



Colliers

171 Nepean Street, Suite 300 & 500 | Ottawa, ON

# Historical Building Downtown | Office Space For Lease

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# Property Overview

## Availability

**Civic Address** 171 Nepean Street, Suite 300 & 500

**Available Area** Suite 300 - 5,081 SF  
Suite 500 - 5,081 SF

**Asking Rate** \$16.00 PSF

**Additional Rent** \$13.25 PSF (2025)

## Key Highlights

- Suite 300: is a full turnkey suite featuring modern finishes and a highly functional layout. The space includes multiple enclosed offices, a meeting/training room, a large boardroom, a kitchenette, storage areas, a copy room, an IT closet, private washrooms including an accessible washroom, and a welcoming reception area. Furniture is available.
- Suite 500: offers a bright, fully built-out full floor suite featuring a large meeting room and two enclosed offices.
- Ideal location for any professional office user
- Amenity rich location with easy access to transportation
- Fully modernized security elevator, and HVAC systems
- Property management on-site
- Steps from many downtown amenities
- Private surface parking available
- Availability: Suite 300: August 1, 2026; Suite 500: 90 days notice



5 minute walk to  
Parliament LRT  
Station



Located in  
Downtown  
Ottawa



5 minute  
drive to  
Highway 417



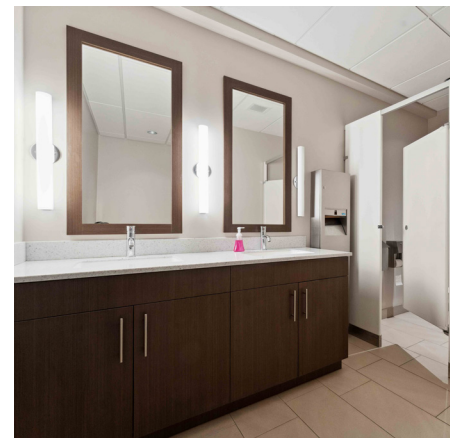
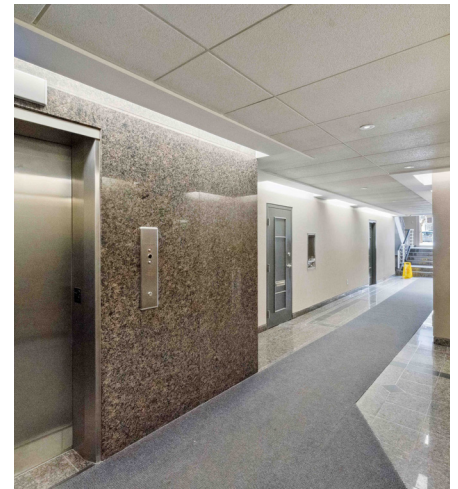
Individual Floor  
Heating System



