

FOR SALE OR LEASE



**222 Somerset St. W.
OTTAWA, ONTARIO**



FOR SALE

222 Somerset St. W.
OTTAWA, ONTARIO

UNIT	AREA (Approximately)	SALE PRICE	CONDOMINIUM FEE (2025 Budget)	AVAILABILITY
100	2,326 SF	\$1,150,000	\$2,025/MONTH	IMMEDIATE
200	5,008 SF	\$1,299,000	\$3,627/MONTH	IMMEDIATE
300	6,660 SF	\$1,650,000	\$5,100/MONTH	IMMEDIATE
402	1,416 SF	-	-	February 1, 2027
405	851 SF	\$299,000	\$1,054/MONTH	IMMEDIATE
602/603	2,755 SF	\$775,000	\$2,125/MONTH	IMMEDIATE
701	2,991 SF	\$1,050,000	\$2,211/MONTH	IMMEDIATE





FOR LEASE

222 Somerset St. W.
OTTAWA, ONTARIO

UNIT	AREA (Approximately)	MINIMUM RENT	ADDITIONAL RENT (2024 Actual)	AVAILABILITY
100	2,326 SF	\$25/SF	\$18.43/SF	IMMEDIATE
200	5,008 SF	\$14/SF	\$18.43/SF	IMMEDIATE
300	6,660 SF	\$14/SF	\$18.43/SF	IMMEDIATE
402	1,416 SF	\$15/SF	\$18.43/SF	February 1, 2027
405	851 SF	\$14/SF	\$18.43/SF	IMMEDIATE
602/603	2,755 SF	\$14/SF	\$18.43/SF	IMMEDIATE
701	2,991 SF	\$17/SF	\$18.43/SF	IMMEDIATE





