

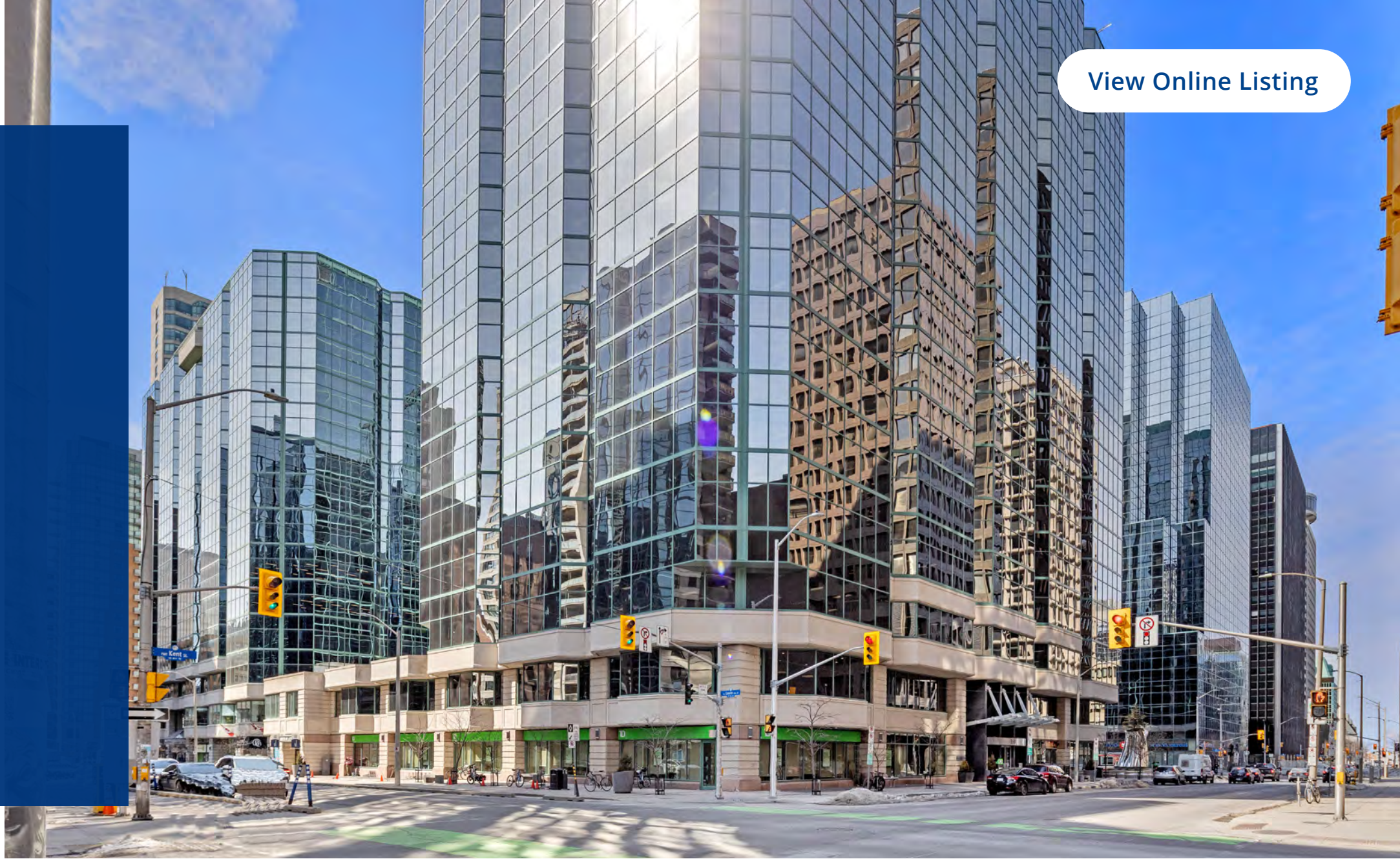
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Retail For Lease

# Minto Place

Bright and Professional  
Retail Opportunity!

407 Laurier Avenue



Ottawa | Ontario

**Kevin Houlahan**  
Senior Sales Representative  
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Accelerating success.

\* Sales Representative

# Introducing Minto Place

Minto Place is a **Class 'A'** office complex in the heart of Ottawa's downtown business district, just steps from Parliament Hill. It features three interconnected office towers:

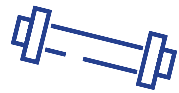
- **North Tower** – 427 Laurier Avenue West
- **South Tower** – 410 Laurier Avenue West
- **West Tower** – 180 Kent Street

Adjacent to the complex, **One80five** at 185 Lyon St N offers luxury apartments with hotel-style amenities.



A vibrant mix of shops, services, and restaurants, including:

