

Multiple Suites Available Ranging From 1,758 SF to 8,595 SF

**275 SLATER ST.**

OTTAWA, ON



**CUSHMAN &  
WAKEFIELD**  
Ottawa



**FOR LEASE**  
**275 SLATER ST.**  
**Ottawa, ON**



## PROPERTY HIGHLIGHTS

Located at the prominent corner of Slater and Kent Street, at the heart of the Central Business District; 275 Slater Street offers a prime downtown Ottawa address. The building features Ready Office space options ranging from 1,758 to 8,595 square feet, with both turnkey and base build condition space available to suit a variety of business needs. With an abundance of natural light and city views, it creates a bright and inviting work environment. Committed to sustainability, the property has earned LEED® Platinum v4.1 Certification, reflecting its leadership in energy efficiency and environmental stewardship.

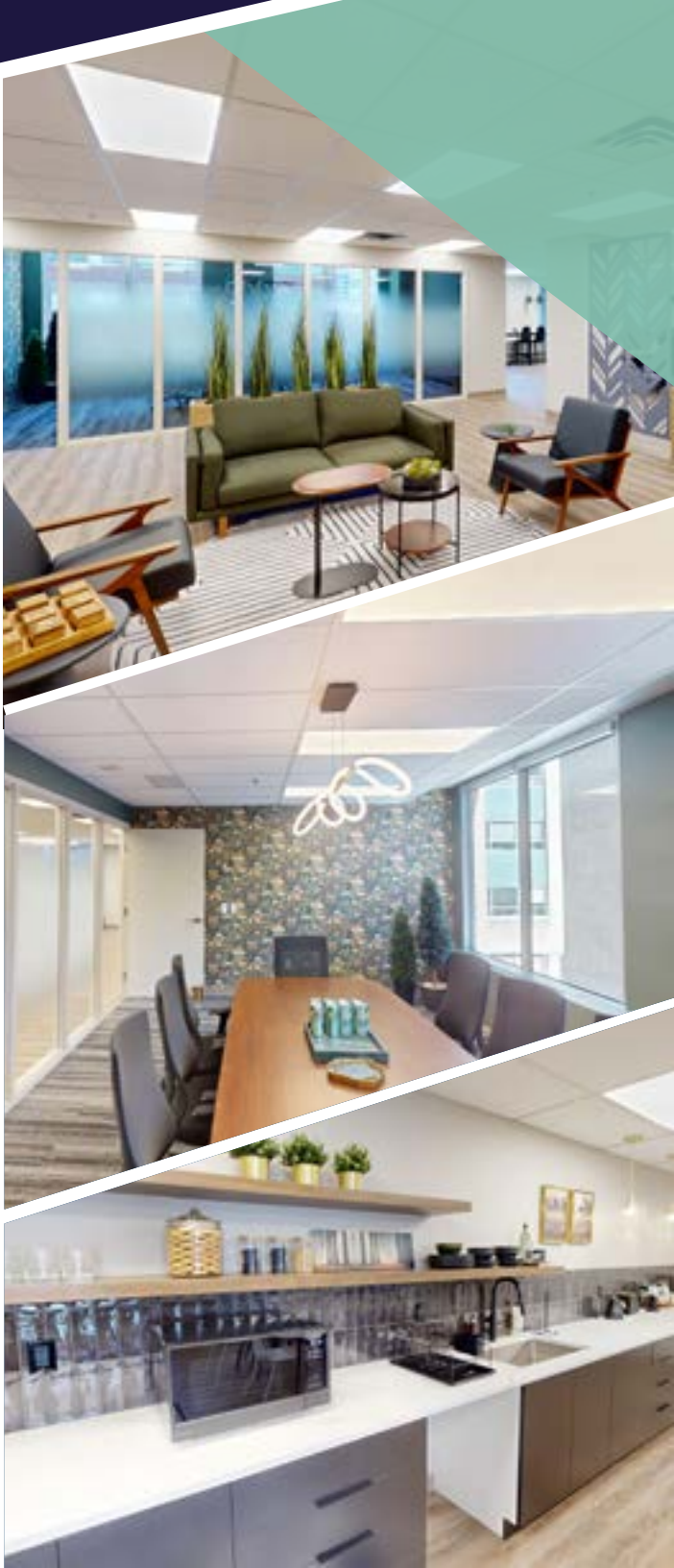
### ABOUT THE PROPERTY

<b>Building Size:</b>	194,517 SF	<b>Year Built:</b>	1968
<b>Certifications:</b>	LEED Platinum (EB) and WELL		
<b>Building Class:</b>	B		
<b>Storeys:</b>	20		
<b>Parking Ratio:</b>	1:1,000 RSF		
<b>Lease Rate:</b>	Contact Listing Broker	<b>Additional Rent:</b>	\$20.94 PSF

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AVAILABLE  
OFFICE SPACE

Suite 402	5,763 SF   Ready Office (contiguous with Suite 405)
Suite 405	1,758 SF   Ready Office
Suite 500	4,160 SF   Ready Office
Suite 601	6,952 SF
Suite 700	9,365 SF
Suite 900	8,595 SF
Suite 1100	4,921 SF
Net Rent	Contact Listing Broker
Additional Rent	\$20.94 PSF (2025 est.)





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## AMENITIES MAP



**ON-SITE**  
PROPERTY MANAGEMENT



**ON-SITE**  
TIM HORTONS & MAD RADISH



**CONFERENCE FACILITY**  
2<sup>ND</sup> FLOOR



**BUILDING SECURITY**  
CONCIERGE SERVICES



**LYON STATION**  
O-TRAIN (LRT)



**WELLNESS CENTRE**  
2<sup>ND</sup> FLOOR



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