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*Rendering



Unit 100

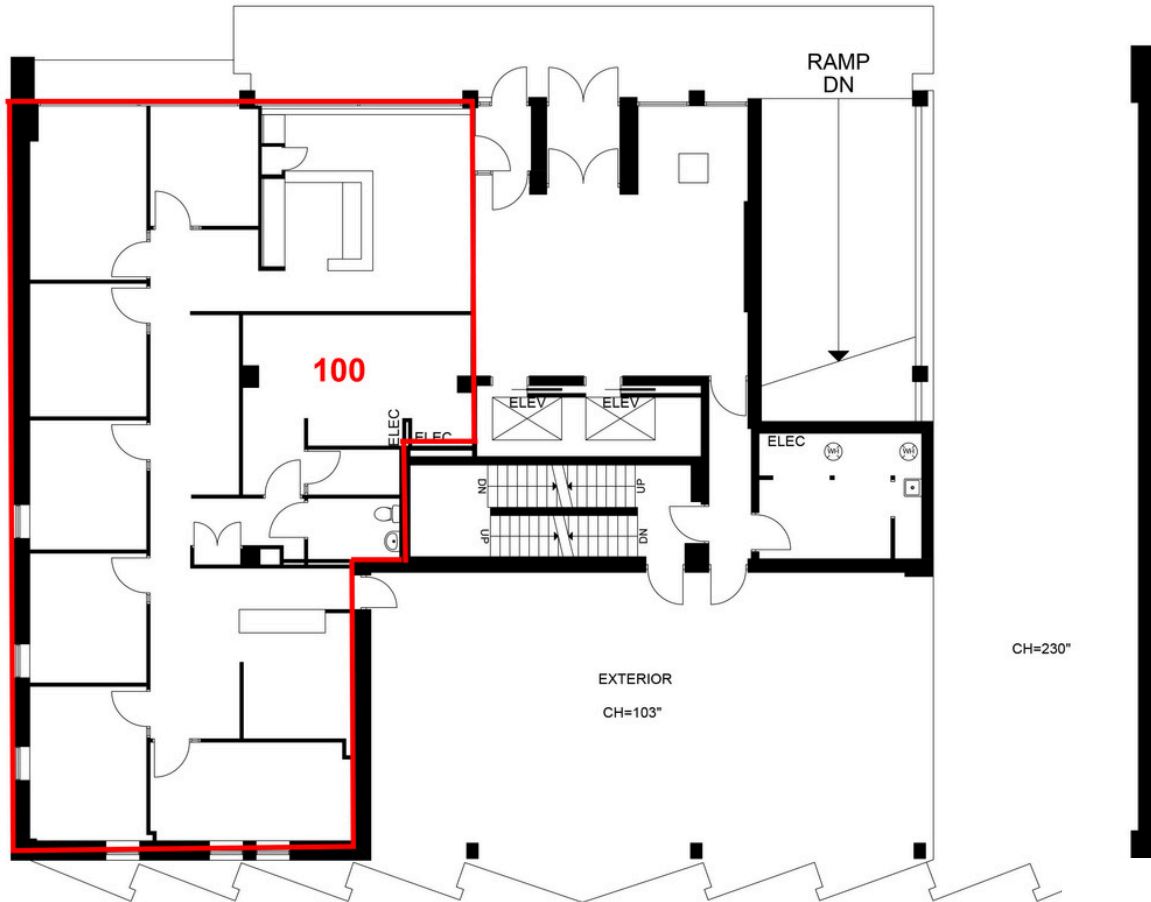


*Rendering



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UNIT 100 ~2,326 square feet



THE ATTACHED DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE LANDLORD SHALL NOT BE HELD RESPONSIBLE FOR THE PURPOSE OF THE TENANT'S WORK AND SPACE PLANNING.

UNIT OVERVIEW

This ground-floor unit measures 2,326 sq. ft., is beautifully fixtured in move-in ready condition, and has great street visibility. The building benefits from an on-site fitness room and is in close proximity to OC Transpo.