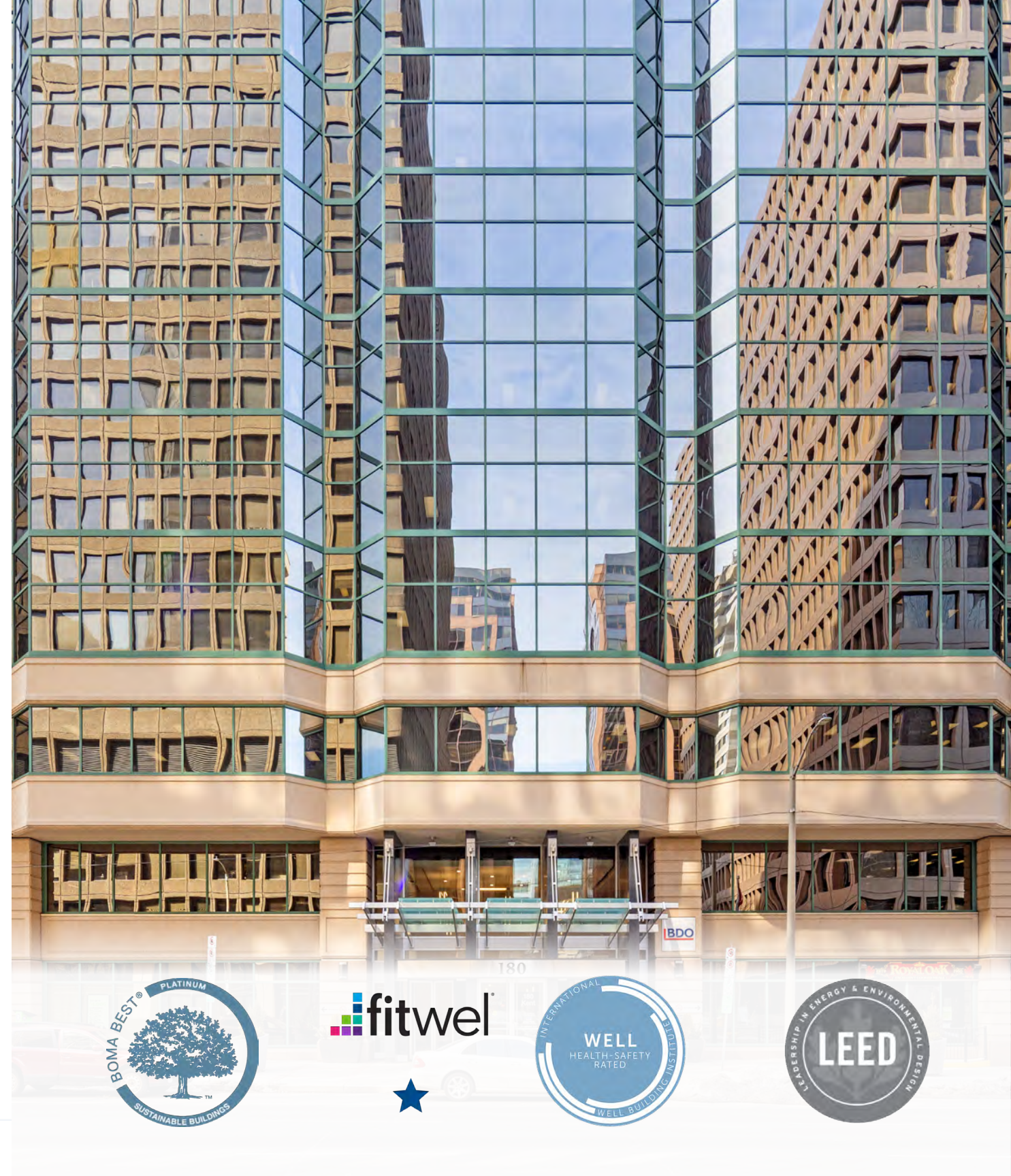
- **Dining:** The Royal Oak, Go For Sushi, Shawarma Andalos, El Toro Pizza, Manhattan's Hand-Made Burgers
- **Cafés:** Bridgehead, Kings Fusion Coffee
- **Retail & Services:** Rexall Pharmacy, Fines Flowers, Moneysworth & Best, Malad Tailors, Trillium Dental, Lasik MD, Connect Hearing



**Fitness Centre:** Full gym, saltwater lap pool, and sauna. Tenants receive discounted memberships.



**1,039 Parking Spaces:** 24/7 access, EV charging stations, and entrances from Laurier Avenue West & Slater Street.



# Property Overview

*This is the best place to expand your business - right in the heart of Ottawa.*

**Address:** 407 Laurier Avenue

**Building Size:** 80,353 SF

Unit 5 703 SF

Additional Rent: \$32.68 PSF (2025)

Unit 15 3,274 SF

Additional Rent: \$28.18 PSF (2025)

Unit 20 836 SF

Additional Rent: \$27.26 PSF (2025)

**Rentable Area:**

Unit 22A 816 SF

Additional Rent: \$31.43 PSF (2025)

Unit 52B 657 SF

Additional Rent: \$31.59 PSF (2025)

