



Office Space **FOR LEASE**

177 Nepean Street
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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177 Nepean Street

Ottawa

Price
\$16.00/sf

OPC
\$14.80/sf



Availability

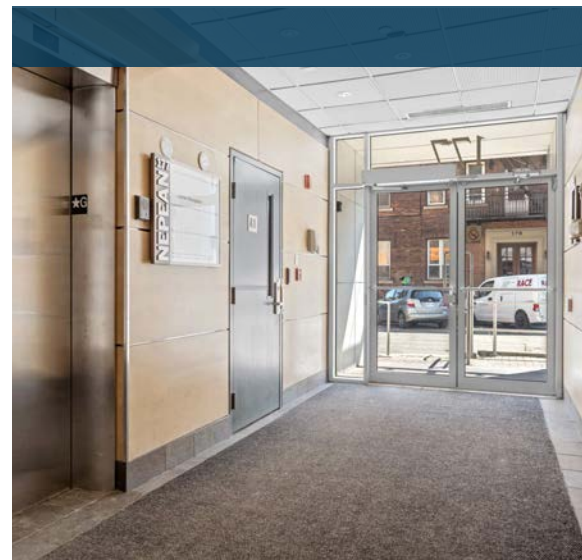
Unit	Size	Combine Units	Occupancy
Suite 200	5,494 sf	Up to 21,953 sf contiguous	Immediate
Suite 300	5,566 sf		Immediate
Suite 400	5,466 sf		Immediate
Suite 500	5,427 sf		Immediate

Highlights

Prime office space is available for lease at the corner of Bank and Nepean Street in Centretown, offering an ideal setting for large businesses seeking visibility and prestige. The property provides an excellent opportunity for corporate branding along one of downtown Ottawa's busiest streets.

The suites are filled with natural light, feature elevator access, and are designed to create a professional, accessible, and efficient work environment.

The second floor is a turnkey space currently fit for a marketing or call centre with a large breakroom.



CONTACT

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Director, Leasing & Investment Sales | Sales Representative

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Location Overview

Located in a highly walkable and bike-friendly area, the property is steps from the LRT and major bus routes, ensuring seamless connectivity for employees and clients alike.

The surrounding neighborhood offers a wealth of amenities, including restaurants, coffee shops, grocery stores, and financial institutions, all within easy reach.

With quick access to Highway 417 and major routes around the canal, this location combines convenience, accessibility, and the vibrancy of Ottawa's downtown core.



