

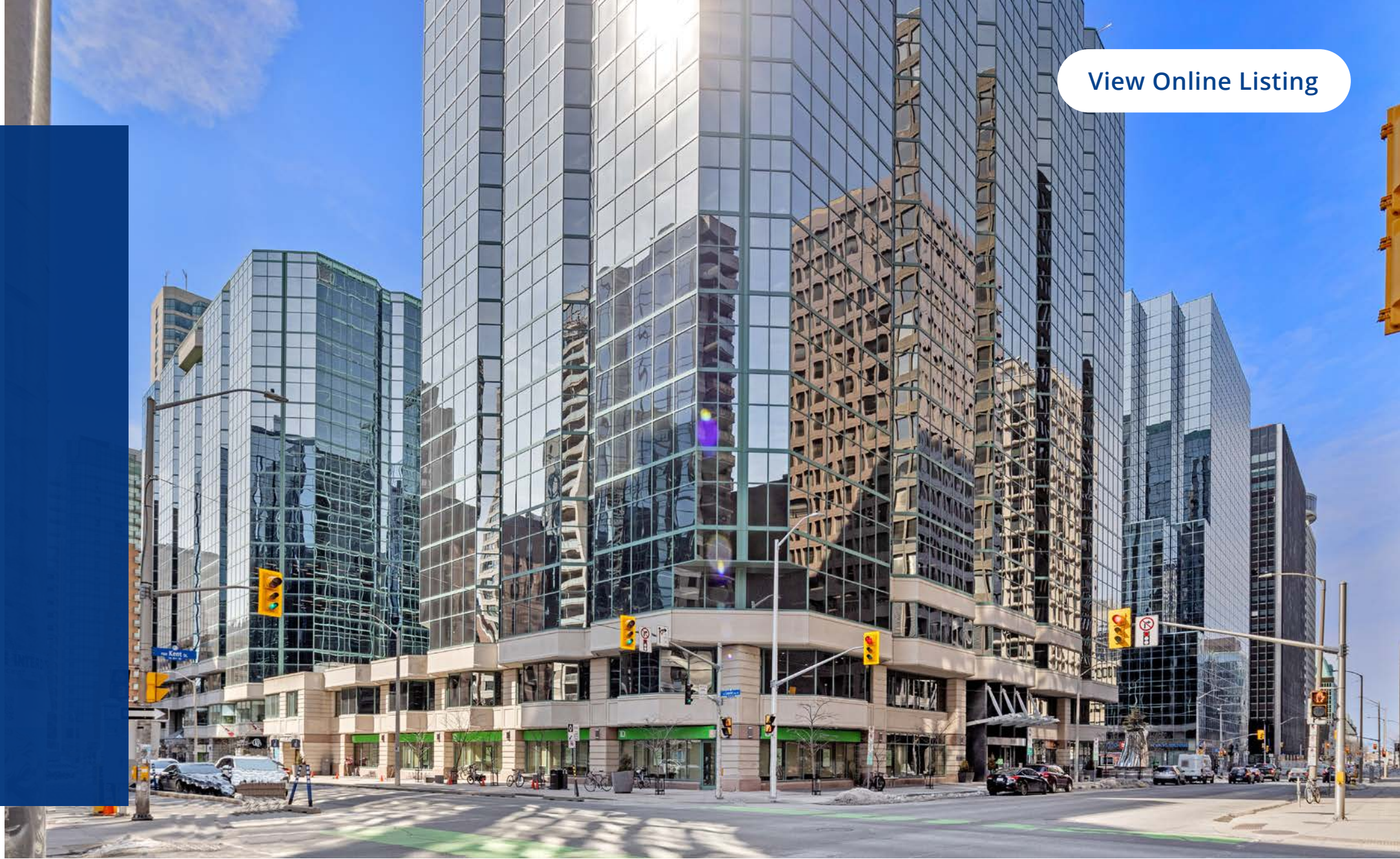
[View Online Listing](#)

Retail For Lease

Minto Place

Bright and Professional
Retail Opportunity!

407 Laurier Avenue



Ottawa | Ontario

Kevin Houlahan
Sales Representative
+1 613 683 2222
kevin.houlahan@colliers.com

Jessica Whiting*
Associate Vice President
+1 613 683 2208
Jessica.Whiting@colliers.com



Accelerating success.