Unit 180-3 513 SF

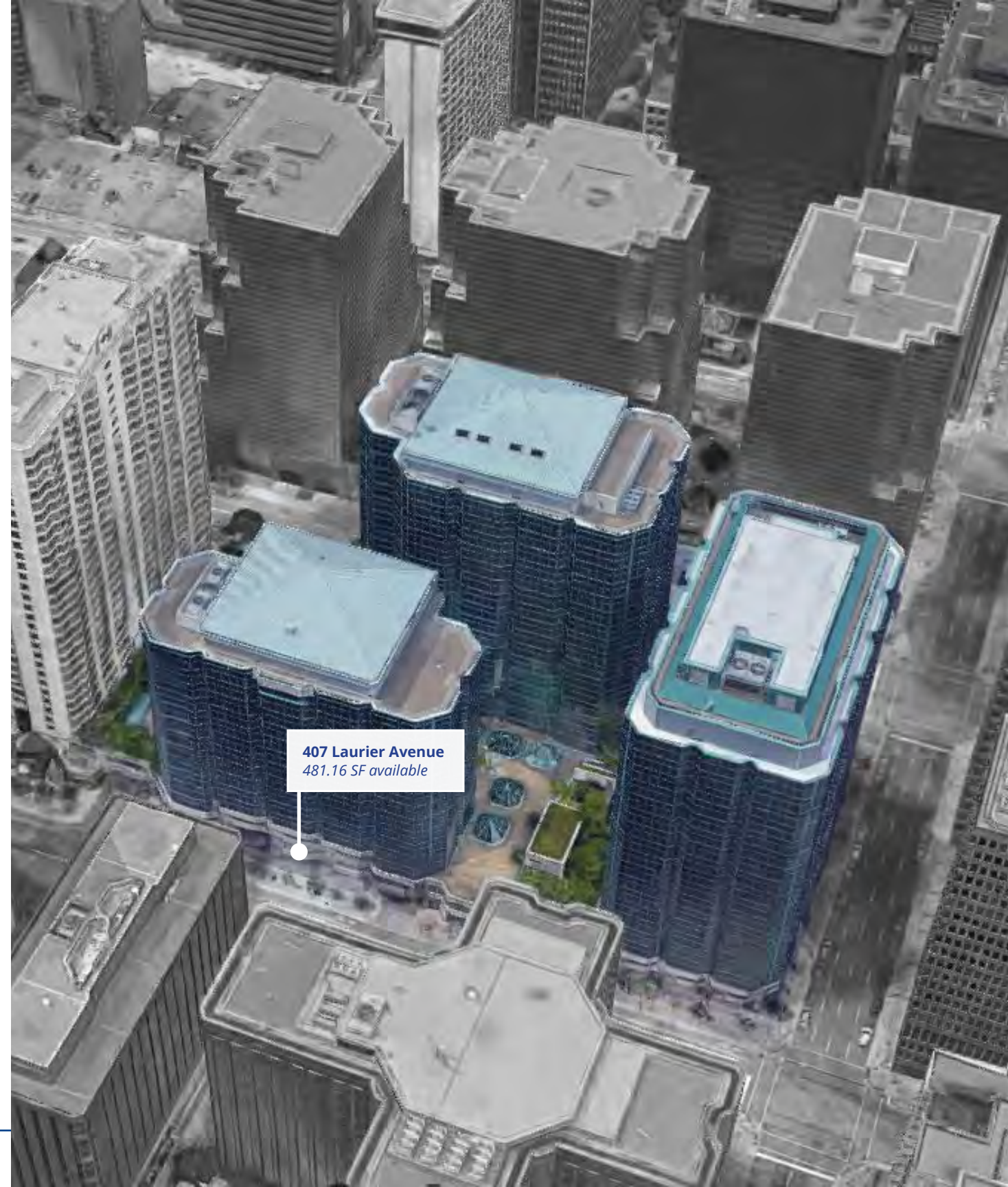
Additional Rent: \$27.97 PSF (2025)

Unit 180-4 1,060 SF

Additional Rent: \$25.71 PSF (2025)

