

**AVISON  
YOUNG**

# Office Space For Lease

**280 Albert Street  
Ottawa, ON**

**LOWEST GROSS RENTS IN DOWNTOWN OTTAWA**

## Space Highlights

- Between +/- 1,321 sf to 2,934 sf of available space
- Prime location and professional atmosphere
- Public transportation nearby
- Located in the heart of downtown Ottawa and conveniently close to the LRT station
- Surrounded by shops, dining & services

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | [avisonyoung.ca](http://avisonyoung.ca)

Avison Young Commercial Real Estate Services, LP, Brokerage. All rights reserved. E. & O.E.: Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

## Get more information

**David A. MacLeod**

Sales Representative

D +1 613 696 2764

[david.macleod@avisonyoung.com](mailto:david.macleod@avisonyoung.com)

**Giorgio DiNardo**

Sales Representative

D +1 613 696 2763

[giorgio.dinardo@avisonyoung.com](mailto:giorgio.dinardo@avisonyoung.com)

**Liam Kundinger-Markhauser**

Sales Representative

D +1 613 696 2731

[liam.markhauser@avisonyoung.com](mailto:liam.markhauser@avisonyoung.com)



Platinum  
member

# Property

## For Lease

280 Albert Street  
Ottawa, ON

**Address:** 280 Albert St., Ottawa, ON  
K1P 5G8

**Location:** Downtown Core

**Year Built:** 1967

### Available Area:

Suite 201 = +/- 2,934 sf  
Suite 600 = +/- 5,462 sf  
Suite 601 = +/- 2,115 sf  
Suite 705 = +/- 1,750 sf  
Suite 803 = +/- 2,417 sf  
Suite 800 = +/- 2,363sf  
Suite 802 = +/- 1,556 sf  
Suite 804 = +/- 1,321 sf  
Suite 900 = +/- 2,442 sf  
Suite 902 = +/- 2,014 sf  
Suite 1002 = +/- 2,498 sf  
~~Suite 1003 = +/- 942 sf~~ Leased

**Net Rent:** \$12.00 psf

**Additional Rent:** \$12.89 psf

**Parking:** Available

### Key Highlights:

- Enclosed offices with meeting room and kitchenette in some suites
- Easy access to public transportation



