



**CUSHMAN &  
WAKEFIELD**

Ottawa

**255**

**Office Space  
for Lease**

**255**  
**Albert Street**

Ottawa, ON

*Located in the heart of downtown Ottawa's business district*

WELCOME TO

# 255 Albert Street

- 16 storey office tower
- Easy access to public transit and major transportation arteries
- Professionally managed by GWL Realty Advisors
- Committed to environmental sustainability
- BOMA BEST Gold and LEED Gold Certified

## Available Spaces

Suite 1201 - 7,872 sf  
Suite 1102 - 7,807 sf  
~~Suite 1101 - 941 sf~~ LEASED  
Suite 900 - 8,033 sf  
Suite 700 - 1,419 sf  
Suite 600 - 13,727 sf  
Suite 504 - 1,115 sf\*  
Suite 502 - 3,945 sf\*  
\*Suite 502 & 504 are contiguous for 5,060 sf.  
Suite 501 - 1,855 sf  
Suite 350 - 8,480 sf  
Suite 102 - 1,840 sf  
Suite 100 - 1,028 sf (*Retail Space*)

## Highlights

- Security card access
- Walking distance to Bank St. & Sparks Street Mall shopping district.
- Short walk to LRT Stations
- Indoor parking (1:2,500 sf)
- Bicycle storage
- BOMA BEST Gold and LEED Gold Certified



### NET RENT

Contact Listing Broker


### ADDITIONAL RENT

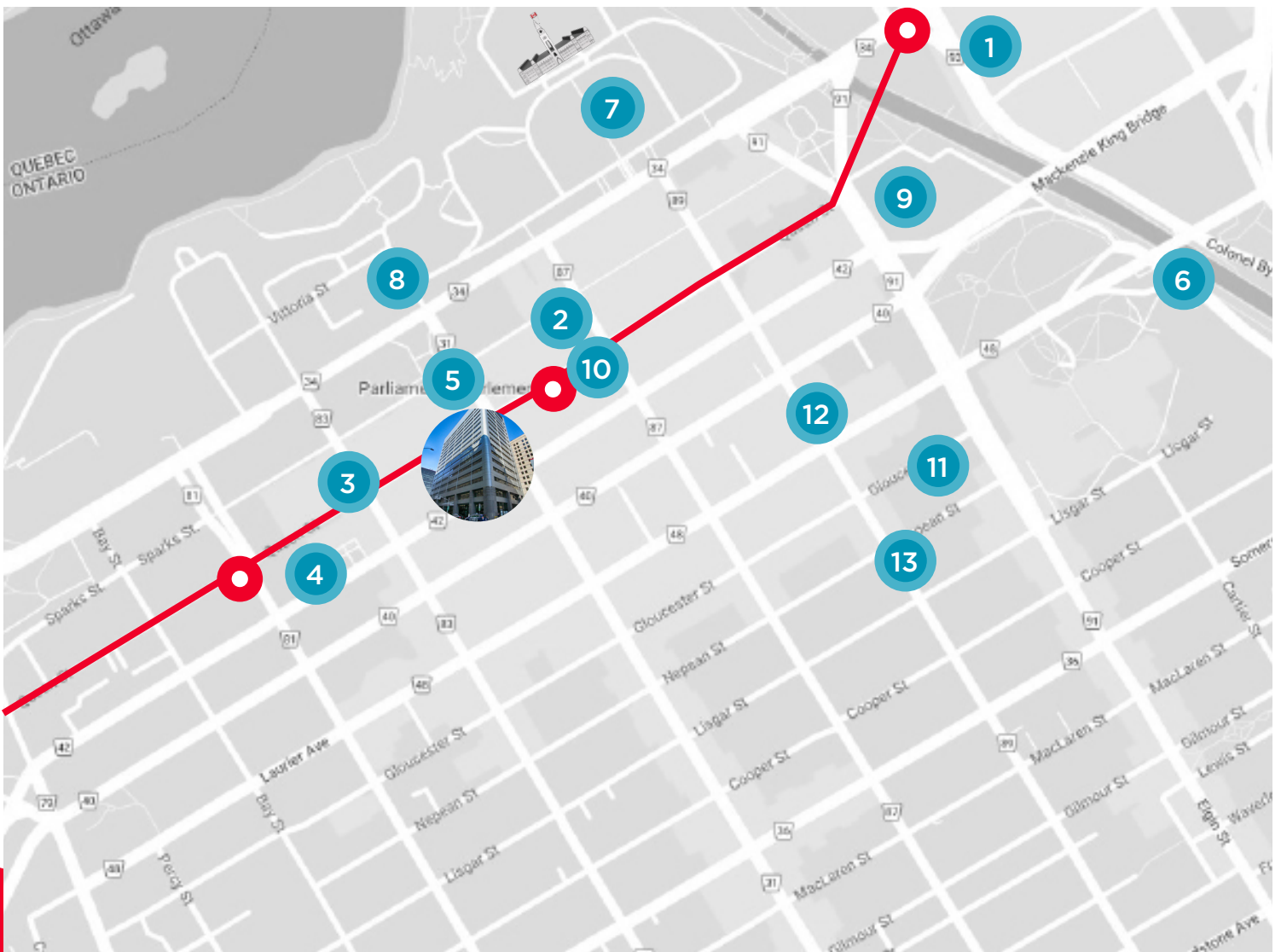
\$19.44 (est. 2024)

**AVAILABLE NOW**

# NEIGHBOURHOOD AMENITIES

(Walking distance)

- |                         |  |
|-------------------------|--|
| 1. CF Rideau Centre     | 11. Browns Socialhouse   |
| 2. Bier Market          | 12. Starbucks  |
| 3. Ottawa Marriott      | 13. FarmBoy  |
| 4. Delta Hotels         |  |
| 5. 3 Brewers Co.        |  LRT Stations |
| 6. The Rideau Canal     | (left to right)  |
| 7. Parliament Hill      | 1. Lyon Station  |
| 8. Bank of Canada       | 2. Parliament Station  |
| 9. National Arts Centre | 3. Rideau Station  |
| 10. Queen St Fare       |  |





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