**Net Rent:** Contact listing agent

**Available:** Immediately



Steps from Lyon LRT Station

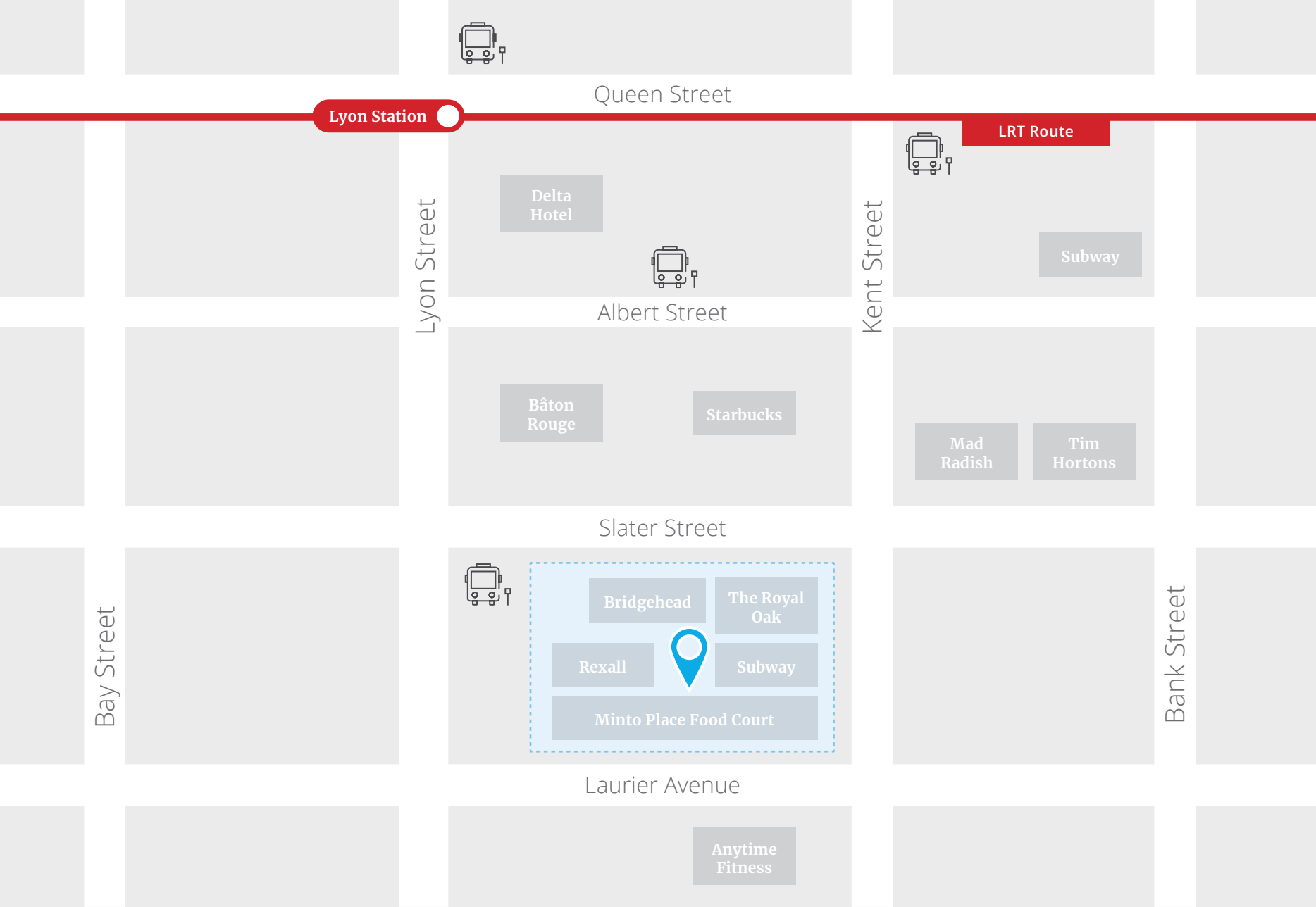


Amenity rich location



3 minute drive to Highway 417

# Immediate Area & Building Specifications



## Demographics 5km Radius



Total  
Population

**237,641**



Average  
Household Size

**1.9**



Average  
Age

**41.8**



Average Household  
Income

**\$106,629.73**



Average Household  
Expenditure

**\$109,550**

## Travel Distances

Highway 417	1.2 km   3 Min
Gatineau, Quebec	9 km   13 Mins
Nepean, Ottawa	12 km   20 Mins
Kanata, Ottawa	20 km   18 Mins
Ottawa International Airport	12 km   15 Mins