# Gallery

## For Lease

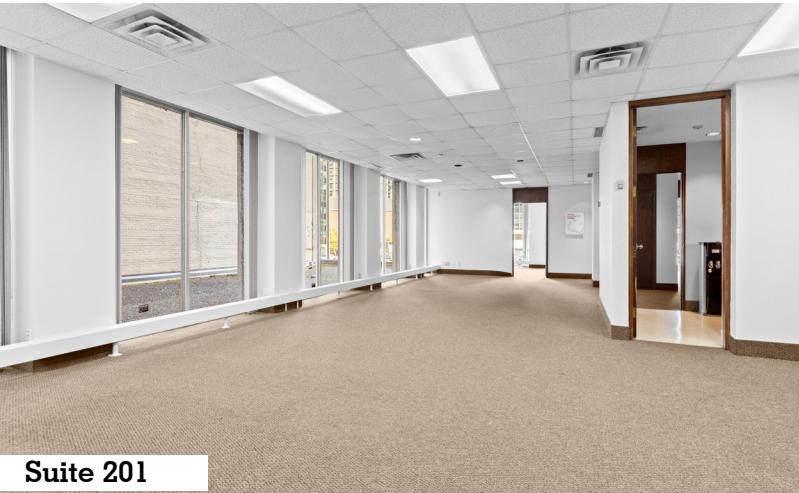
280 Albert Street  
Ottawa, ON



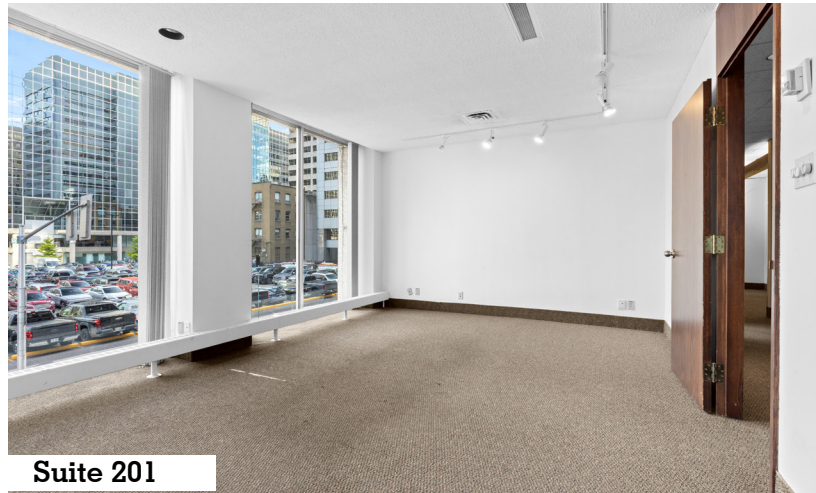
Suite 201



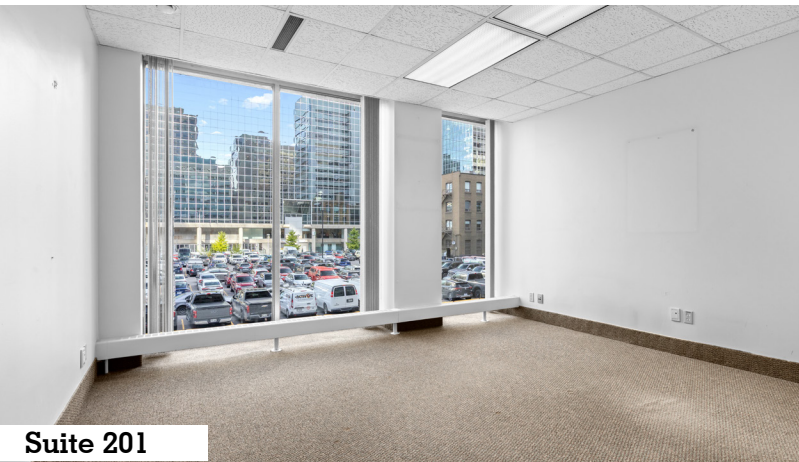
Suite 201



Suite 201



Suite 201



Suite 201



Suite 201

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

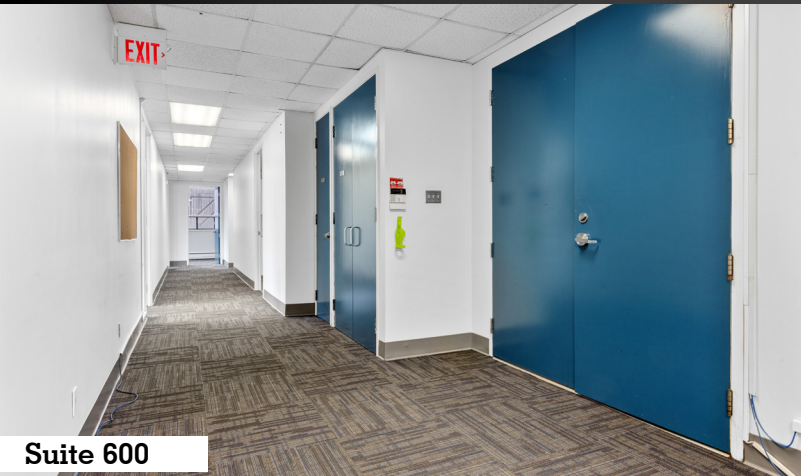
**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