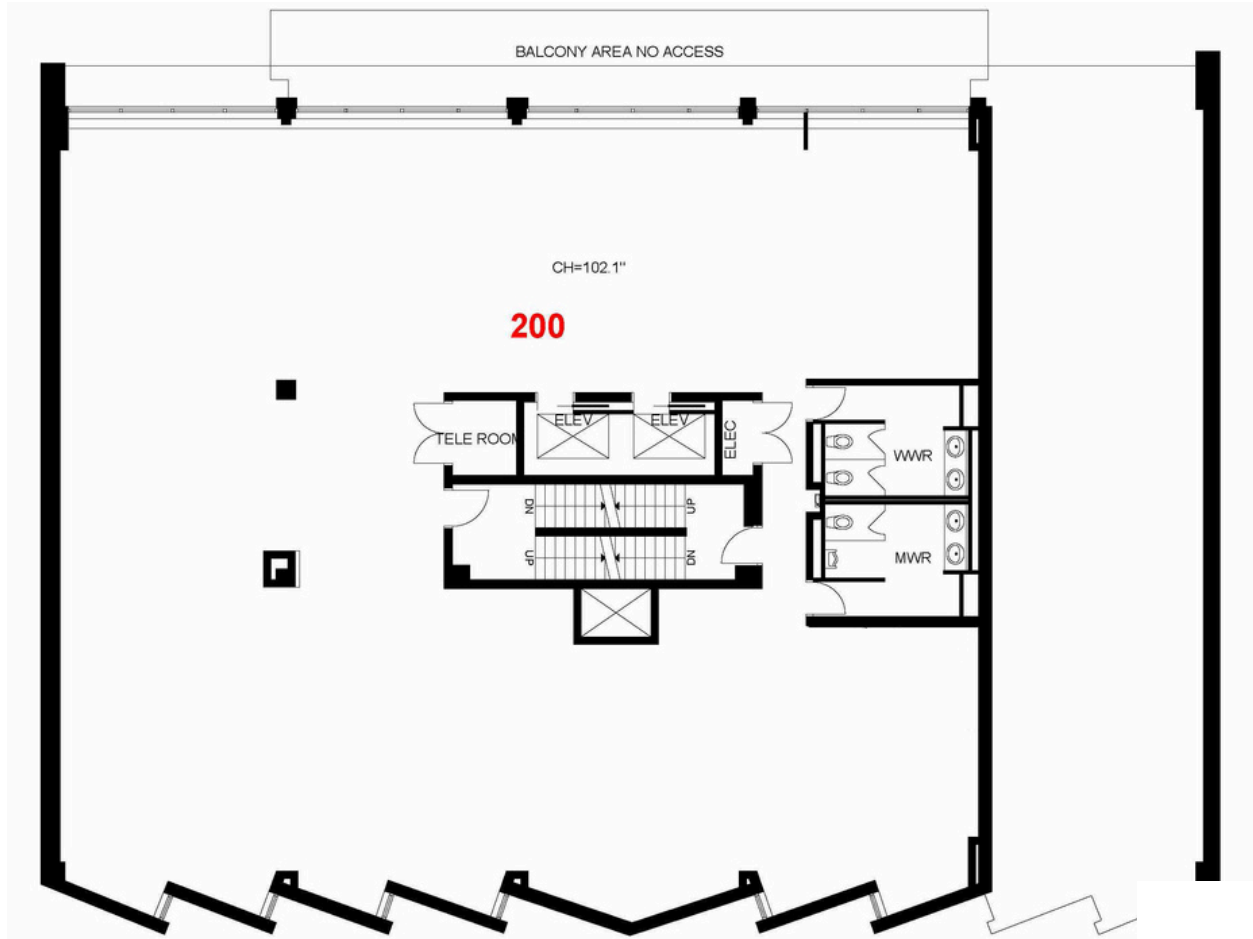
UNIT HIGHLIGHTS

- Ground-floor unit
- Built-in reception area



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UNIT 200 ~5,008 square feet



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UNIT OVERVIEW

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. The building benefits from an on-site fitness room and is in close proximity to OC Transpo.

