

Premier Downtown Retail Opportunity

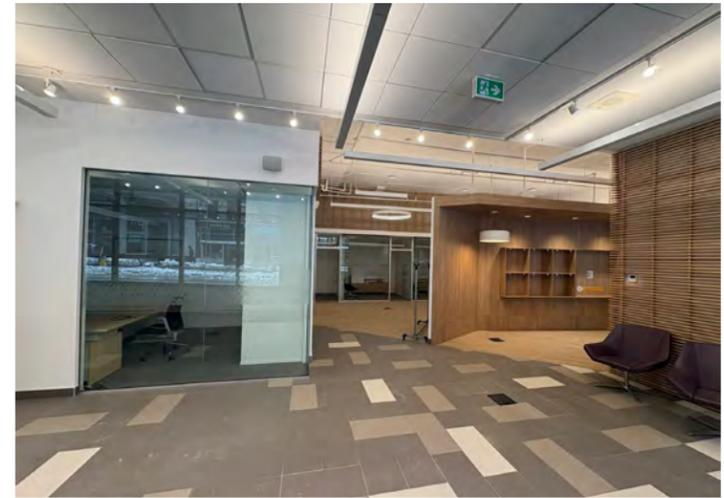
2550

ALBERT STREET
OTTAWA | ON



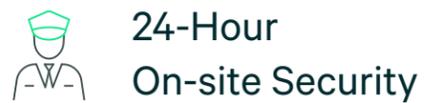


Interior Photos

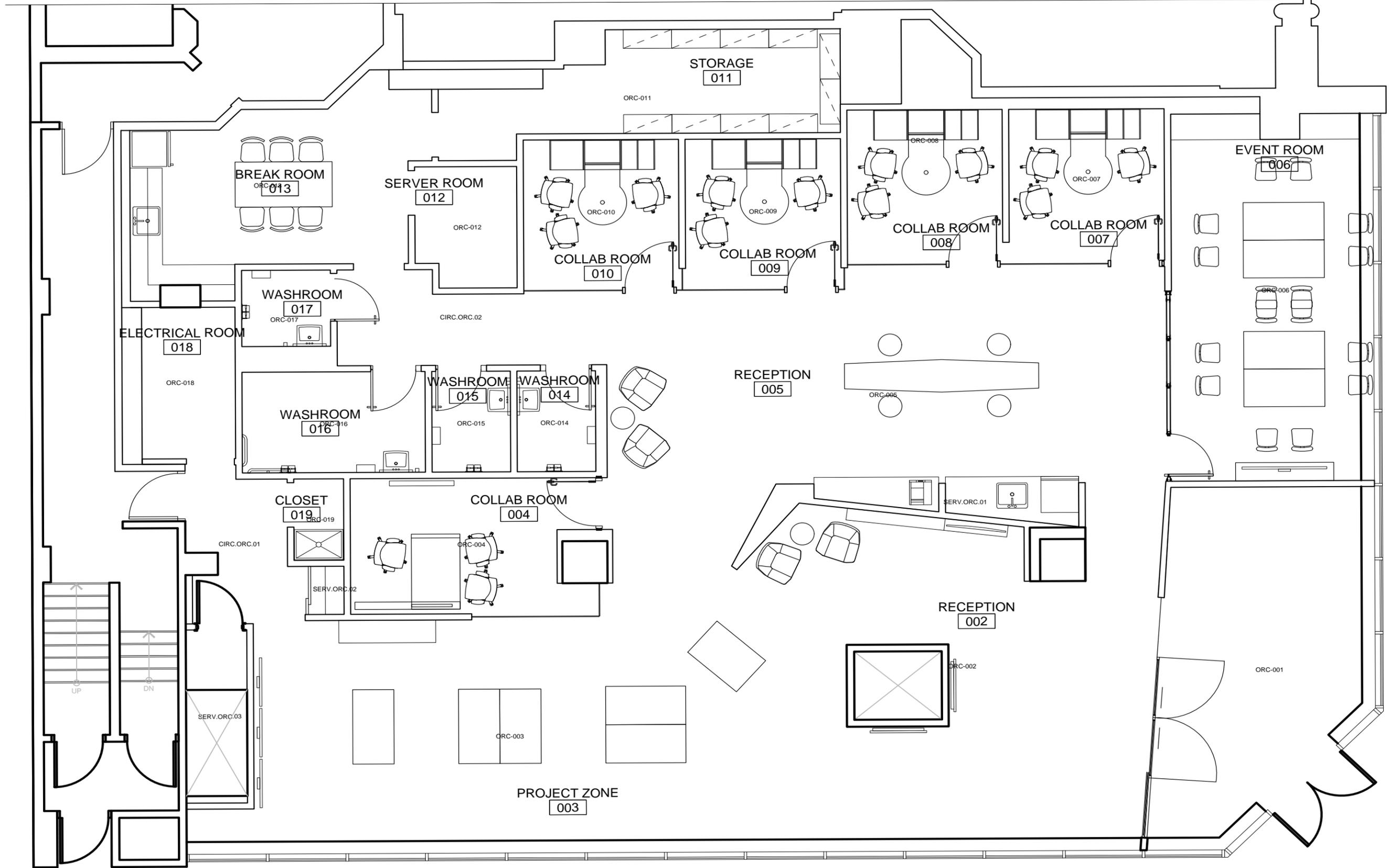


Prime Retail Opportunity in Ottawa's Downtown Core!

Two exceptional Retail Units are now available in the prestigious Albert Bank Building. Located at the vibrant corner of Bank and Albert Streets, 250 Albert is a landmark 14-story Class 'A' office tower. Benefit from high visibility and a prime location in the heart of Ottawa's business district.



Floor Plan: Unit 101



Property Details

SUITE	SIZE (SF)	NET RENT (PSF)	ADDITIONAL RENT (PSF/EST. 2026)	SUITE COMMENTS