Suite 200



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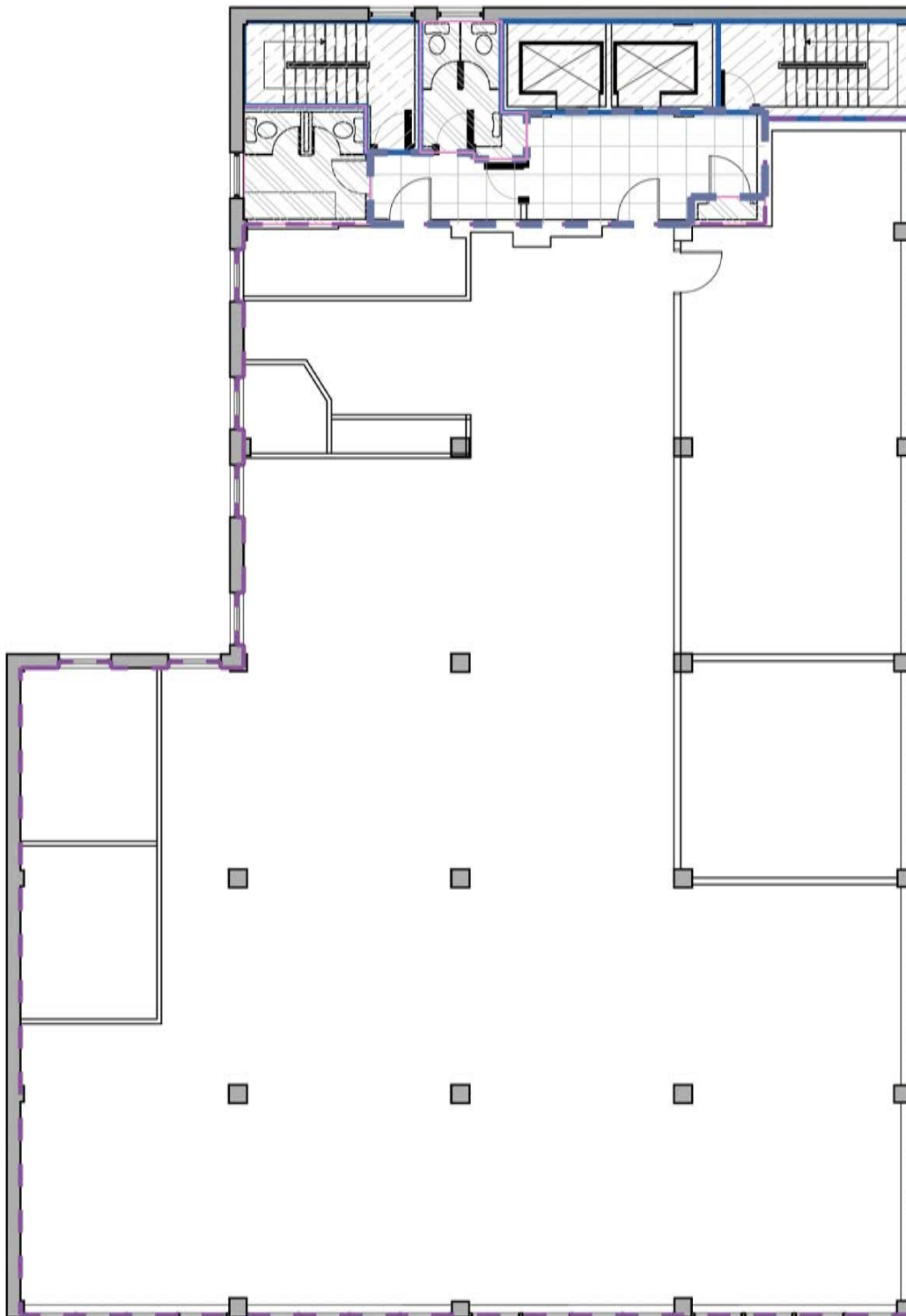
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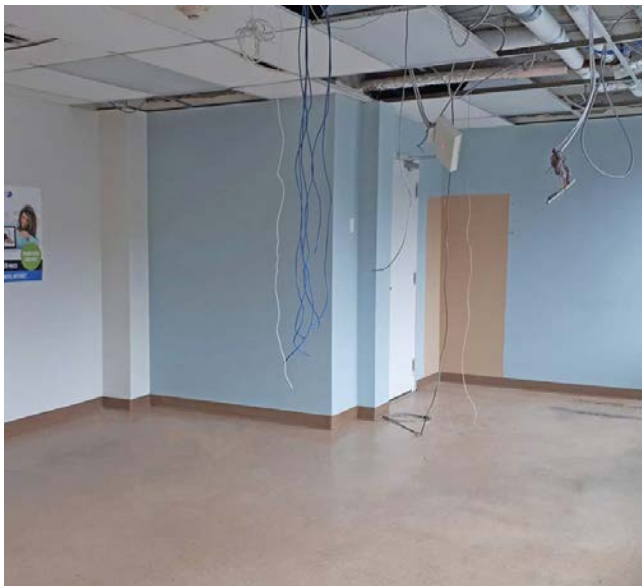
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FLOOR PLAN



