



Colliers

For Lease

Bright, Fully Built-Out Office Space

90 George Street/135 Rideau Street

Ottawa | Ontario

Oliver Kershaw*

Senior Vice President, SIOR
+1 613 683 2200
oliver.kershaw@colliers.com

Sheila McKeen*

Sales Representative
+1 613 683 2238
sheila.mckeen@colliers.com

Accelerating success.

Property Overview

Located in the heart of Ottawa's historic ByWard Market, 90 George/135 Rideau Street is a prestigious mixed-use building that offers exceptional visibility, upscale amenities, and a professional business environment - ideal for all types of users.

Address	135 Rideau Street/90 George Street
Location	In the By-Ward Market between William and Dalhousie Street.
Building Area	54,802 SF
Rentable Area	Suite 302 2,551 SF Suite 305 7,127 SF (demisable +/- 1,000 SF)
Net Rent	\$18.00 PSF
Additional Rent	Suite 302: \$19.00 PSF (2026) suite 305: \$18.35 PSF (2026)
Parking	Secure underground parking garage
Year Built	2008
Available	Immediately

Key Highlights



Located in the ByWard Market



Landmark office building



Professionally managed by Huntington Properties



4 minutes from Rideau LRT stop



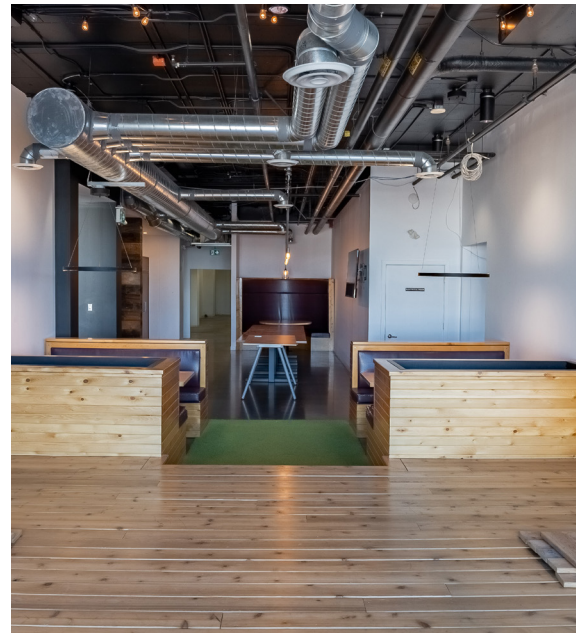
7 minutes from Highway 417



Surrounded by Ottawa's best restaurants, shops and bars







Space Highlights

- **Suite 302:** Overlooking Rideau Street, private offices, meeting room, open concept work area, kitchenette and large windows
- **Suite 305:** Overlooking George Street with floor to ceiling windows, private offices, large boardroom, open concept work areas, kitchenette and large kitchen and dining area
- Exceptional visibility
- Entrances on Rideau and George Street
- Steps away from Parliament Hill, Rideau Centre and many of Ottawa's finest cultural attractions
- 24/7 building security and direct elevator access