100	1,326	Contact Listing Agent	\$20.68	Beautiful frontage along Albert St. It is a blank canvas for a tenant fit up.
101	3,901	Contact Listing Agent	\$20.68	Formerly a bank, this corner unit is beautifully fit up with offices, kitchenette and reception. Tons of natural light and frontage along Albert St. and Bank St.

Market Demographics



145,717
POPULATION



110,967
AVG. HOUSEHOLD INCOME



9.2%
POPULATION CHANGE (2025-2030)



36.0
MEDIAN AGE



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.

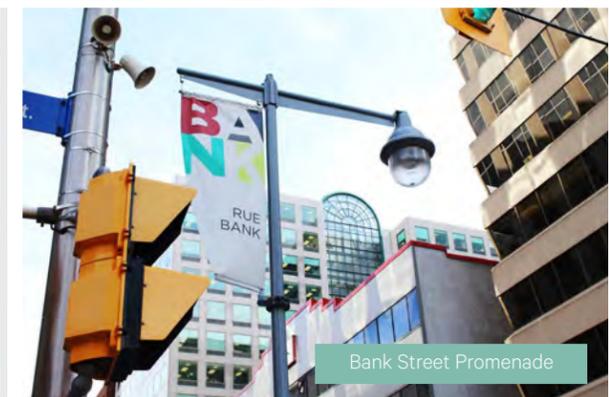
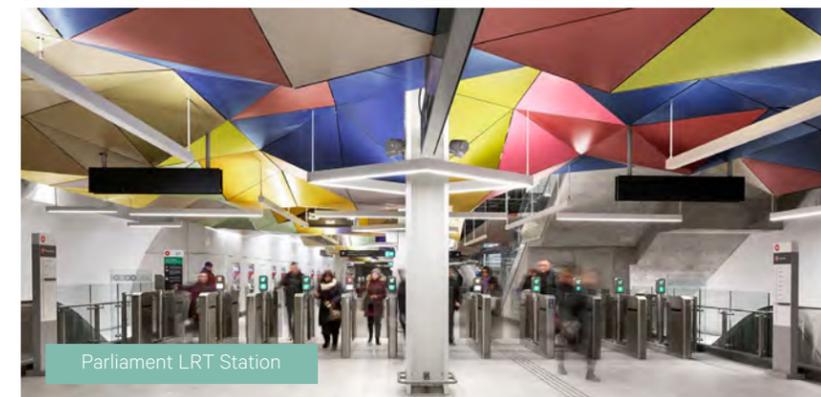
Walk Score **99**



