

For Lease

CBRE

Prime Downtown Ground Floor Retail

Immediate Availability

161 Laurier Avenue West
Ottawa, Ontario

Elevate Your Business in the Heart of the Capital



Convenient & Accessible

Centrally located in Downtown Ottawa, 161 Laurier Avenue West offers a great opportunity for a variety of retail users. These units are situated on the ground floor of the Sonder Hotel and is steps away from bustling Elgin St, some of the largest office complexes in Ottawa and several hotels. The location provides easy walking access to numerous amenities and public transit including the Parliament LRT Station.

Property Details

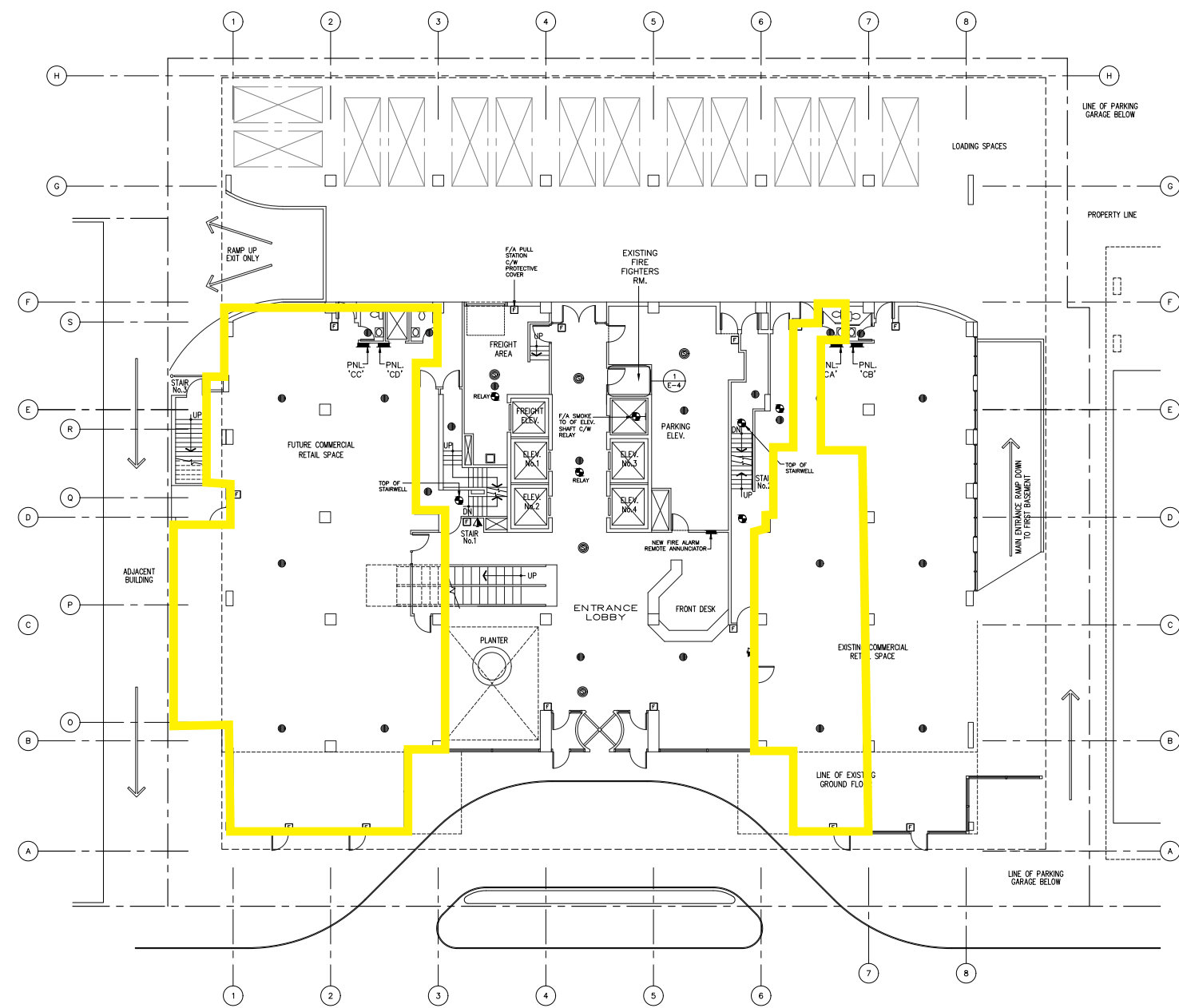
SUITE	SIZE (SF)	NET RENT (PSF)	ADDITIONAL RENT (PSF/EST. 2024)	SUITE COMMENTS
Retail Opportunities				
101	2,930	\$35.00	\$7.00	Large unit facing Laurier Ave. W. Formerly a Tim Hortons restaurant so there is a substantial existing infrastructure for a restaurant or coffee shop. Lots of windows and natural light.
102	1,400	\$35.00	\$7.00	Suite 102 also faces Laurier Ave. W, this unit was a former spa/salon. It has good frontage and can support a variety of tenants with the existing plumbing and electrical capacity.



Building Photos



Floor Plan - Ground Floor Retail Opportunity



Access and Amenities

161 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

161 Laurier Avenue West

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PARLIAMENT LRT
8 MINUTE WALK | 600m



PARLIAMENT HILL
7 MINUTE WALK | 550m



BUS ROUTES

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



ACCESS TO HIGHWAY 417
3 MINUTE DRIVE | 1.3km

Contact Us

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