**Liam Kundering-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

# Gallery

## For Lease

280 Albert Street  
Ottawa, ON



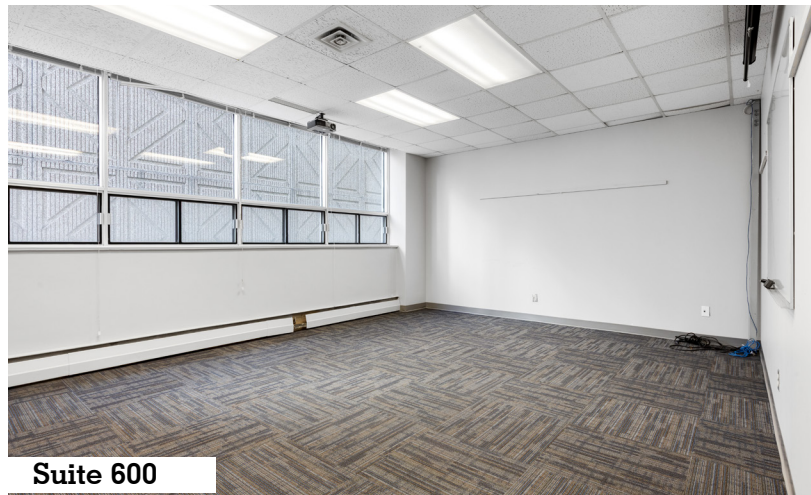
Suite 600



Suite 600



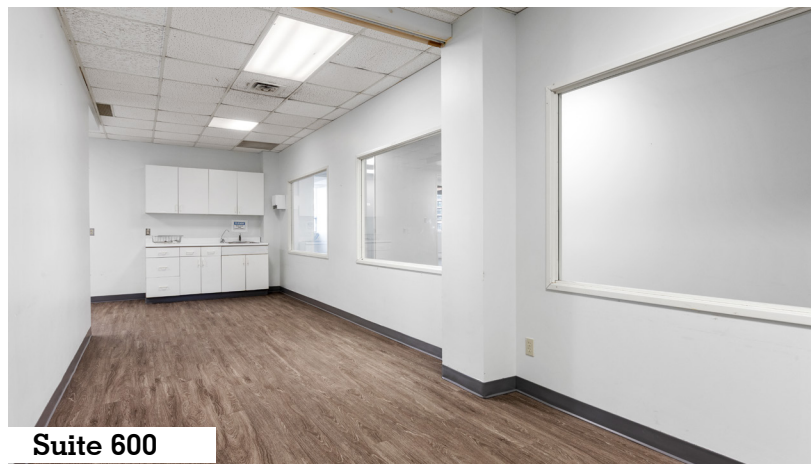
Suite 600



Suite 600



Suite 600



Suite 600

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

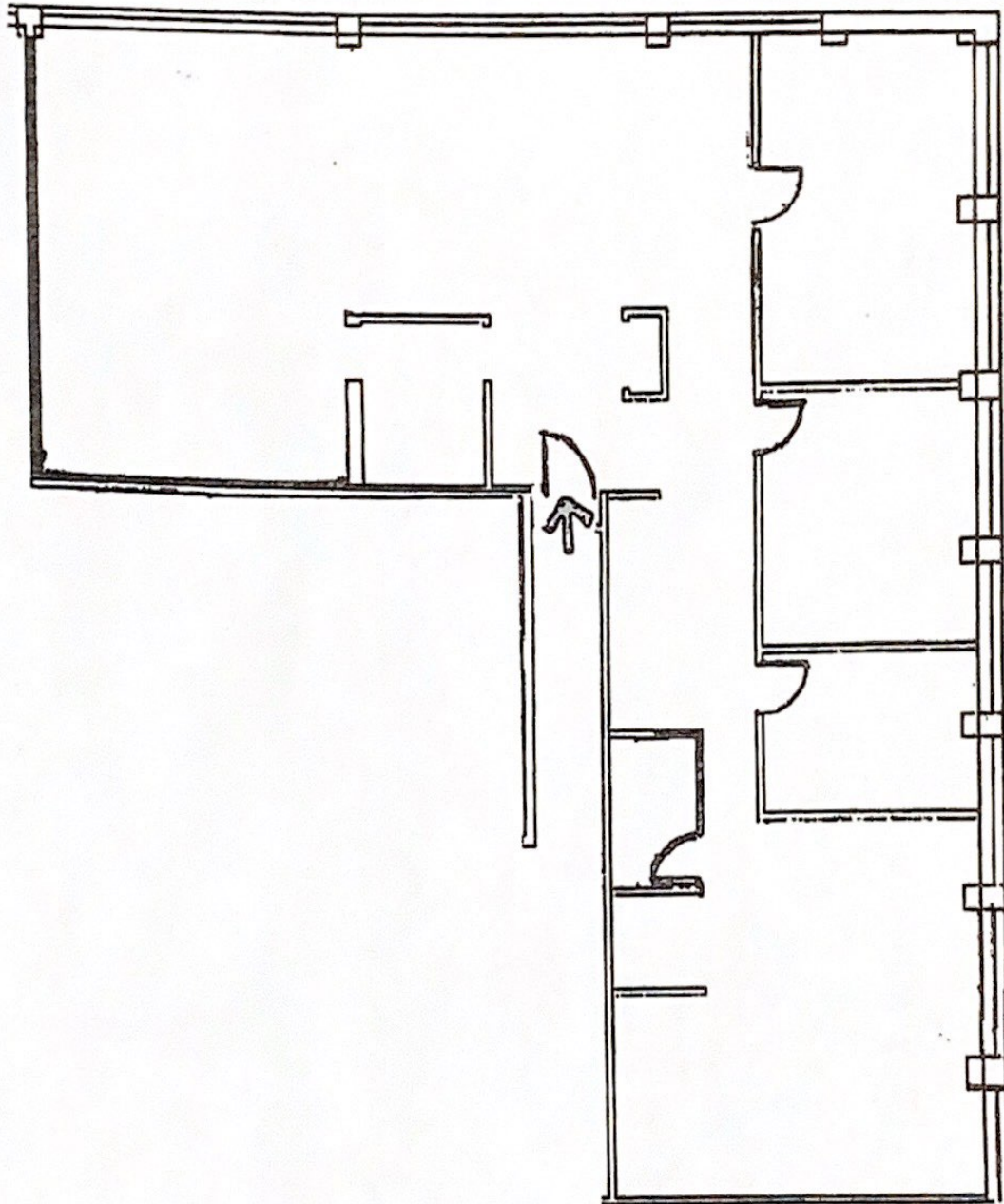
**Liam Kundinger-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