* Sales Representative

Property Overview

This is the best place to expand your business - right in the heart of Ottawa.

Address: 407 Laurier Avenue

Building Size: 80,353 SF

Rentable Area:	Unit 3*	1,005 SF
	Unit 5***	703 SF
	Unit 12**	445 SF
	Unit 13**	462 SF
	Unit 15**	3,274 SF
	Unit 20**	837 SF
	Unit 22A****	816 SF
	Unit 52B*	657 SF
	Unit 180-3***	463 SF
	Unit 180-4***	936 SF

Net Rent: Contact listing agent

Additional Rent: \$27.12 PSF*
\$28.18 PSF**
\$21.97 PSF***
\$31.43 PSF****

Available: Immediately

Notable Tenants



407 Laurier Avenue
481.16 SF available



Underground parking available

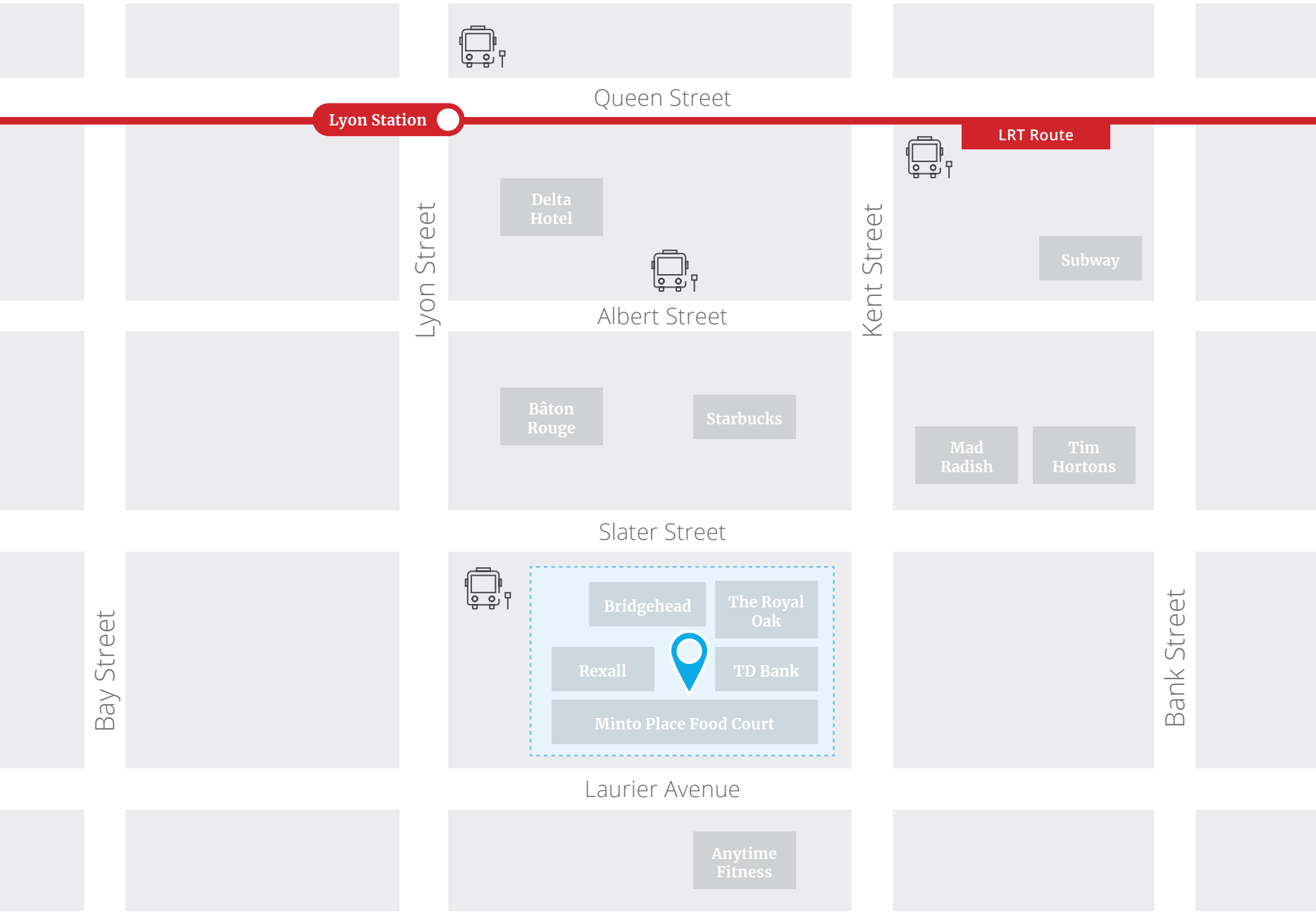


Amenity rich location



3 minute drive to Highway 417

Immediate Area & Building Specifications



Demographics 5km Radius



Total
Population
237,641



Average
Household Size
1.9



Average
Age
41.8



Average Household
Income
\$106,629.73



Average Household
Expenditure
\$109,550

Travel Distances

Highway 417	1.2 km 3 Min
Gatineau, Quebec	9 km 13 Mins
Nepean, Ottawa	12 km 20 Mins
Kanata, Ottawa	20 km 18 Mins
Ottawa International Airport	12 km 15 Mins