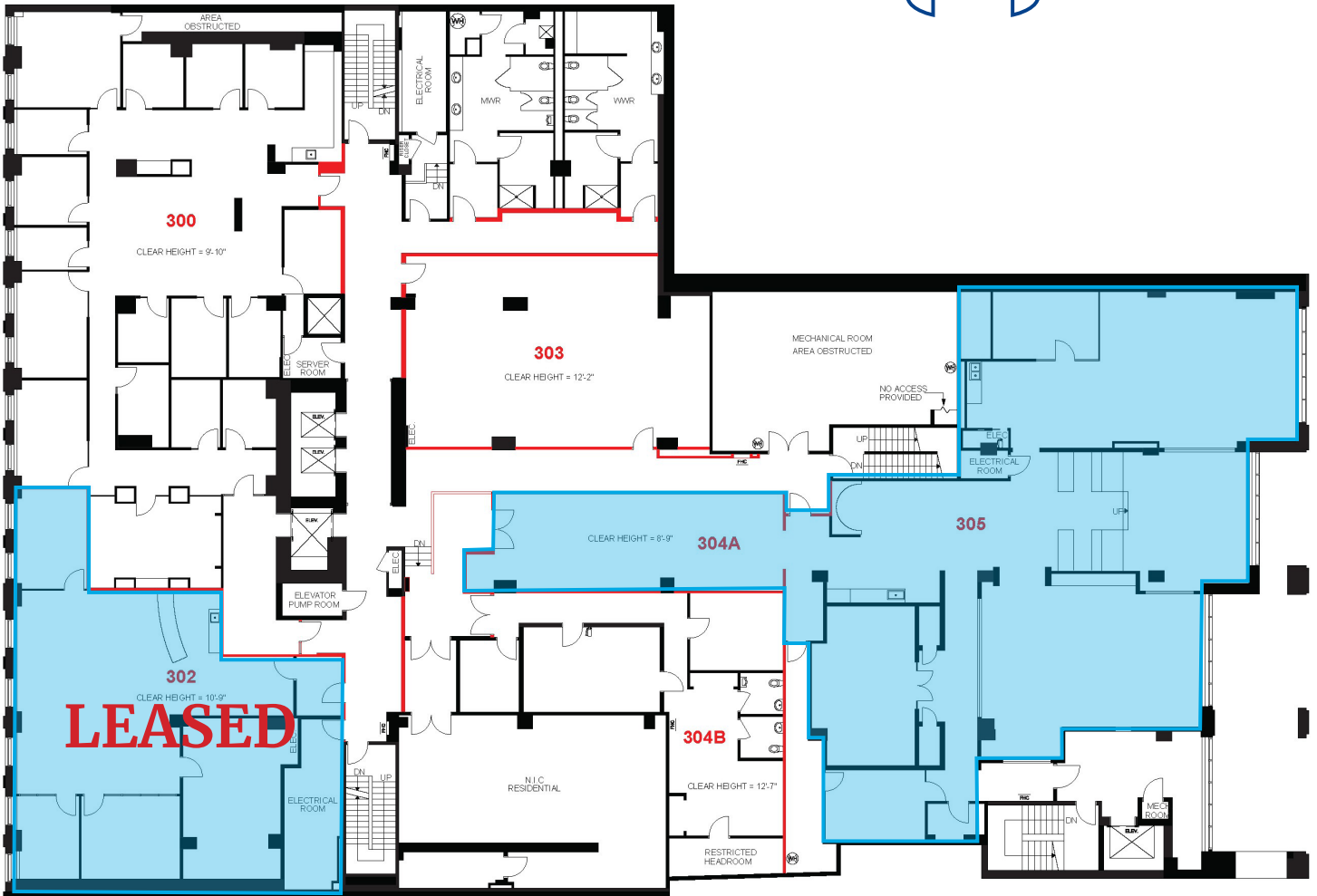
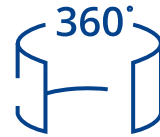