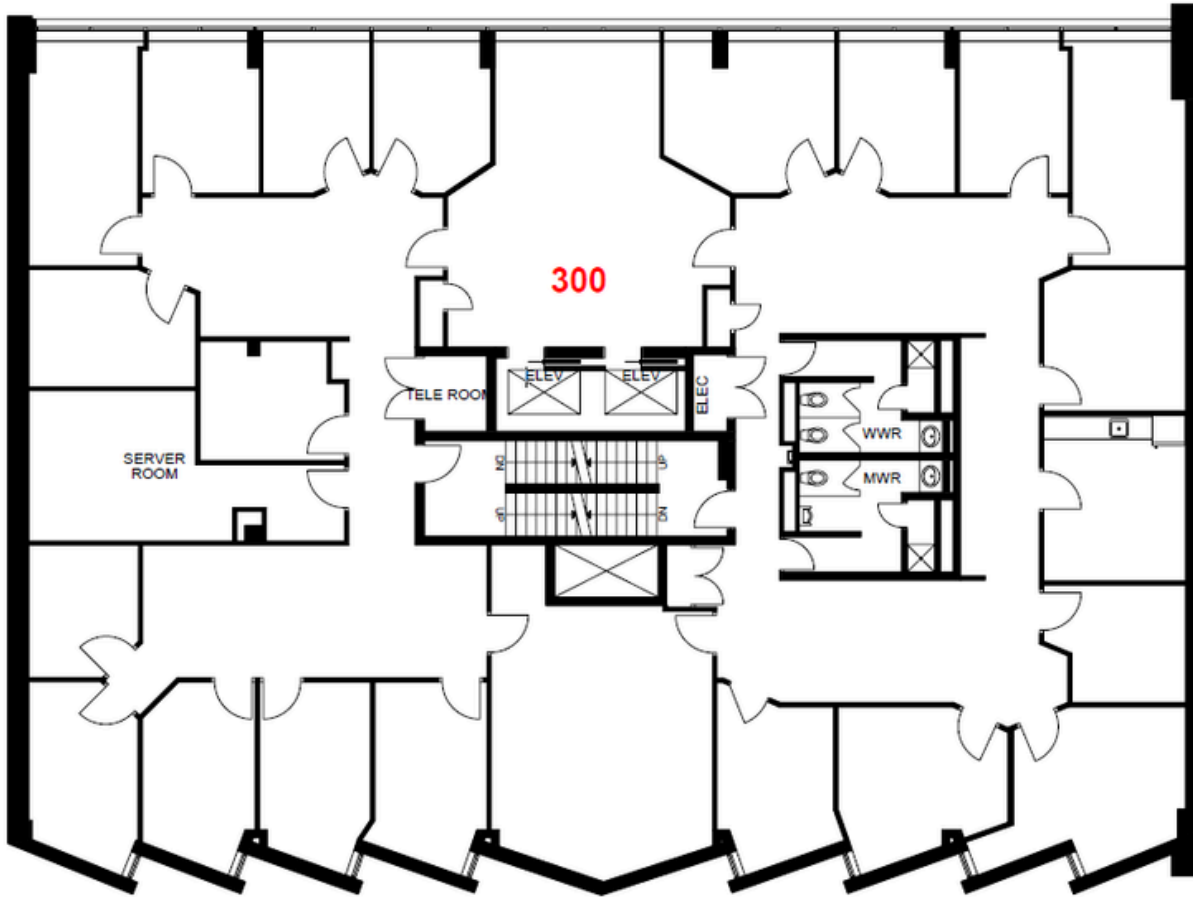
UNIT HIGHLIGHTS

- Direct elevator access to unit
- Recently updated washrooms



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UNIT 300 ~6,660 square feet



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UNIT OVERVIEW

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. The building benefits from an on-site fitness room and is in close proximity to OC Transpo.

