



FOR SALE/LEASE

222 SOMERSET STREET W.

Office Condominiums ranging from 851 SF to 6,660 SF



**CUSHMAN &
WAKEFIELD**
Ottawa

PROPERTY OVERVIEW

Located in the heart of Centretown, just half a block from the vibrant shops and restaurants along Elgin Street, 222 Somerset Street West offers multiple office condos available for sale or lease, with a range of suite sizes and layouts. The Property provides convenient access to Highway 417 (the Queensway) and features both surface and underground parking. This central location offers exceptional proximity to numerous restaurants, cafés, and shops nearby.

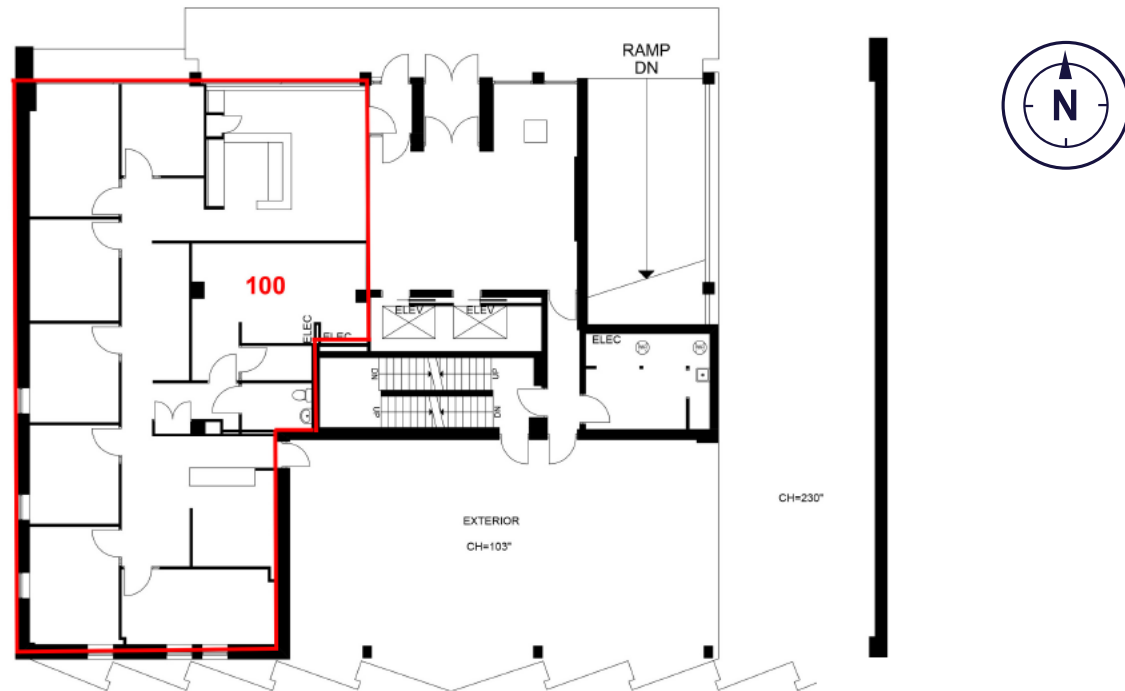
Property Highlights

- On-site Shower Facilities
- On-site Fitness facility
- Renovated lobby and common areas
- Parking Ratio 1 / 1,000 rsf
- Underground & surface parking available
- ~15-minute walk to Parliament LRT Station



FLOOR PLAN

Suite 100
2,326
Sq. Ft.



SUITE HIGHLIGHTS

This ground-floor unit measures 2,326 sq. ft., is beautifully fixtured in move-in ready condition, and has great street visibility. Well positioned for a professional office benefiting from high visibility and steady foot traffic from Elgin Street.