On-Site Gym



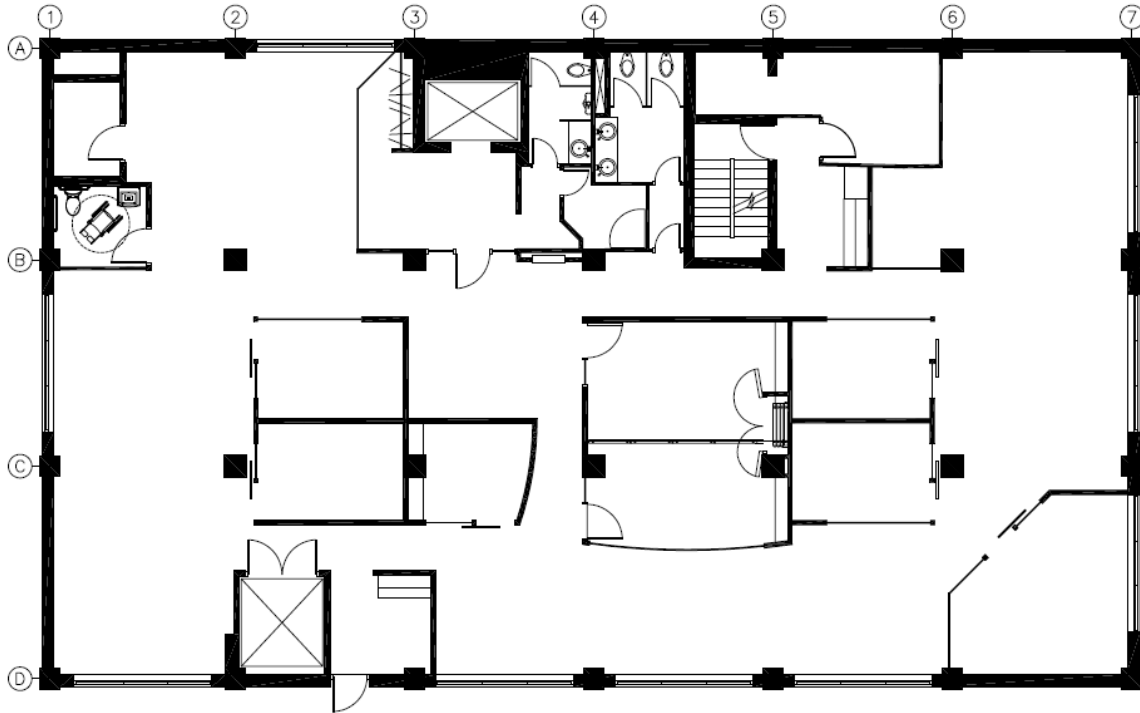
On-site shower  
facilities



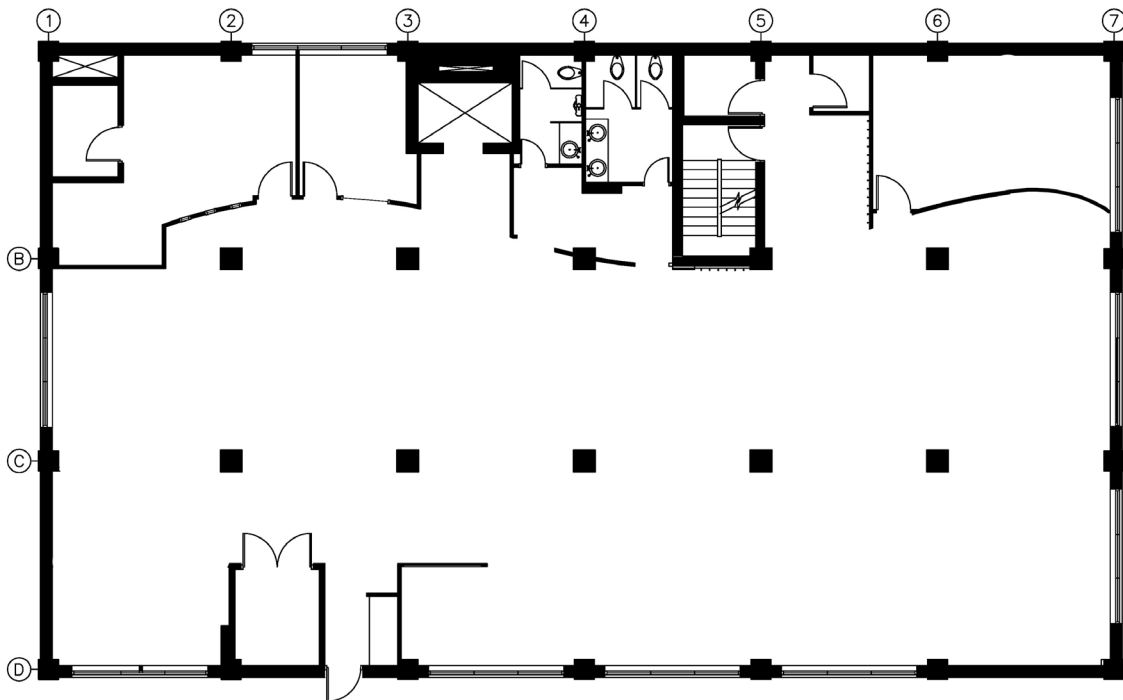


# Floor Plans