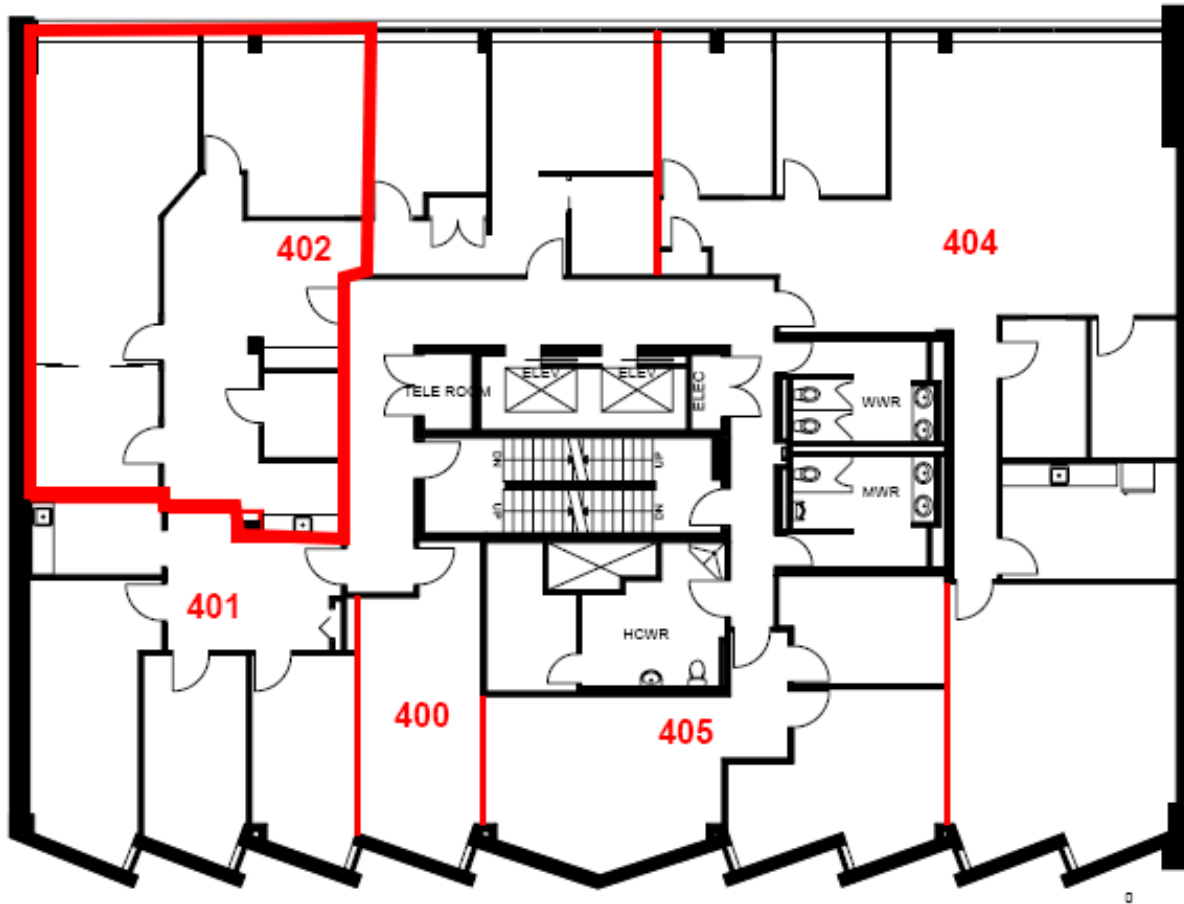
UNIT HIGHLIGHTS

- Full floor unit
- Direct elevator access



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UNIT 402 ~1,416 square feet



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UNIT OVERVIEW

Centrally located one block from Elgin St., this office unit measures 1,416 sq. ft. featuring two large semi-private office spaces, a boardroom, reception, seating area, storage room, and a kitchenette. The building benefits from an on-site fitness room and is in close proximity to OC Transpo and Parliament LRT Station. On-site parking available.