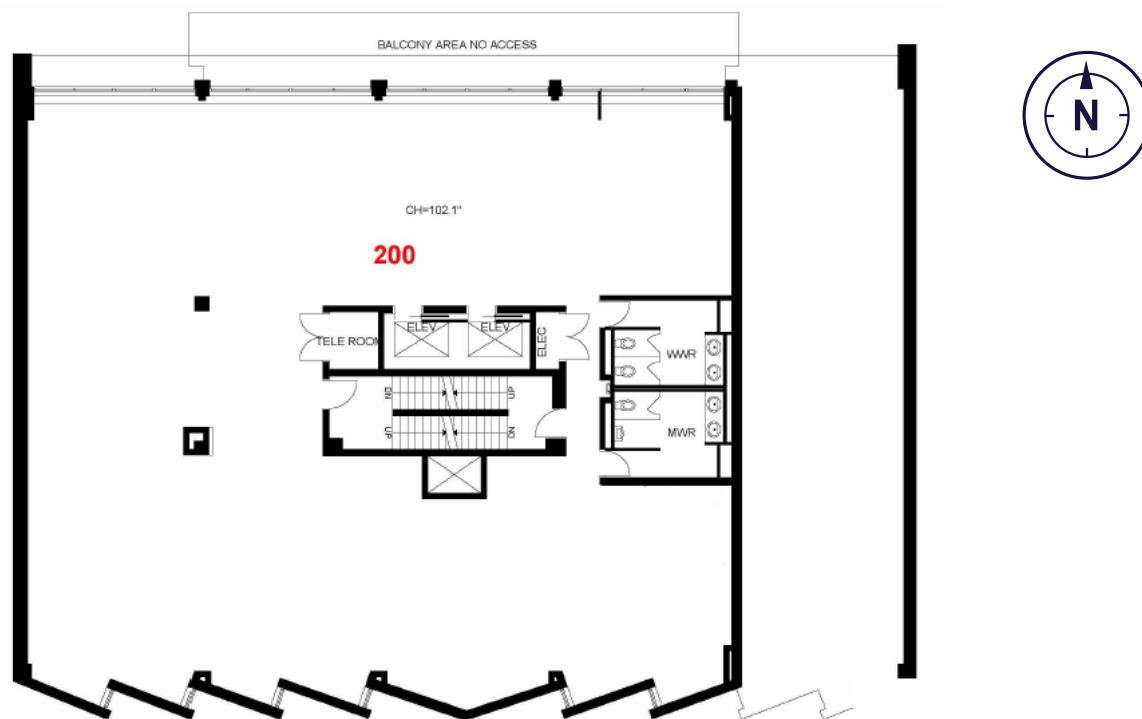
- Ground-floor unit
- Built-in reception area

\$25.00/SF **\$18.43/SF**
Net Rent Additional Rent

\$1,150,000 **\$2,025/M**
Sale Price Condo Fees

FLOOR PLAN

Suite 200
5,008
Sq. Ft.



SUITE HIGHLIGHTS

This 5,008 sq. ft. full-floor unit is in shell condition, has wall-to-wall windows on its north side, and is ready for your customized build-out.

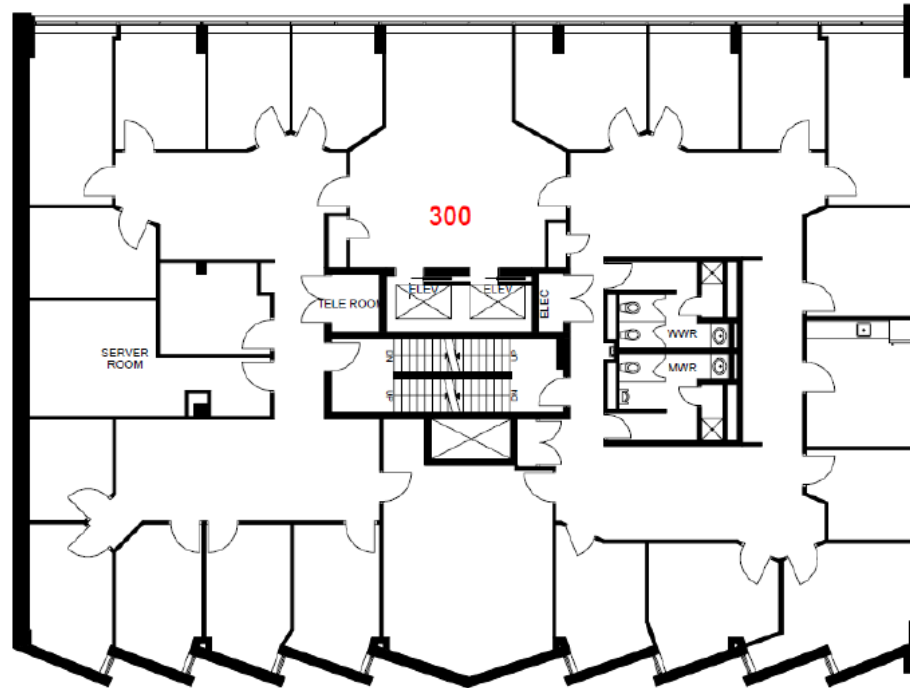
- Direct elevator access to the unit
- Recently updated washrooms