Bike Score  
**98**



Transit Score  
**90**



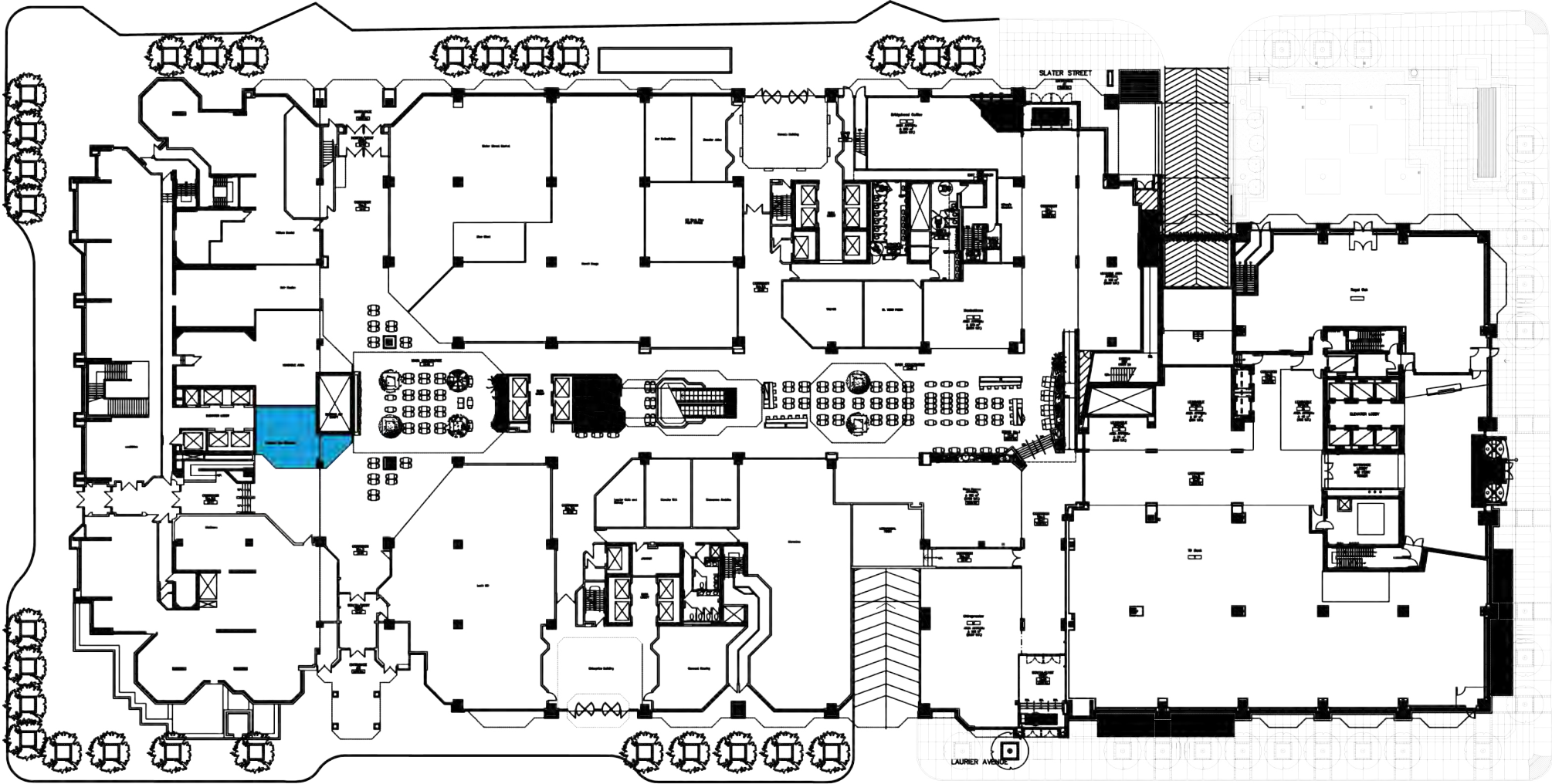
Walk Score  
**97**

# Available Space

407 Laurier Avenue - Unit 5 - 703 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$32.68 PSF

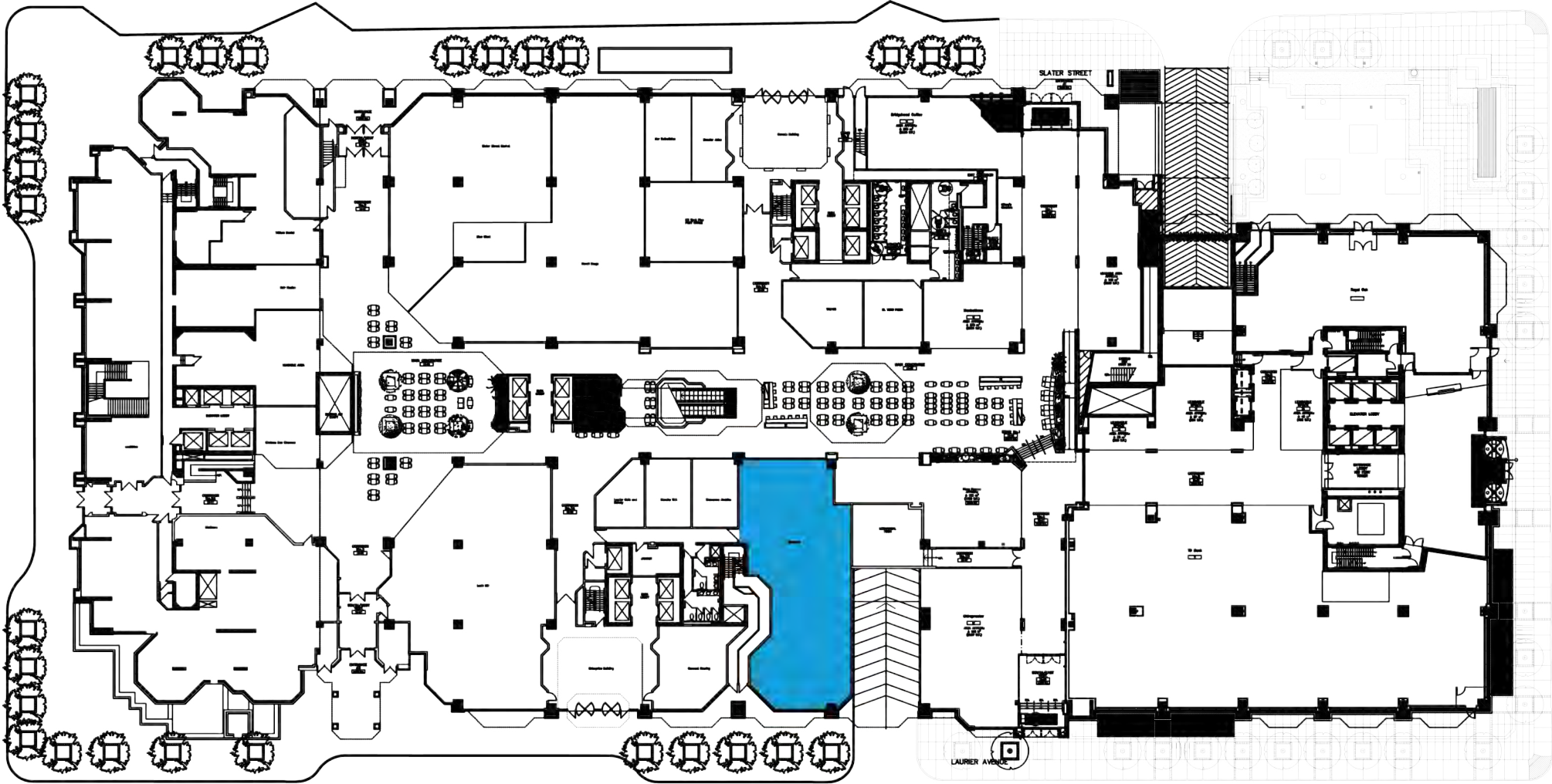


# Available Space

407 Laurier Avenue - Unit 15 - 3,274 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$28.18 PSF