Bike Score
98



Transit Score
90



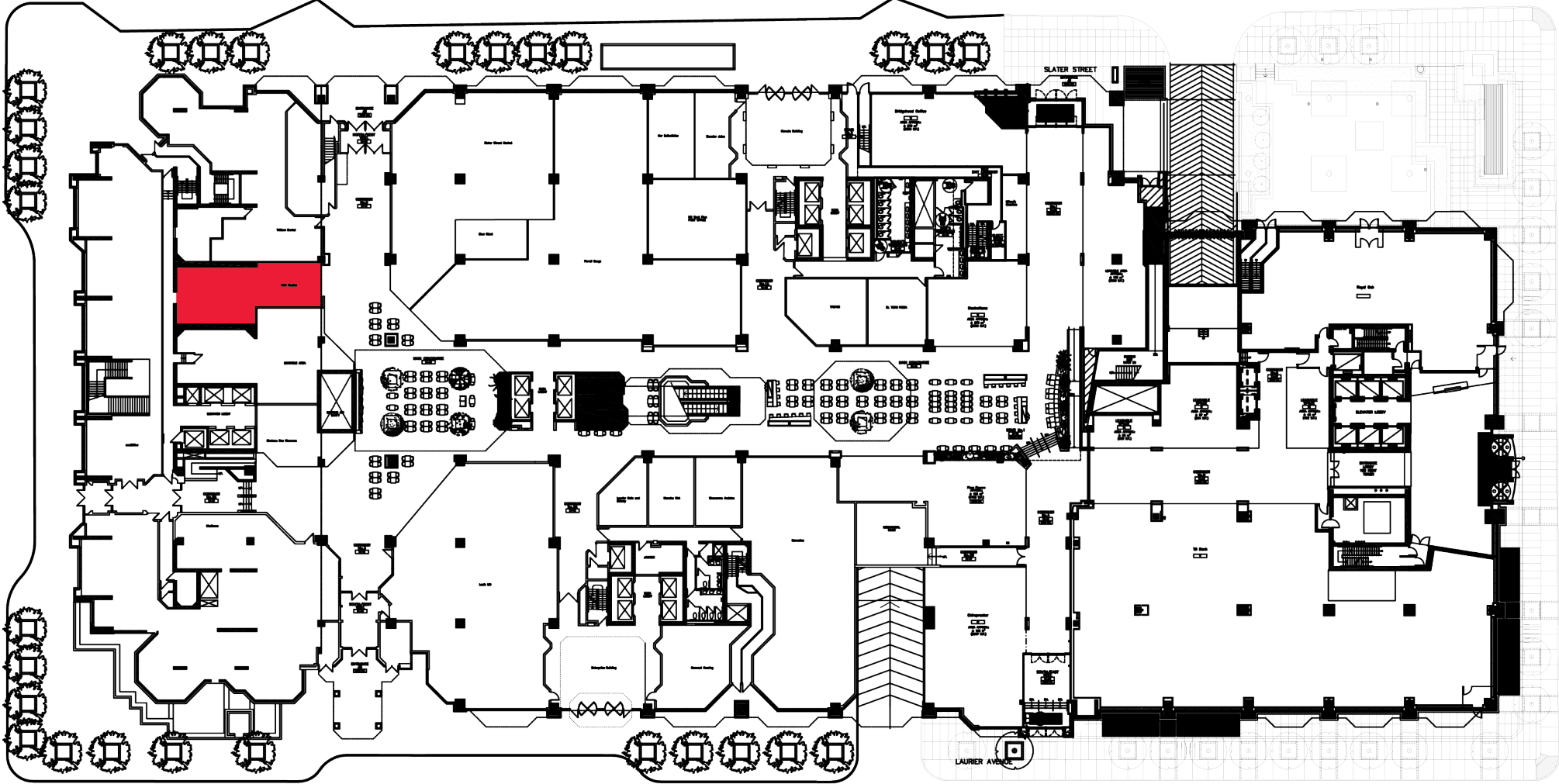
Walk Score
97

Leased

407 Laurier Avenue - Unit 3 - 1,005 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