# Floor Plan

## Suite 201

**For Lease**  
280 Albert Street  
Ottawa, ON

Suite 201 = +/- 2,934 sf



*Floorplan not to scale*

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

**Liam Kunderger-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

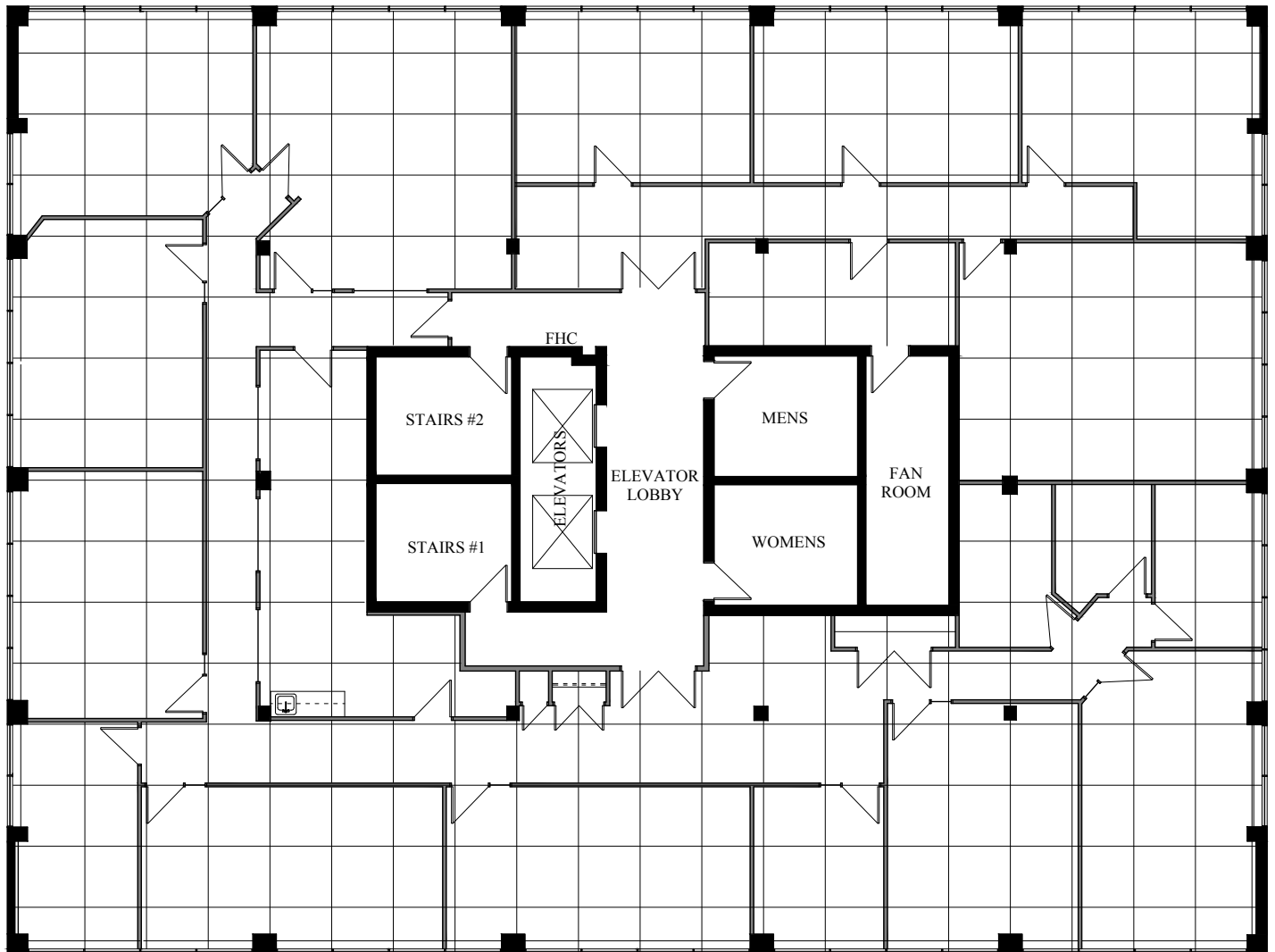