Suite 300



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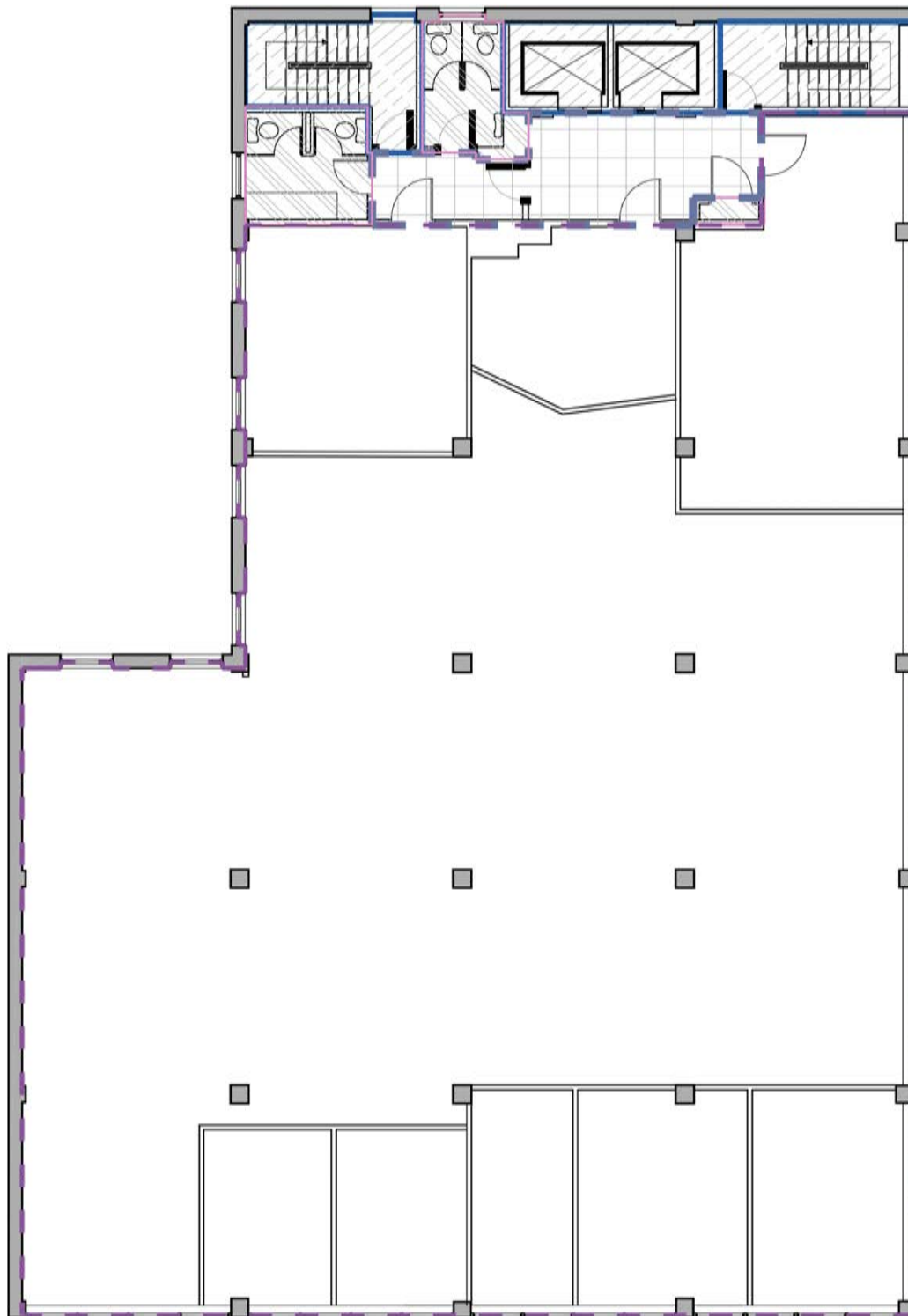
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FLOOR PLAN