\$14.00/SF **\$18.43/SF**
Net Rent Additional Rent

\$1,299,000 **\$3,627/M**
Sale Price Condo Fees

FLOOR PLAN

Suite 300
6,660
Sq. Ft.



SUITE HIGHLIGHTS

This 6,660 sq. ft. full-floor unit has wall-to-wall windows on its north side and is ready for your customized build-out. It currently has built-out offices, washrooms, a server room, and the space and plumbing for a kitchen.

- Full Floor
- Direct elevator access

\$14.00/SF **\$18.43/SF**
Net Rent Additional Rent

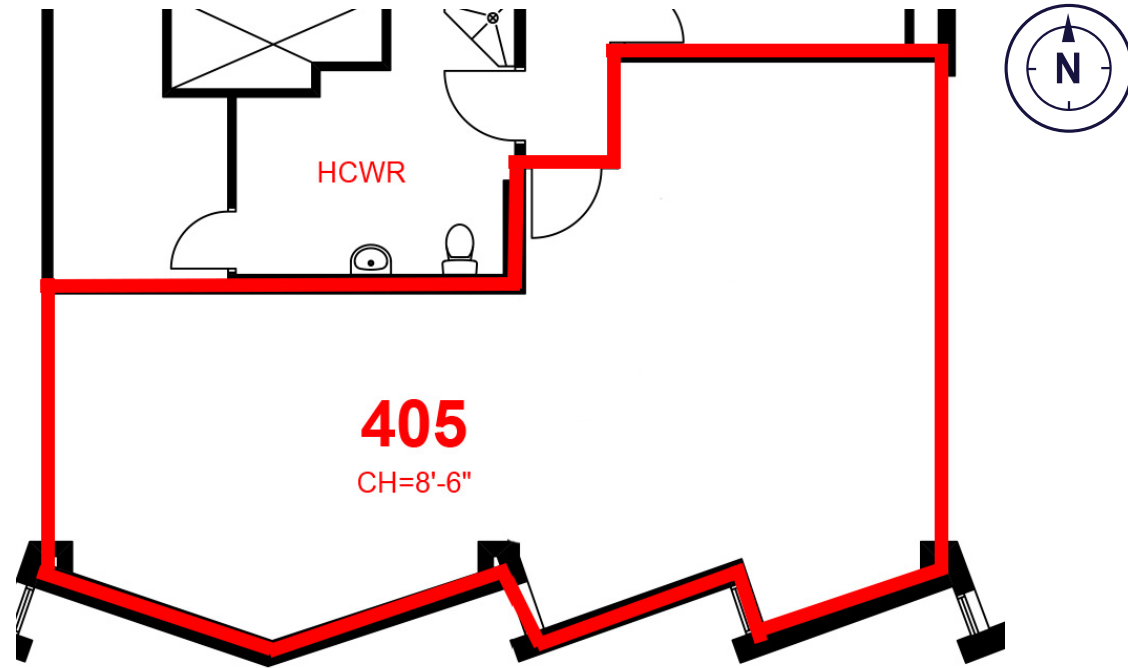
\$1,650,000 **\$5,100/M**
Sale Price Condo Fees

FLOOR PLAN

Suite 405

851

Sq. Ft.



SUITE HIGHLIGHTS

This 851 sq. ft. turnkey suite offers new flooring and a built-out kitchenette, making it well suited for professional office use.