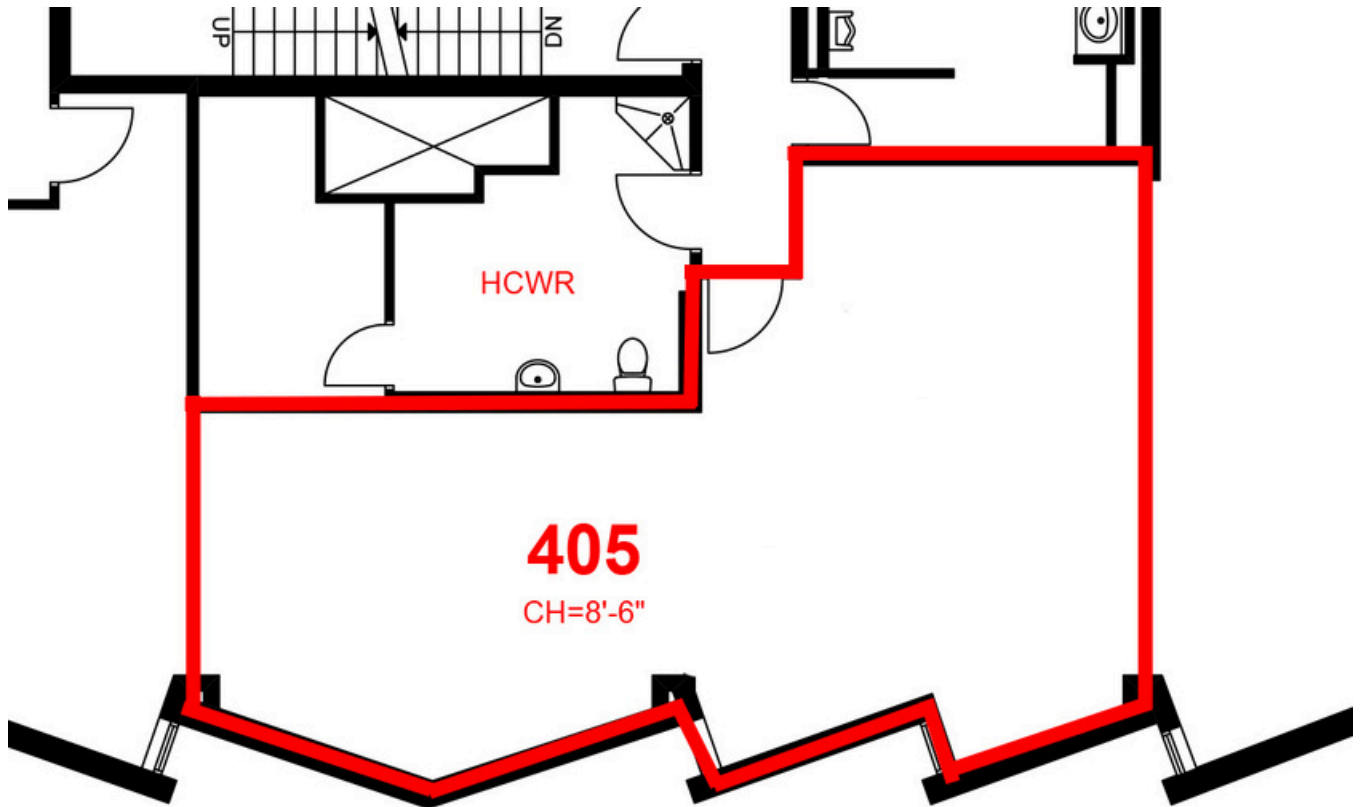
UNIT HIGHLIGHTS

- Natural light
- Elevator access
- Kitchenette equipped with a dishwasher and mini fridge



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UNIT 405 ~851 square feet



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UNIT OVERVIEW

This newly renovated office space, approximately 851 sq. ft., features a kitchenette. The building benefits from an on-site fitness room and is in close proximity to OC Transpo.