Suite 400



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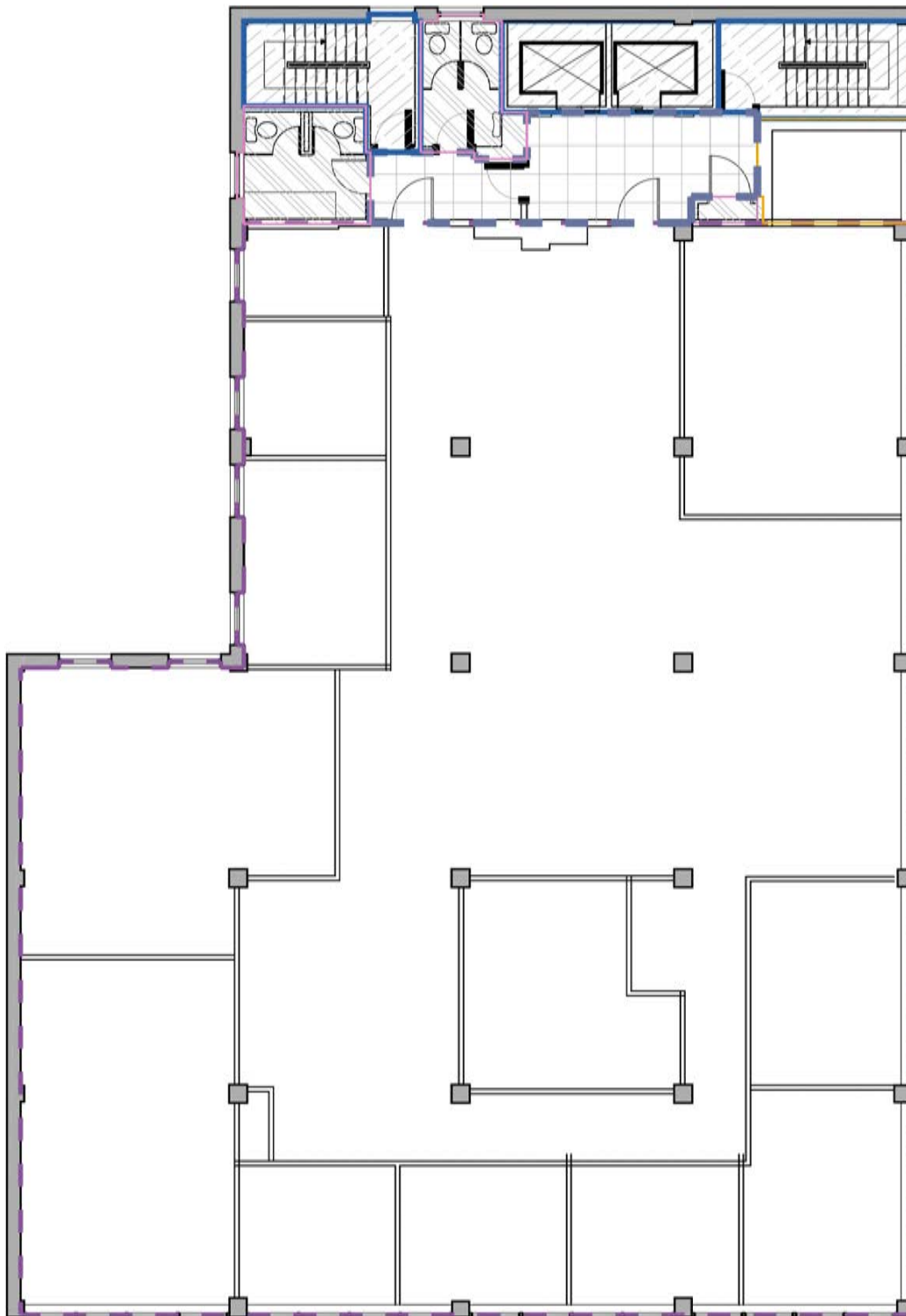
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FLOOR PLAN