# Floor Plan

## Suite 600 & 601

**For Lease**  
280 Albert Street  
Ottawa, ON

Suite 600 = +/- 5,462 sf

Suite 601 = +/- 2,115 sf



*Floorplan not to scale*

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

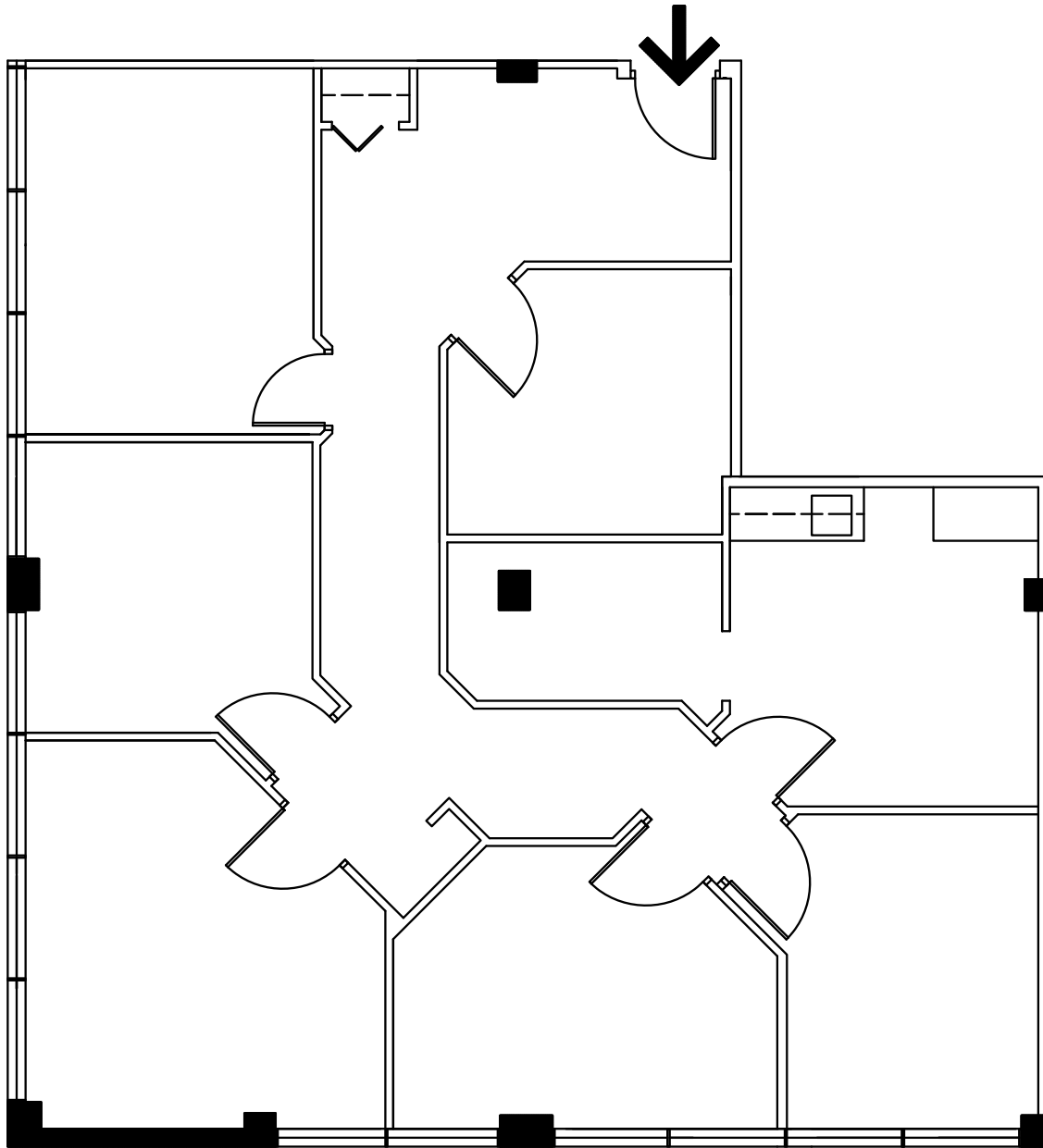
**Liam Kunderger-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