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

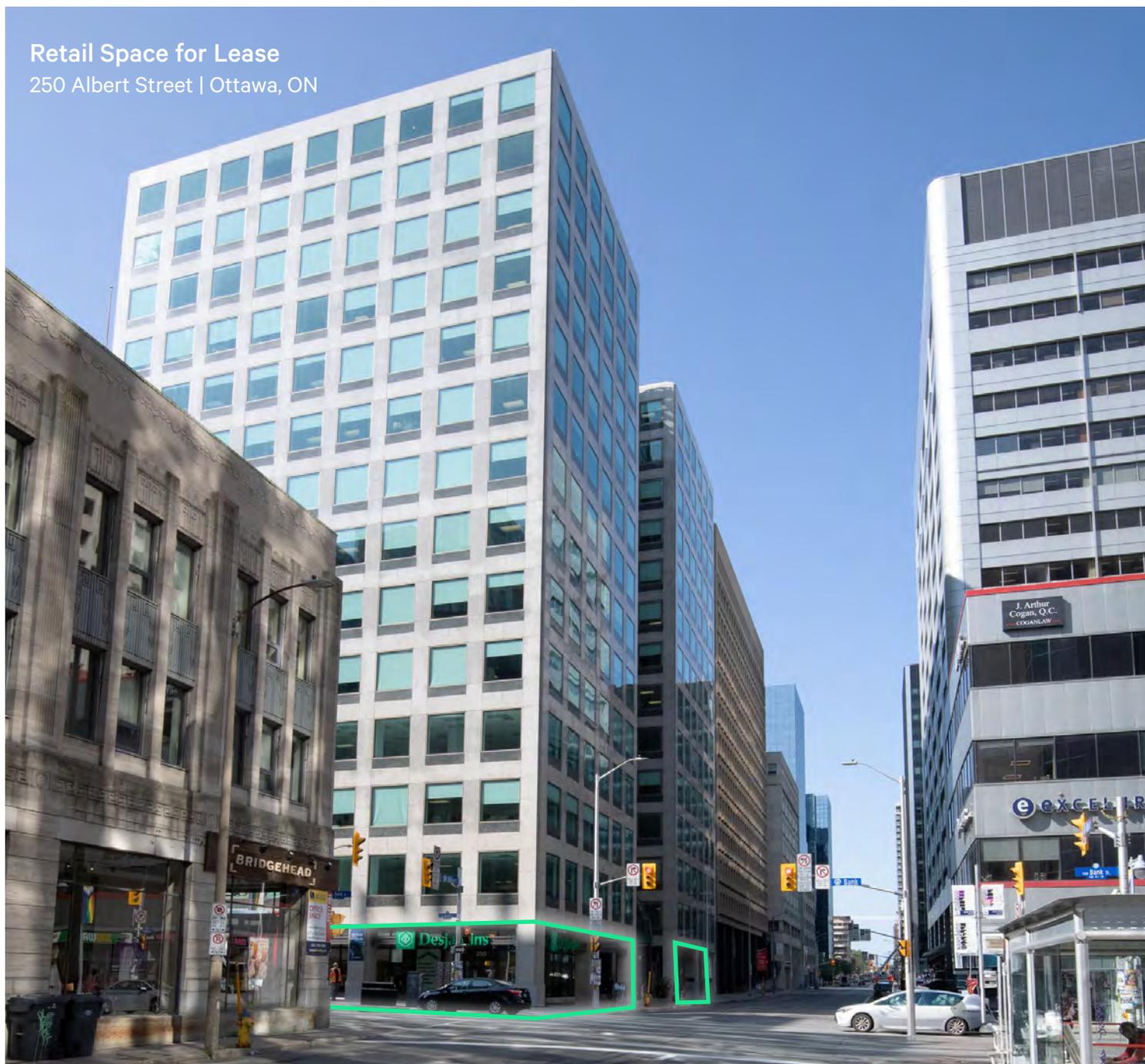
Bank Street Promenade
Sparks Street Retail District
CF Rideau Centre
Byward Market



ACCOMODATION

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

Retail Space for Lease
250 Albert Street | Ottawa, ON



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