

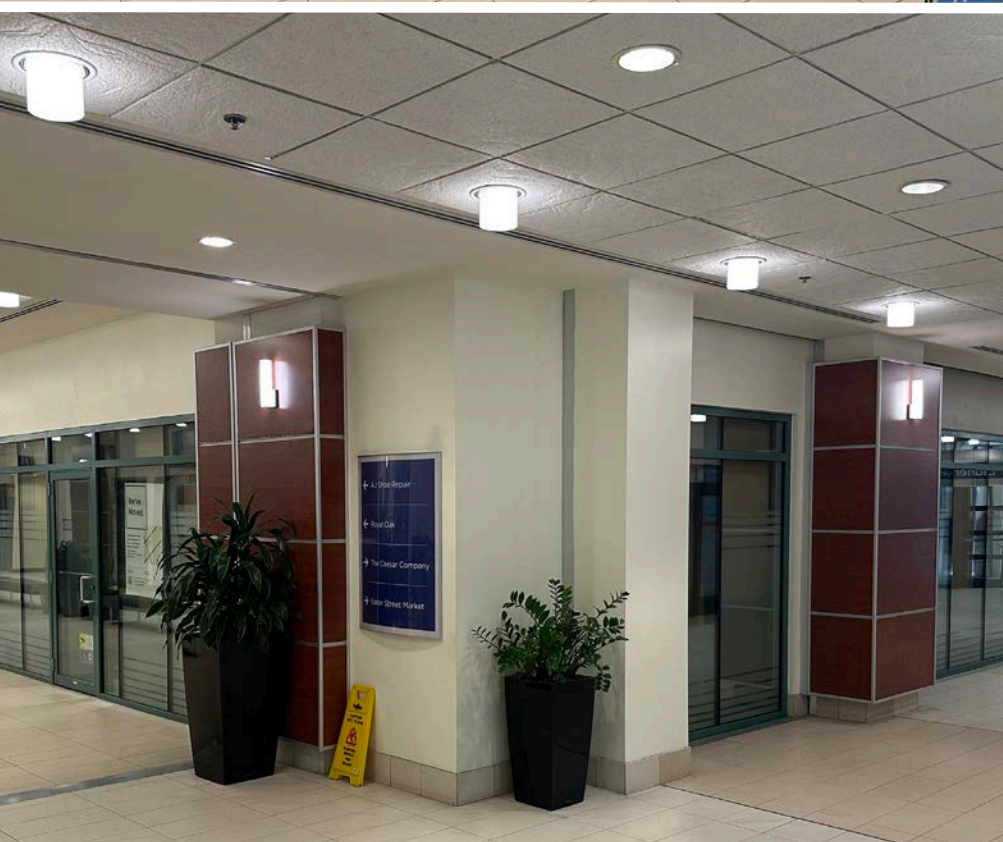
# Prime Office/Retail Space

**Unit 180-1**  
**180 KENT STREET**  
**OTTAWA, ON**

**Minto Place**







# SPACE AVAILABLE

## OFFICE/RETAIL SPACE AVAILABLE GROUND FLOOR—10,600 SF

Unit:	180-1: 10,600 SF
Possession:	Immediately
Lease Expiry:	August 31, 2029
Lease Type:	Sublease
Asking Rent:	Upon Request
Additional Rent:	\$21.71 PSF (est. 2025)