# Floor Plan

## Suite 705

**For Lease**  
280 Albert Street  
Ottawa, ON

Suite 705 = +/- 1,750 sf



*Floorplan not to scale*

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

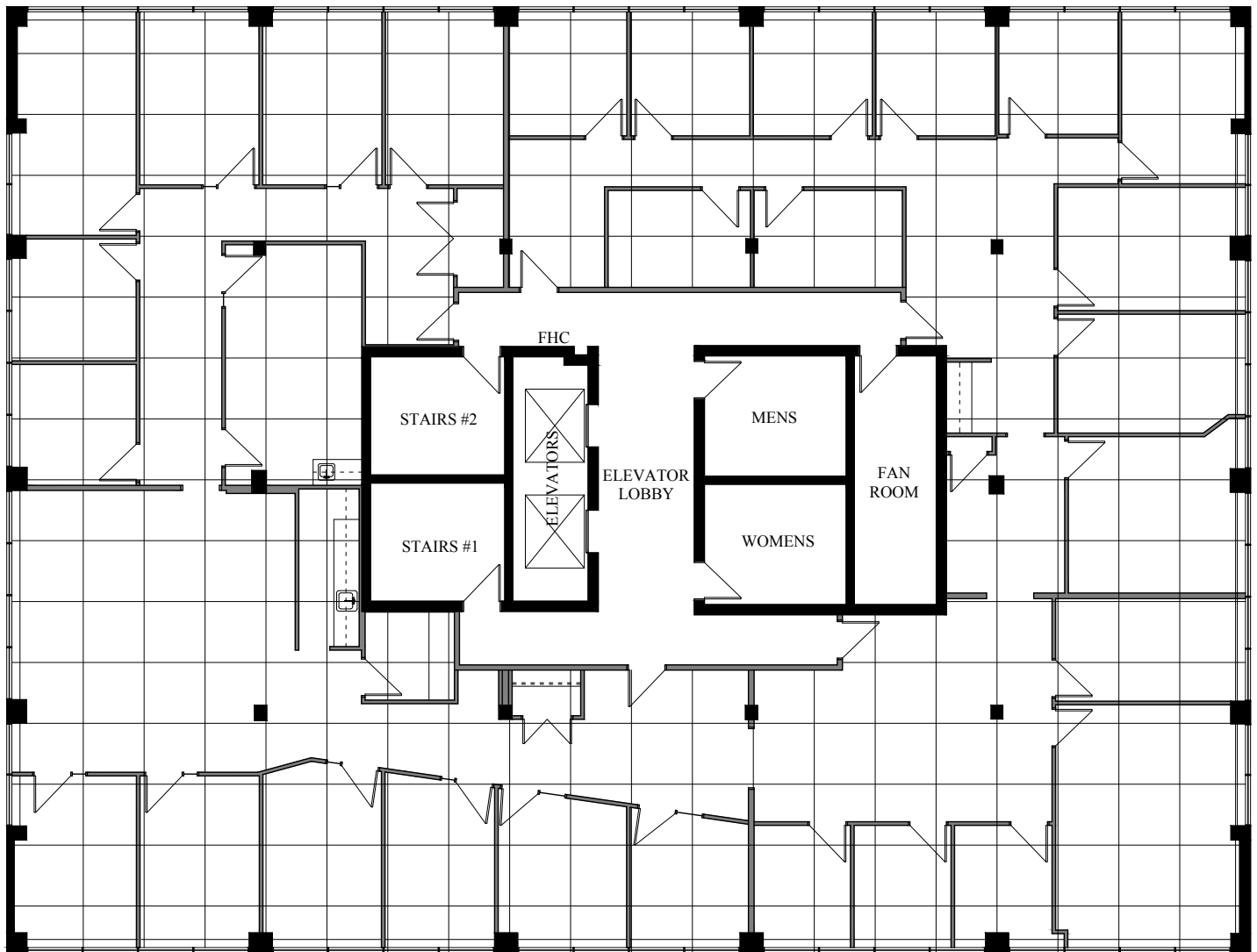
**Liam Kunder-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