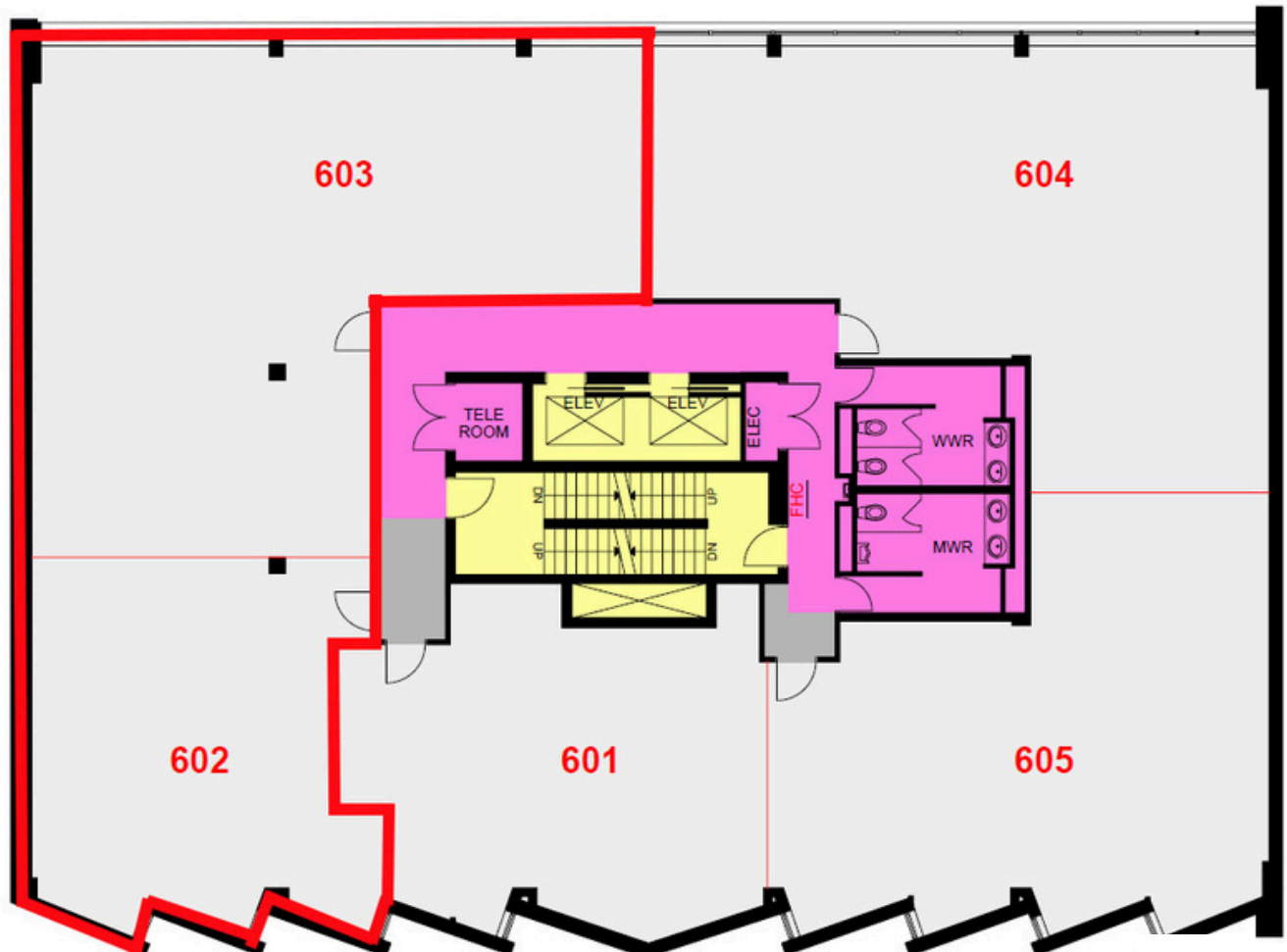
UNIT HIGHLIGHTS

- Bright and newly renovated office space
- Kitchenette
- Direct elevator access



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UNIT 602/603 ~2,755 square feet



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UNIT OVERVIEW

This 2,755 sq. ft. full-floor unit has wall-to-wall windows on its north side and is ready for your customized build-out. The building benefits from an on-site fitness room and is in close proximity to OC Transpo.