## CO-TENANTS

Royal Oak, The Caesar Co., Rexall Pharmacy, Lasik MD, and Subway

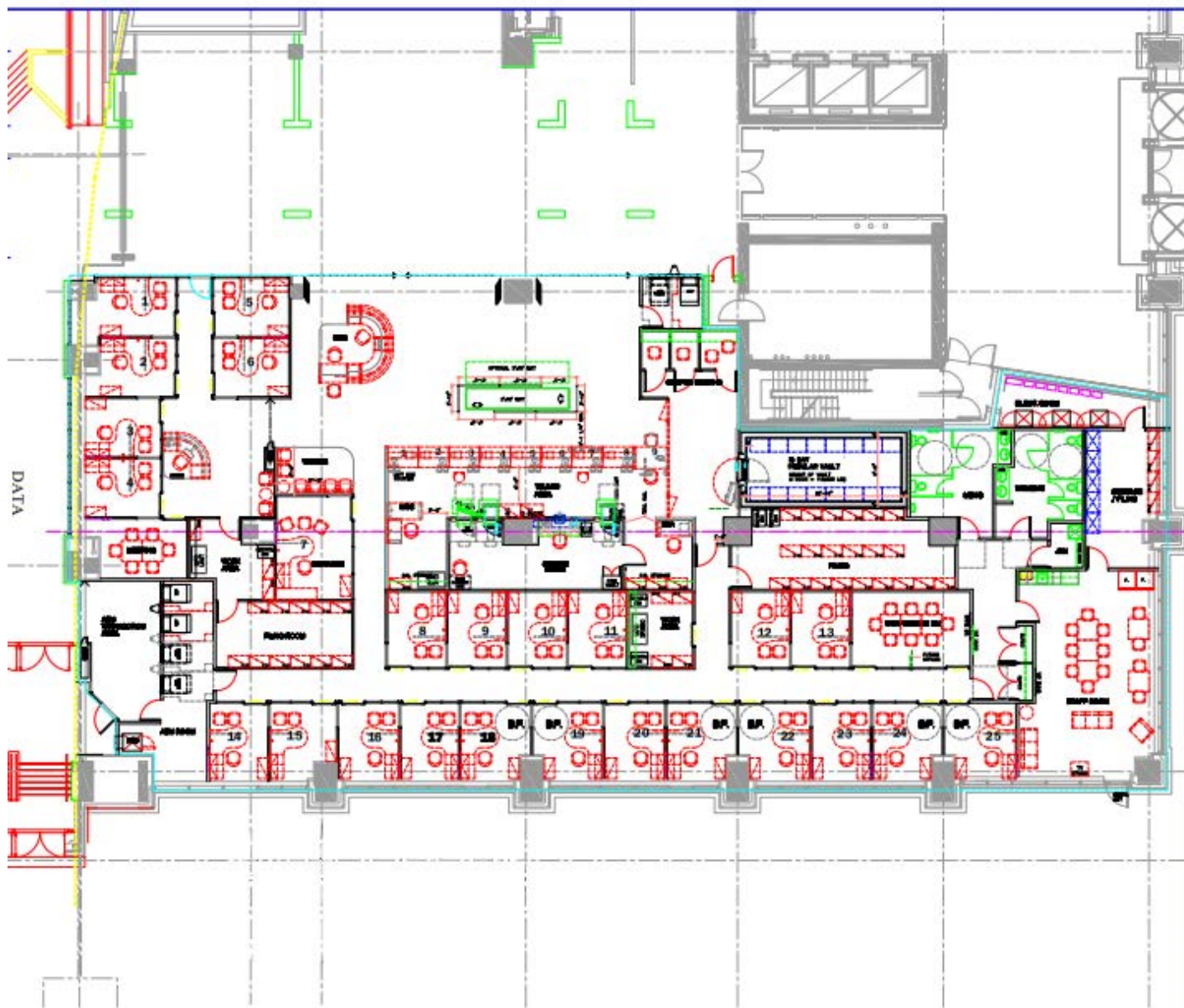
Close to 1 million square feet of office tenants in the complex.