Suite 500



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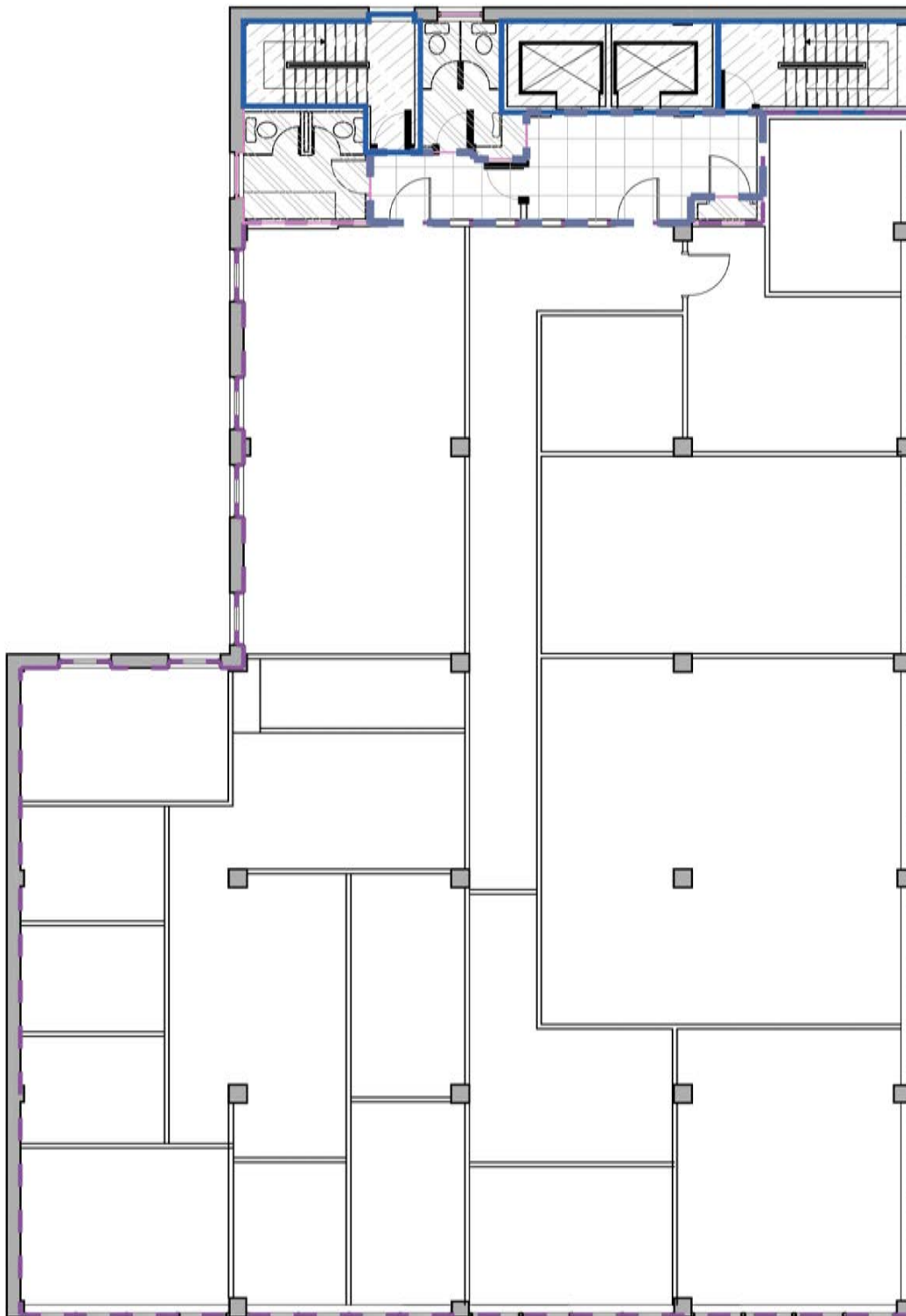
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FLOOR PLAN





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