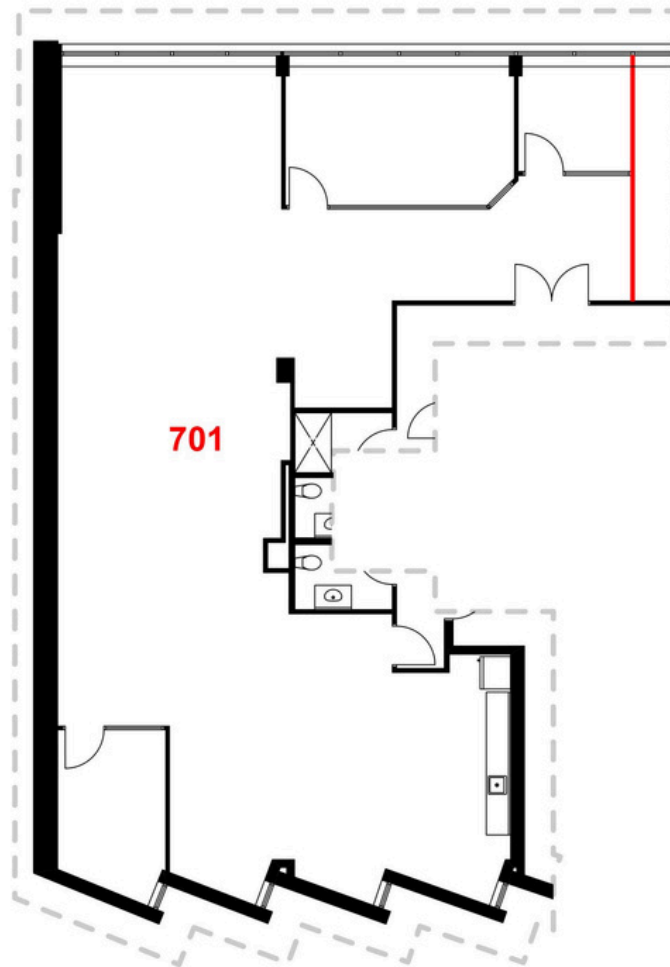
UNIT HIGHLIGHTS

- New flooring
- Recently updated washrooms



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UNIT 701 ~2,991 square feet



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UNIT OVERVIEW

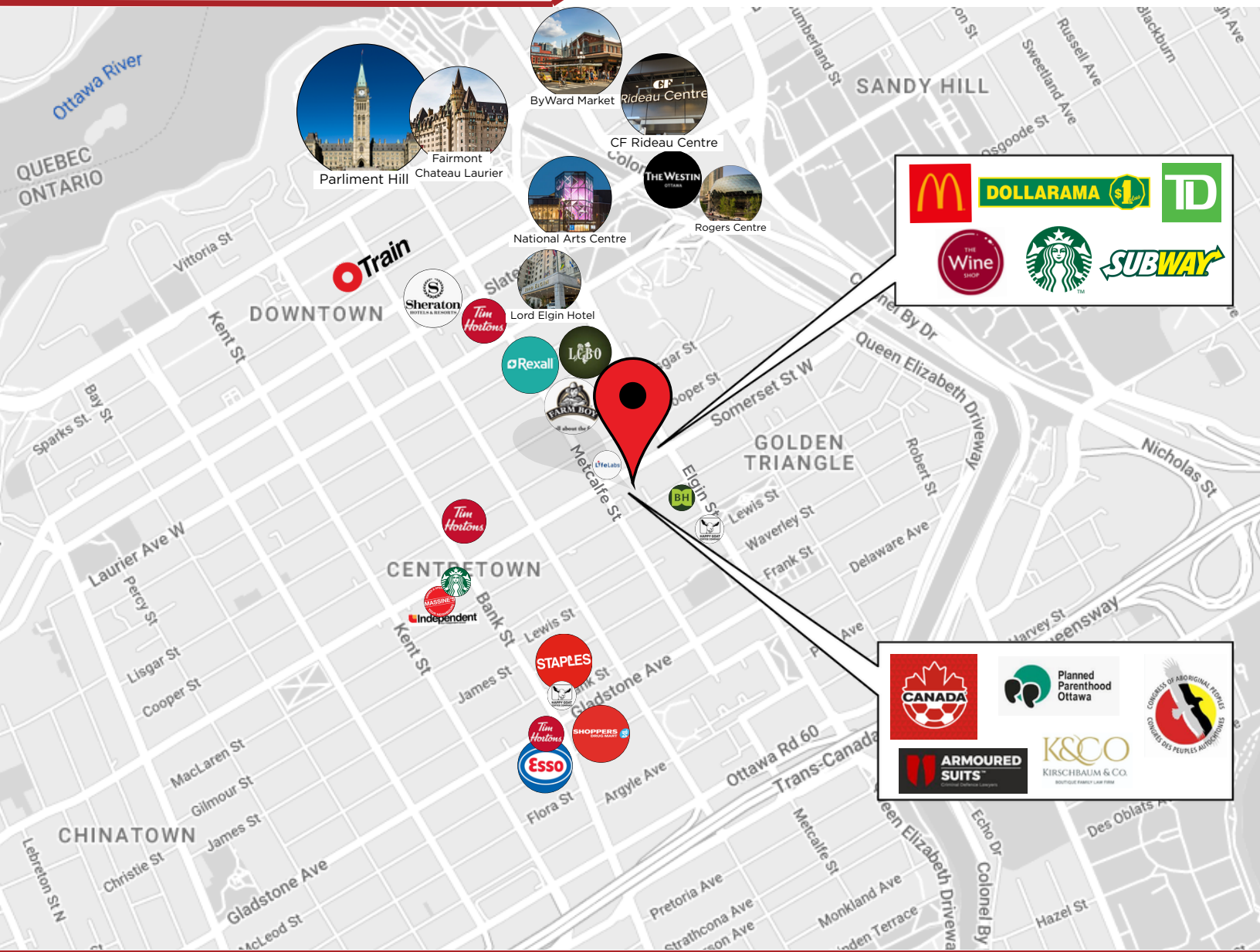
This 2,991 sq. ft. unit features wall-to-wall windows with a solarium on its north side. This unit boasts a private office, boardroom, and kitchenette. The building also has an on-site fitness room and is in close proximity to OC Transpo, restaurants, boutiques and Elgin St.

UNIT HIGHLIGHTS

- Solarium
- Kitchenette
- Boardroom



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LOCATION DETAILS

- Public transit stops nearby.
- Centrally located one block from Elgin St.
- Walking distance to City Hall, Court House, and Financial District.
- Surrounded by retail shops, cafes, restaurants and pubs

Information contained herein has been obtained from sources that we deem to be reliable but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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