## COMMENTS

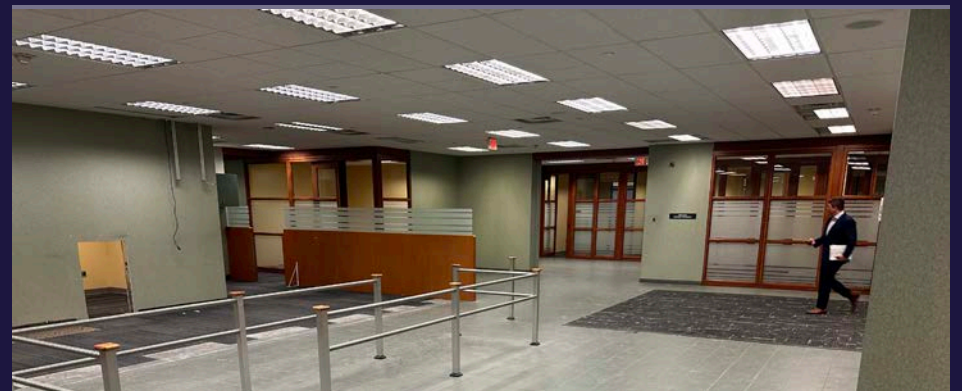
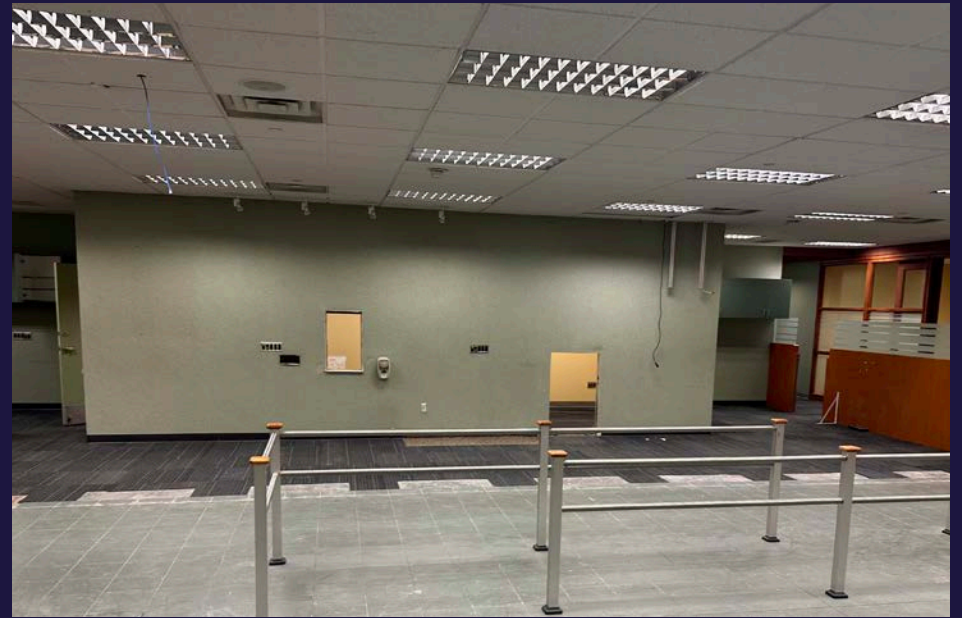
- Prime location in Ottawa's downtown core
- Located in Minto Place
- Class A mixed use office and residential complex
- Onsite fitness centre, food court, restaurants and retail amenities
- Signage: Interior and exterior
- BOMA Best Platinum
- 4 minute walk to the Lyon LRT Station
- 3 minute drive to Highway 417
- Underground parking available

# FLOOR PLAN

Unit 180-1: 10,600 SF













# LOCATION

- Minto Place encompasses entire downtown block
- Close to 1M square feet of office space
- Class A mixed use office and residential complex

## Demographics 5km radius

237,641 K Total Population

394,327 K Total Daytime Population

90 Transit Score

97 Walk Score

98 Bike Score



# LEASING

Please contact us for more information:

**ALEX LEFEBVRE**

SALES REPRESENTATIVE

+1 613 780 1586

[alefebvre@cwottawa.com](mailto:alefebvre@cwottawa.com)

**ALAIN DESMARAIS**

EXECUTIVE VICE PRESIDENT | BROKER OF RECORD

+1 613 780 1566

[adesmarais@cwottawa.com](mailto:adesmarais@cwottawa.com)



55 Metcalfe Street  
Suite 400  
Ottawa, ON K1P 6L5 | CANADA  
[www.cwottawa.com](http://www.cwottawa.com)

Brokerage, Independently Owned and Operated

## Minto Place

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