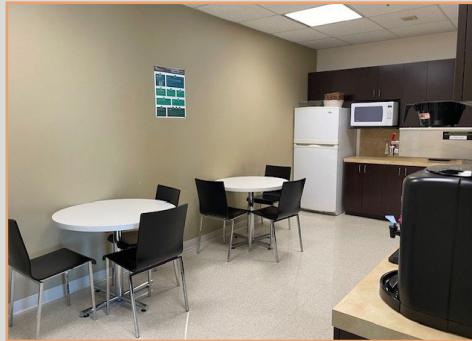
SECURE BIKE ROOMS

FLOORPLAN & PHOTOS

Suite 1900



Photos





Be part of the revitalized World Exchange Plaza – come see the new tenant lounge, fitness centre, shared conference rooms and revitalized retail concourse





CONTACT

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WORLD EXCHANGE PLAZA

OFFICE SPACE FOR SUBLEASE
45 O'CONNOR STREET | SUITE 1900

CBRE

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