7,127
SF available

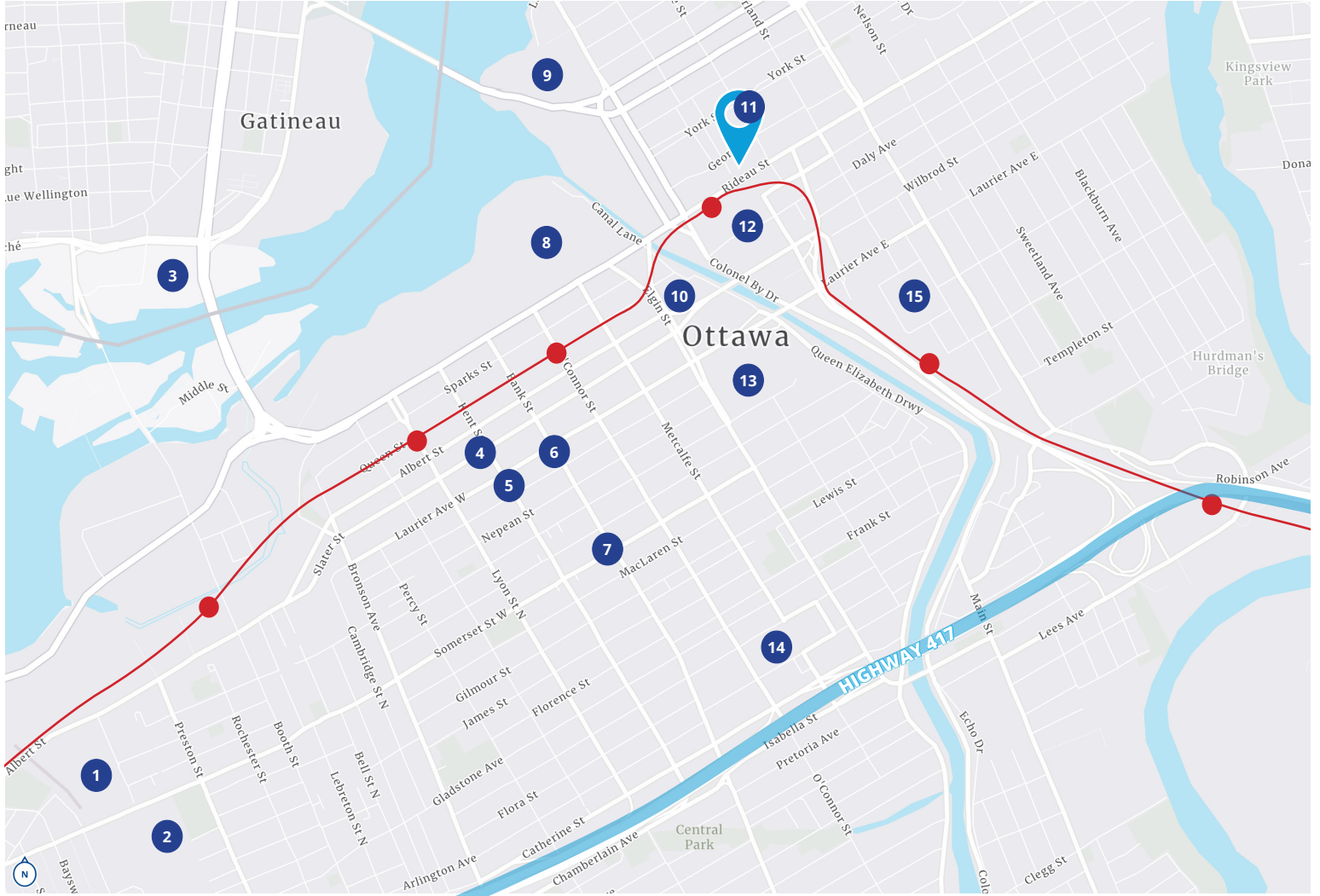
Floor Plan

Suite 305

Matterport



Surrounding Amenities



 90 George Street/135 Rideau Street | Ottawa, ON

1	Art is In Bakery
2	Little Italy
3	ZIBI Development
4	Starbucks
5	The Royal Oak

6	Shopper's Drugmart
7	Independent Grocer
8	Parliament Hill
9	National Art Gallery of Canada
10	National Arts Centre

11	ByWard Market
12	Rideau Centre
13	Ottawa City Hall
14	Canadian Museum of Nature
15	University of Ottawa



90 George Street / 135 Rideau Street | Ottawa, ON

Oliver Kershaw*

Senior Vice President, SIOR
+1 613 683 2200
oliver.kershaw@colliers.com

Sheila McKeen*

Sales Representative
+1 613 683 2238
sheila.mckeen@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2026. Colliers Macaulay Nicolls Inc., Brokerage