$27.12 PSF

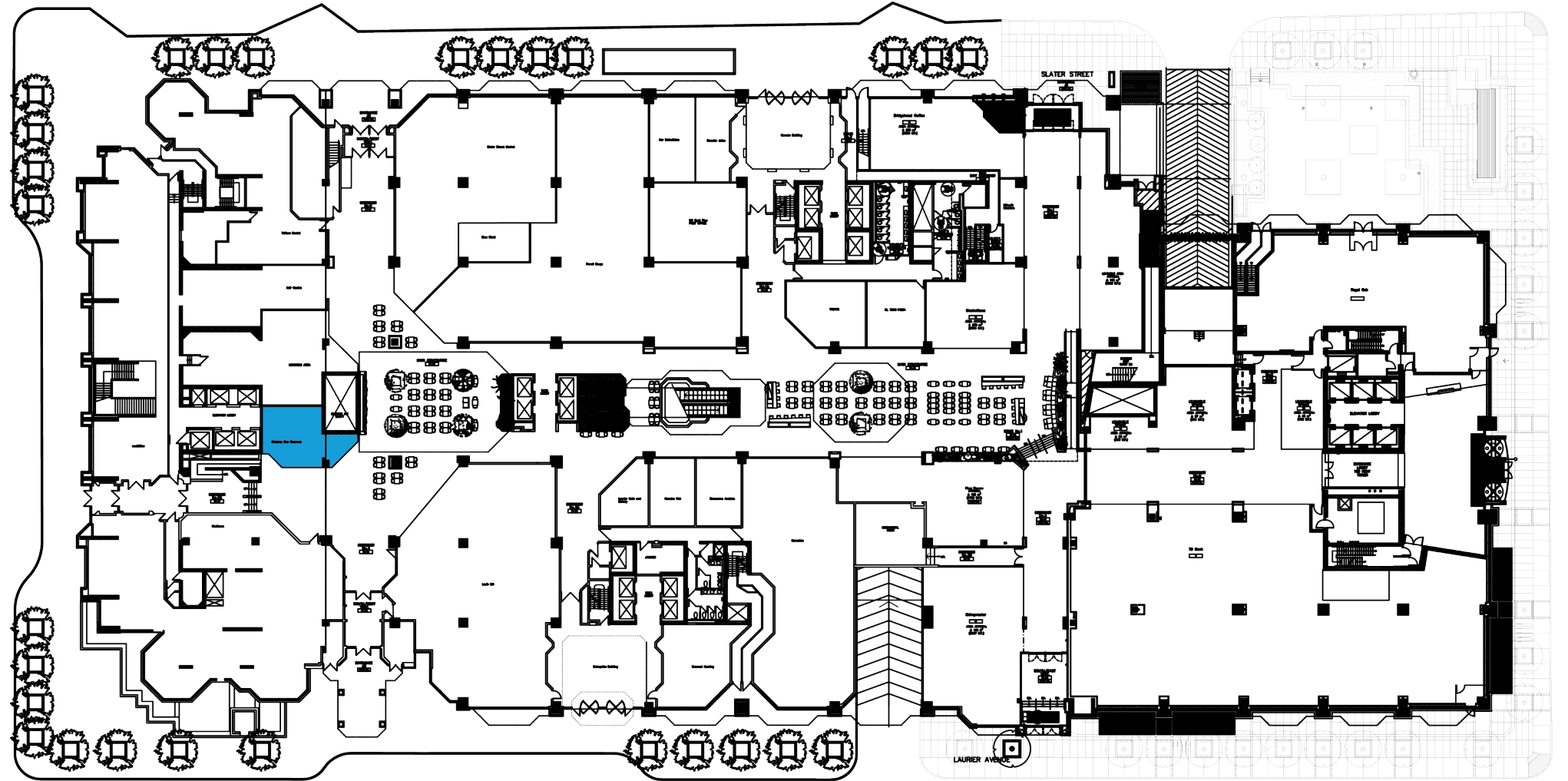


Available Space

407 Laurier Avenue - Unit 5 - 703 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$21.97 PSF