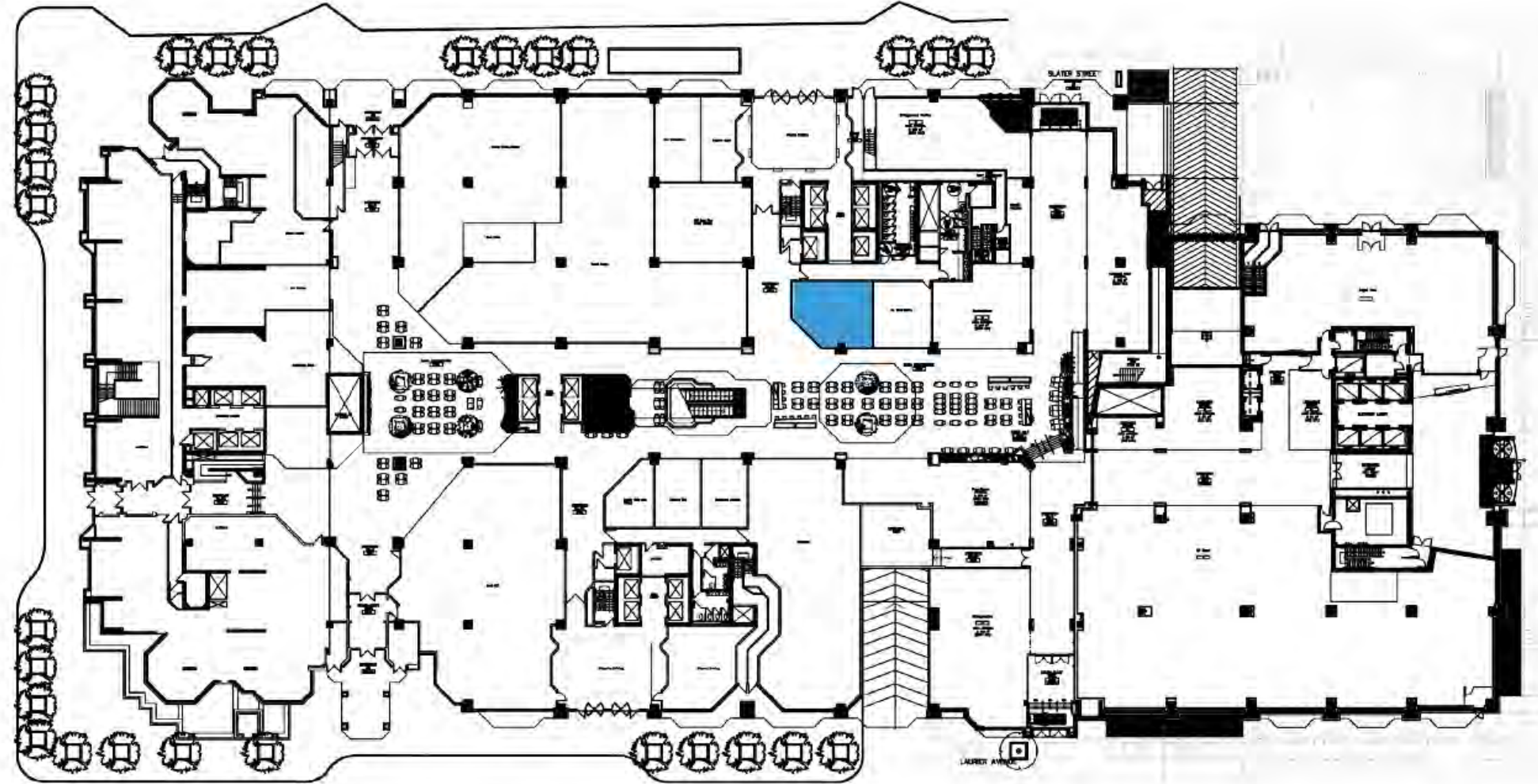


# Available Space

407 Laurier Avenue - Unit 20 - 836 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$27.26 PSF

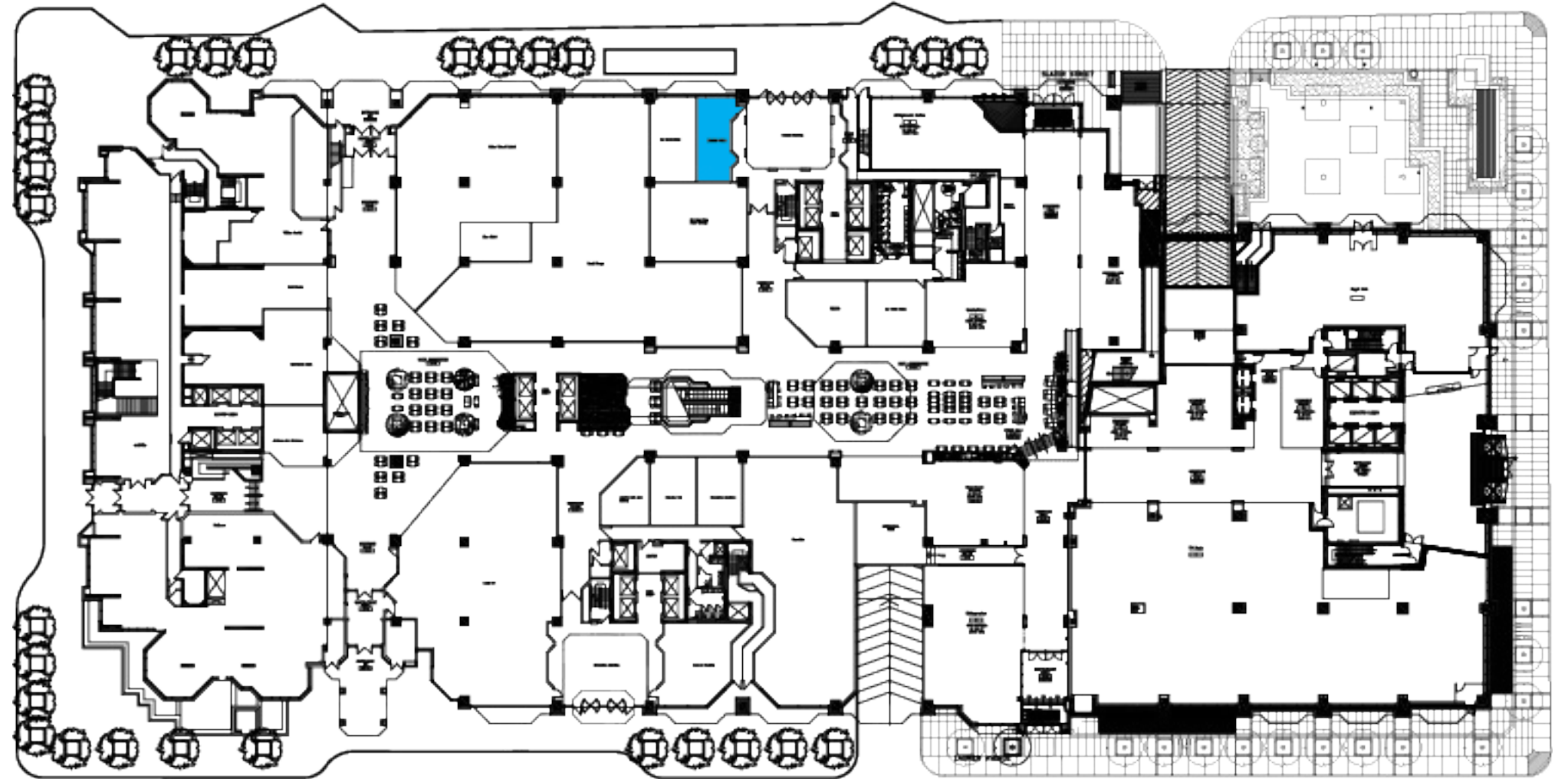


# Available Space

407 Laurier Avenue - Unit 22A - 816 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$31.43 PSF