# Floor Plan

## Suite 800

**For Lease**  
280 Albert Street  
Ottawa, ON

Suite 800 = +/- 2,363sf



*Floorplan not to scale*

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

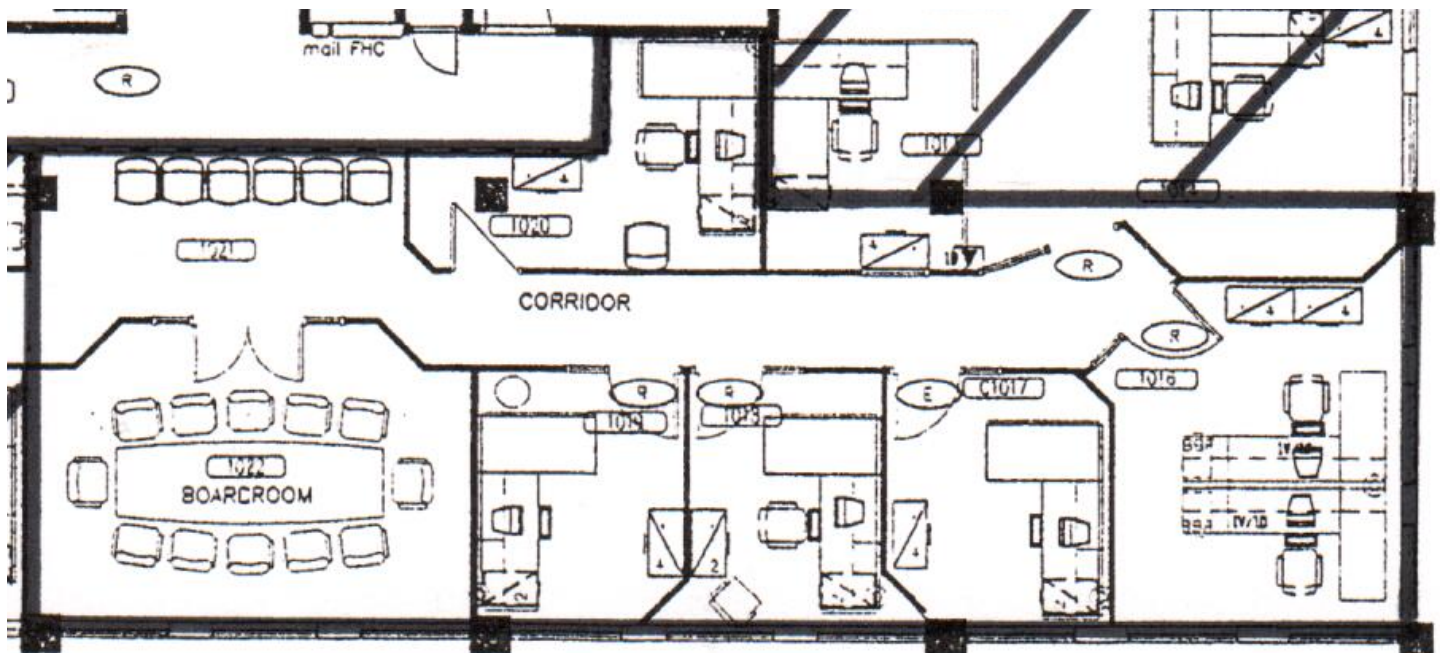
**Liam Kunder-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

# Floor Plan

## Suite 1002

**For Lease**  
280 Albert Street  
Ottawa, ON

Suite 1002 = +/- 2,498 sf



*Floorplan not to scale*

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

**Liam Kunderger-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

# Map

## For Lease

280 Albert Street  
Ottawa, ON



### Location:

Situated in the downtown core in close proximity to a variety of amenities within walking distance such as; Rideau Centre & Byward Market.

**David A. MacLeod**  
Sales Representative  
D +1 613 696 2764  
david.macleod@avisonyoung.com

**Giorgio DiNardo**  
Sales Representative  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

**Liam Kundering-Markhauser**  
Sales Representative  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com