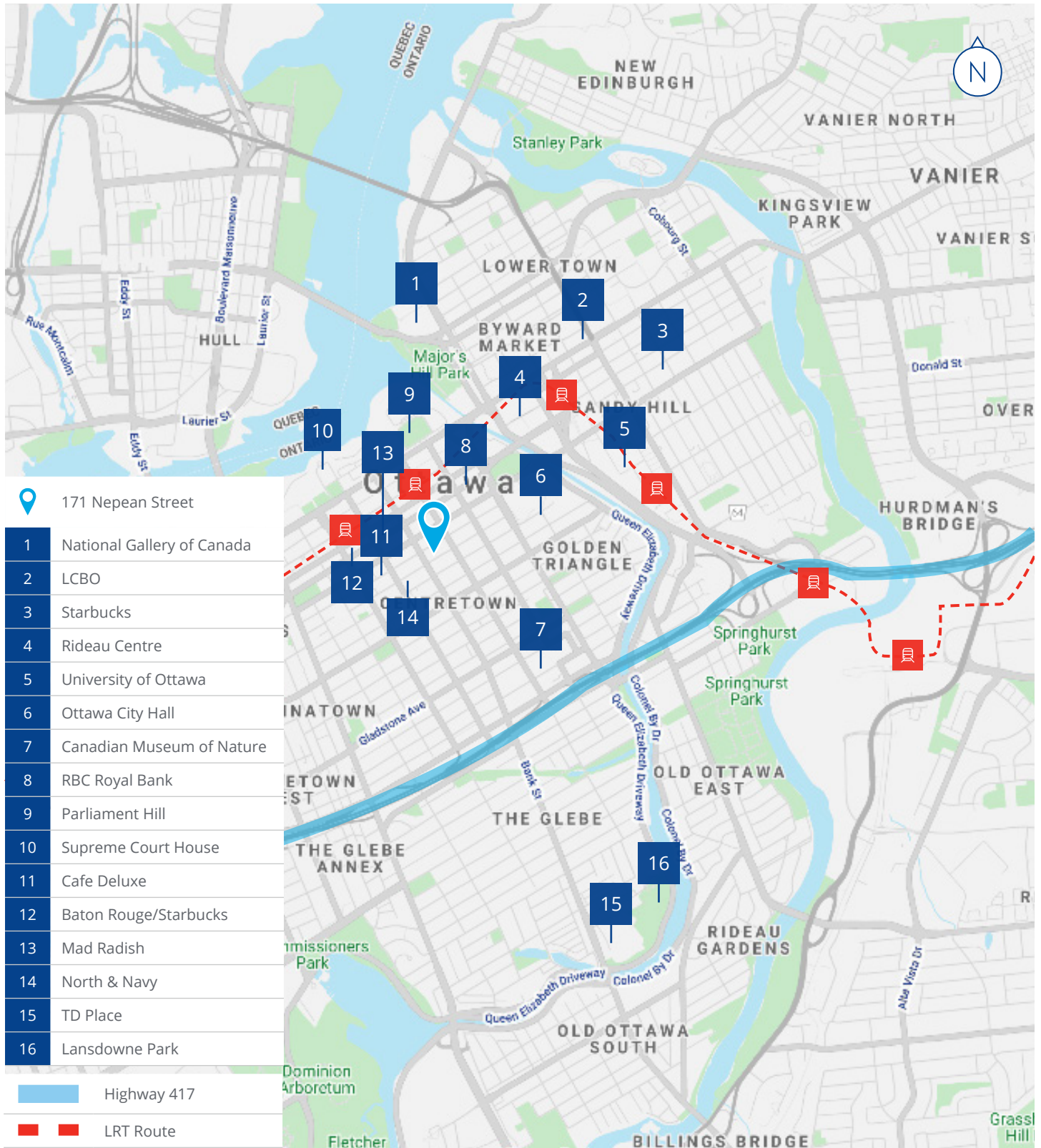
Suite 300 | 5,081 SF



Suite 500 | 5,081 SF



# Surrounding Amenities





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