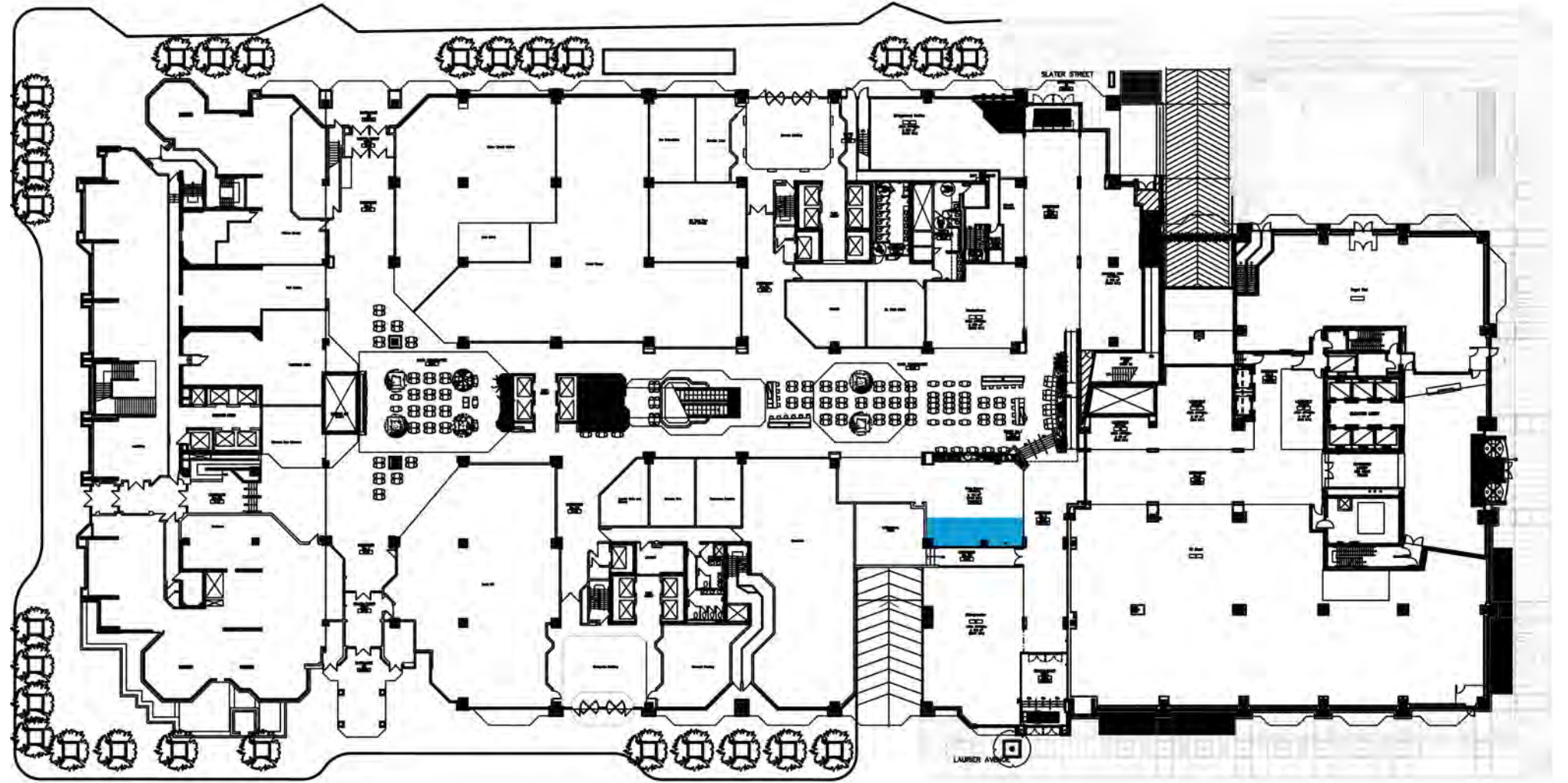


# Available Space

407 Laurier Avenue - Unit 52B - 657 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$31.59 PSF

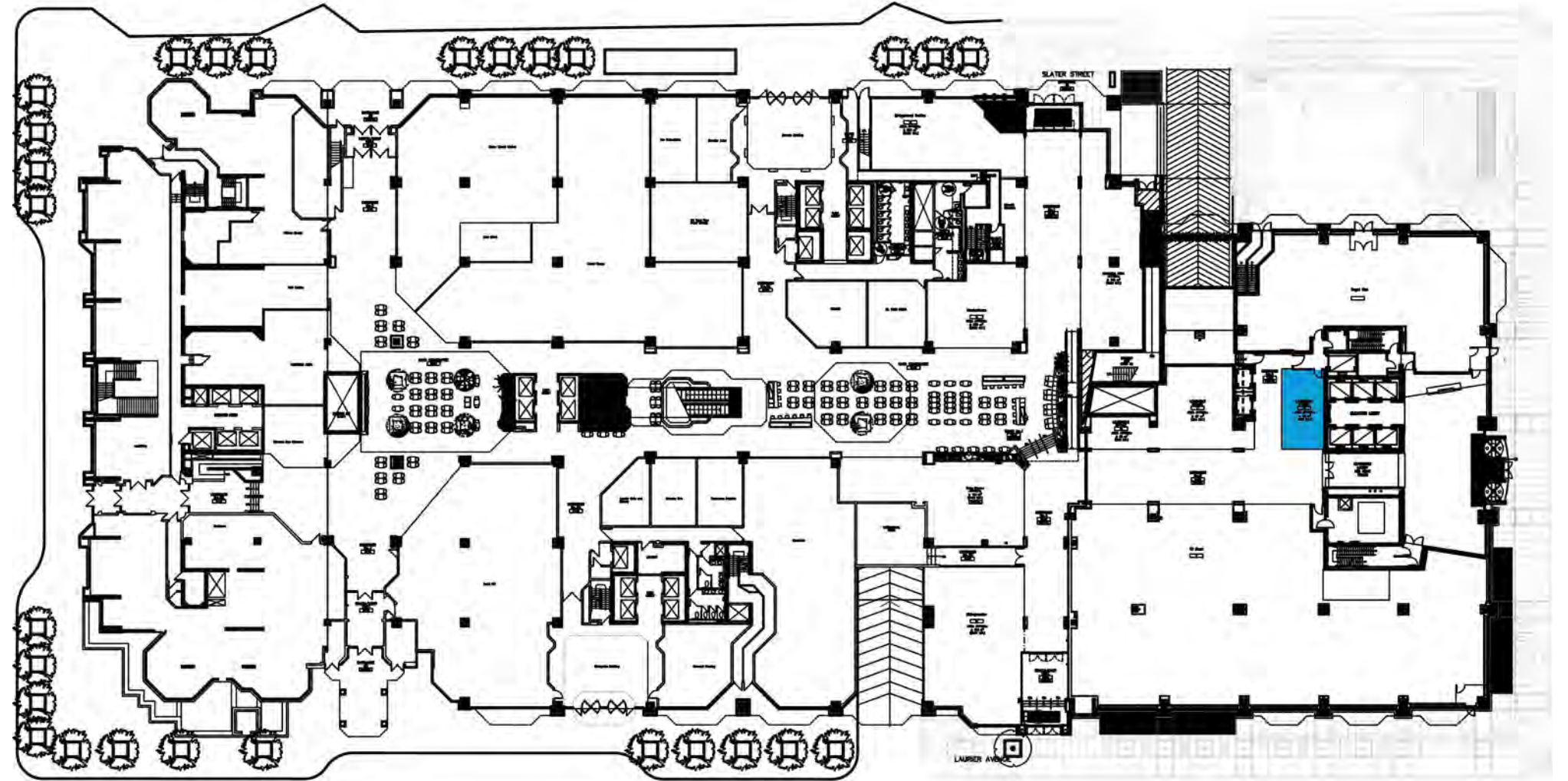


# Available Space

407 Laurier Avenue - Unit 180-3 - 513 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$27.97 PSF