- Turnkey Office
- Built Out Kitchenette

\$14.00/SF

Net Rent

\$18.43/SF

Additional Rent

\$299,000

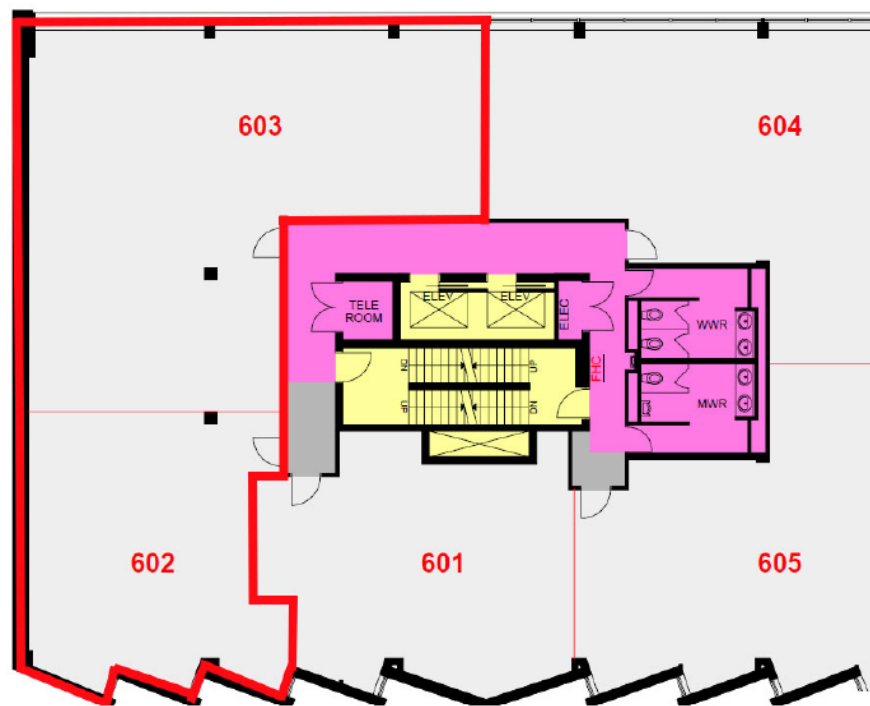
Sale Price

TBD

Condo Fees

FLOOR PLAN

Suite 602/603
2,755
Sq. Ft.



SUITE HIGHLIGHTS

Units 602/603 has wall-to-wall windows on its north side and is ready for your customized build-out. The unit is move-in ready, featuring new flooring and a built-in kitchenette.

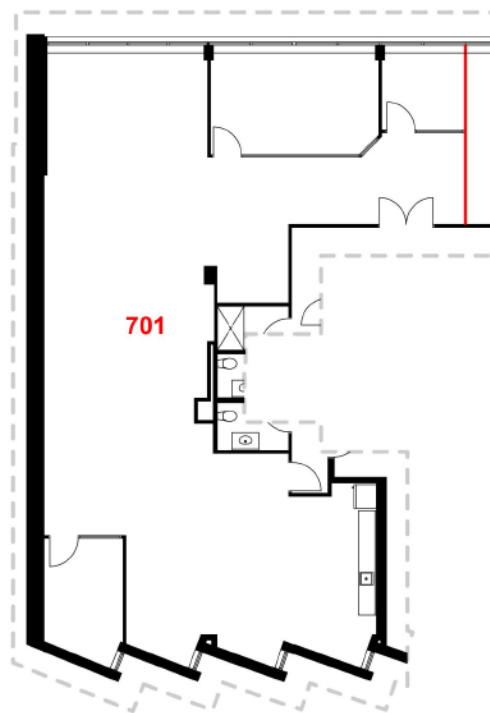
- New flooring
- Recently updated washrooms

\$14.00/SF **\$18.43/SF**
Net Rent Additional Rent

\$775,000 **\$2,125/M**
Sale Price Condo Fees

FLOOR PLAN

Suite 701
2,991
Sq. Ft.



