



FOR LEASE

Two Full Floors

Unit 300 | ~5,081 SF

Unit 500 | ~5,081 SF

171 NEPEAN ST.

Ottawa, ON

Source: Picture LoopNet



**CUSHMAN &
WAKEFIELD**

Ottawa

BUILDING HIGHLIGHTS

30,486 SF

BUILDING

1900/2020

YEAR BUILT/RENOVATED

HIGH QUALITY

SECURITY
SYSTEM

B

ASSET CLASS

6

STOREYS

ON-SITE

FITNESS ROOM

6

SURFACE PARKING
SPACES

24/7

ACCESS

ON-SITE

SHOWERS





AVAILABILITIES

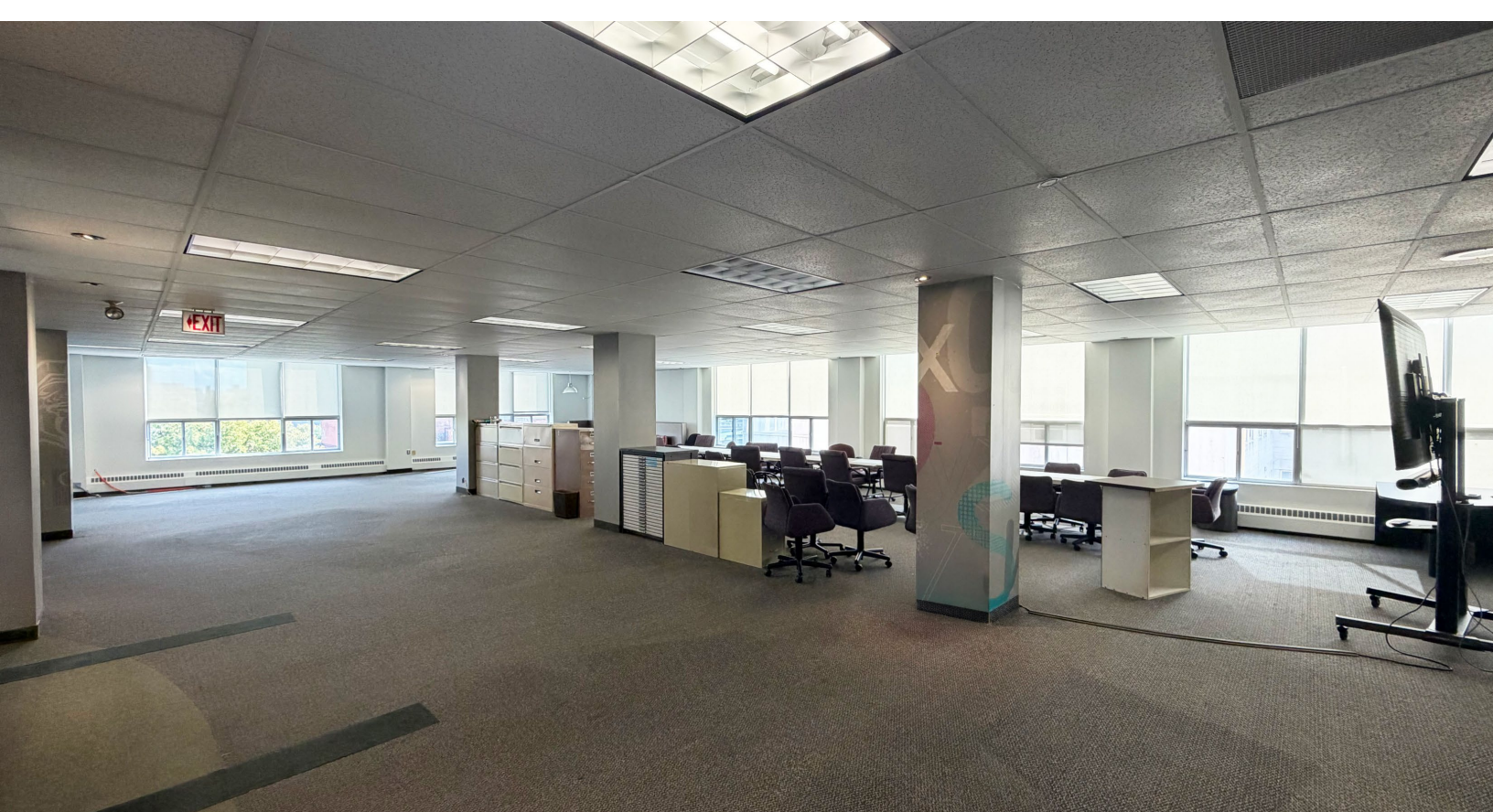
6	LEASED
5	~5,081 SF Full Floor
4	LEASED
3	~5,081 SF Full Floor
2	LEASED
G	LEASED

CONTACT BROKER

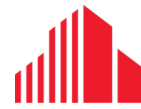
NET RENT

~ \$13.25 PSF

ADDITIONAL RENT (2026 EST.)



LOCATION MAP



**CUSHMAN &
WAKEFIELD**
Ottawa



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