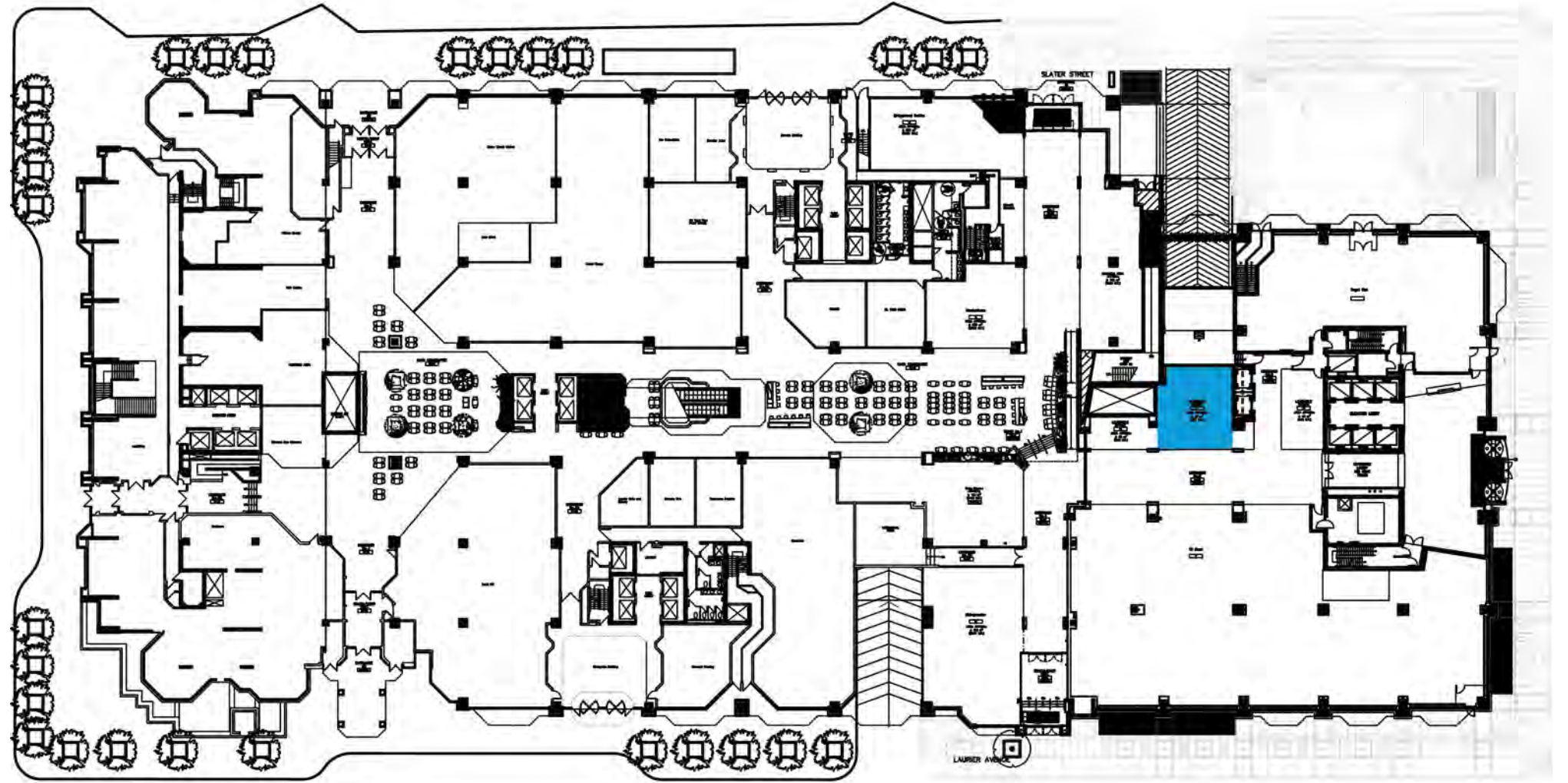


# Available Space

407 Laurier Avenue - Unit 180-4 - 1,060 SF

Net Rent:  
Contact Listing Agent

Additional Rent (2025):  
\$25.71 PSF



180 Kent Street - Atrium



Units Available





[View Online Listing](#)

Minto Place | Ottawa, ON

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