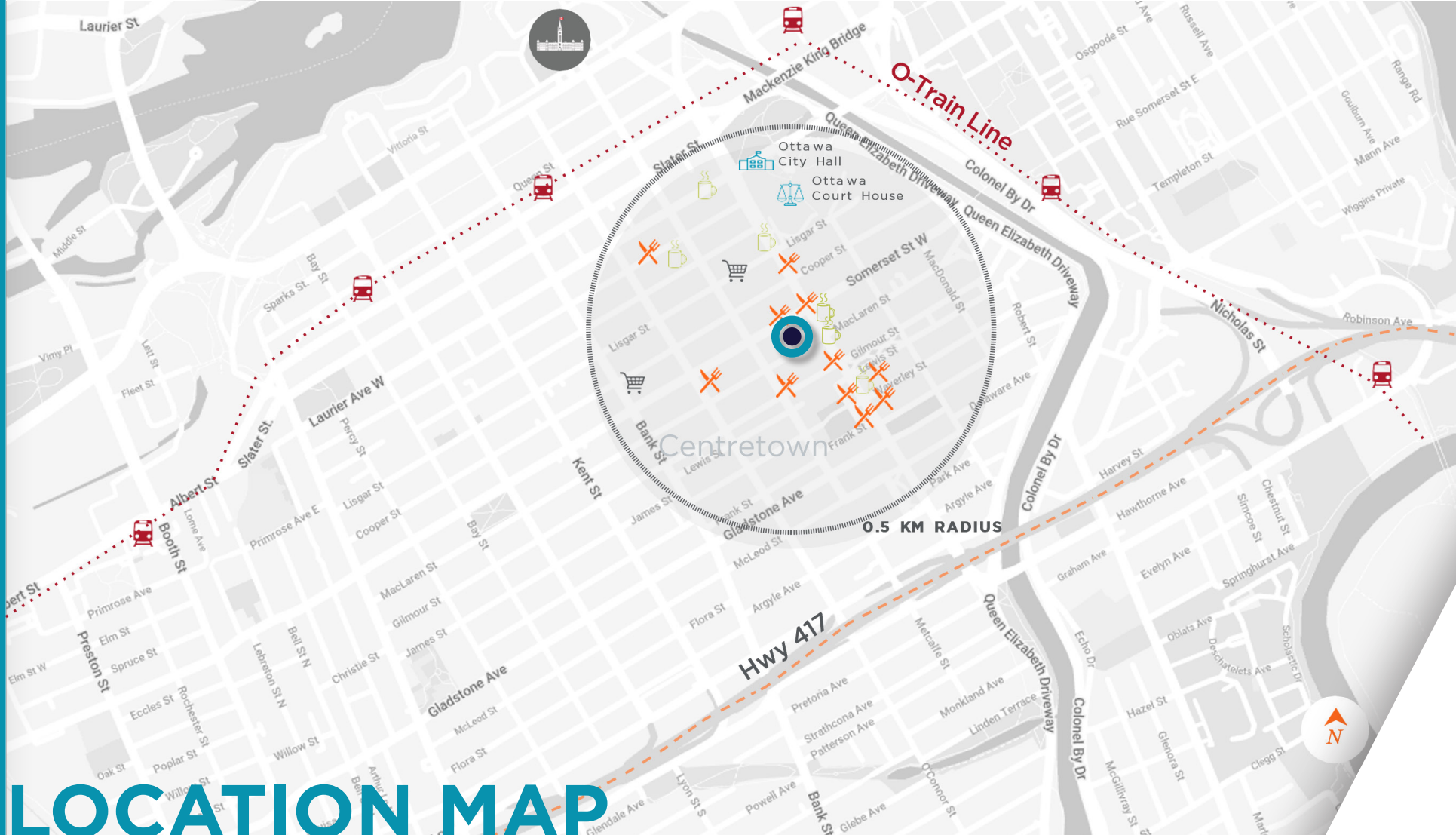
SUITE HIGHLIGHTS

This turnkey 2,991 sq. ft. unit features wall-to-wall windows and a north-facing solarium, and is built out with a private office, boardroom, and kitchenette.

- Solarium
- Turnkey office
- Built out office, boardroom & kitchenette

\$17.00/SF **\$18.43/SF**
Net Rent Additional Rent

\$1,050,000 **\$2,211/M**
Sale Price Condo Fees



LOCATION MAP



COFFEE SHOPS

The Ministry of Coffee
Starbucks
Bridgehead
Happy Goat Coffee Co.
Second Cup Coffee Co.



RESTAURANTS

Tosca Restaurant
Beckta Dining & Wine
The Whalesbone
McDonald's
Pure Kitchen
Colonnade Pizza
Mamma Teresa Ristorante
Al's Steakhouse
The Captain's Boil
Elgin Street Diner
St. Louis Bar & Grill



GROCERY

Farm Boy
Massine's Your Independent Grocer



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