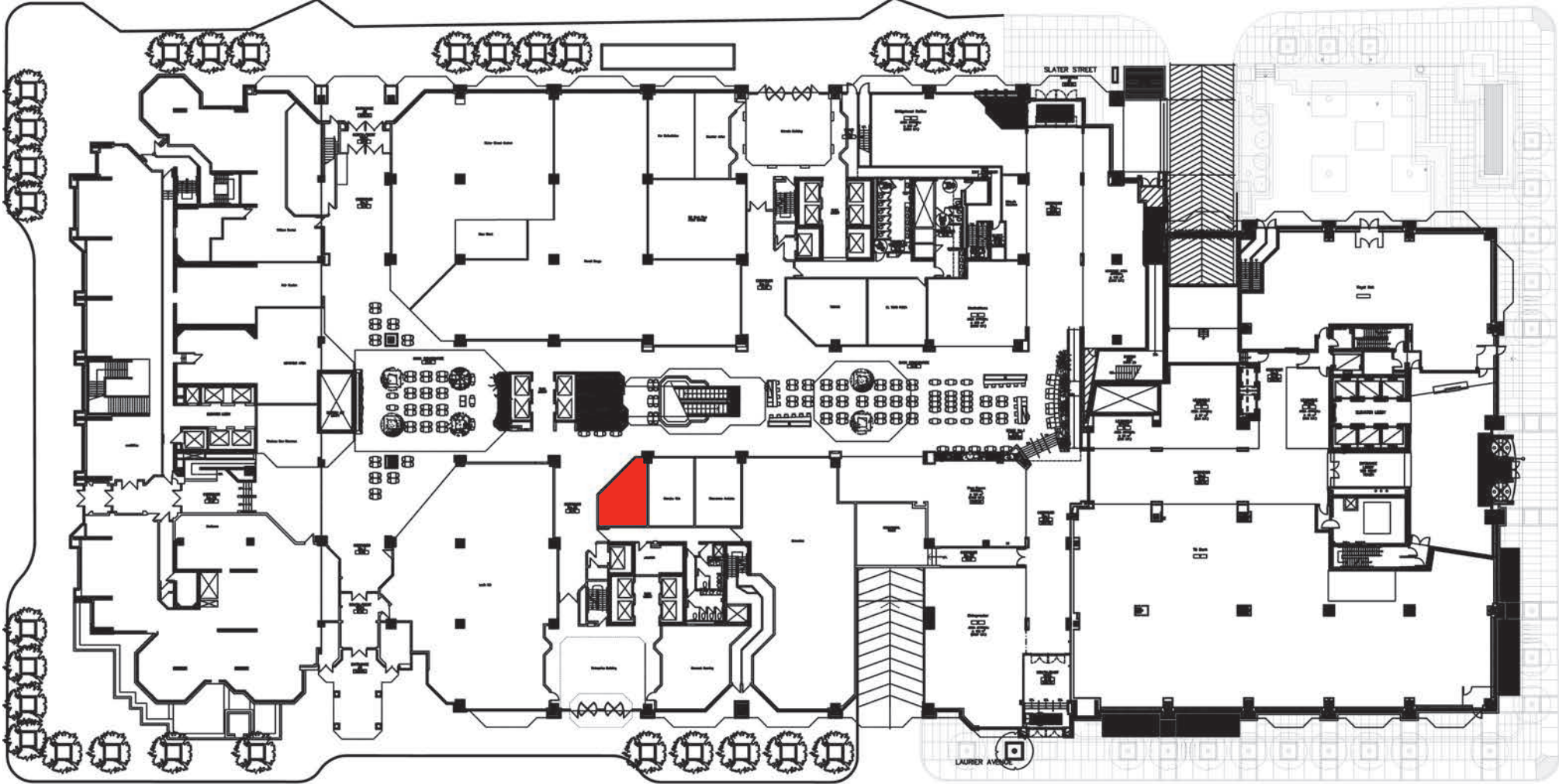


Leased

407 Laurier Avenue - Unit 12 - 445 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$28.18 PSF

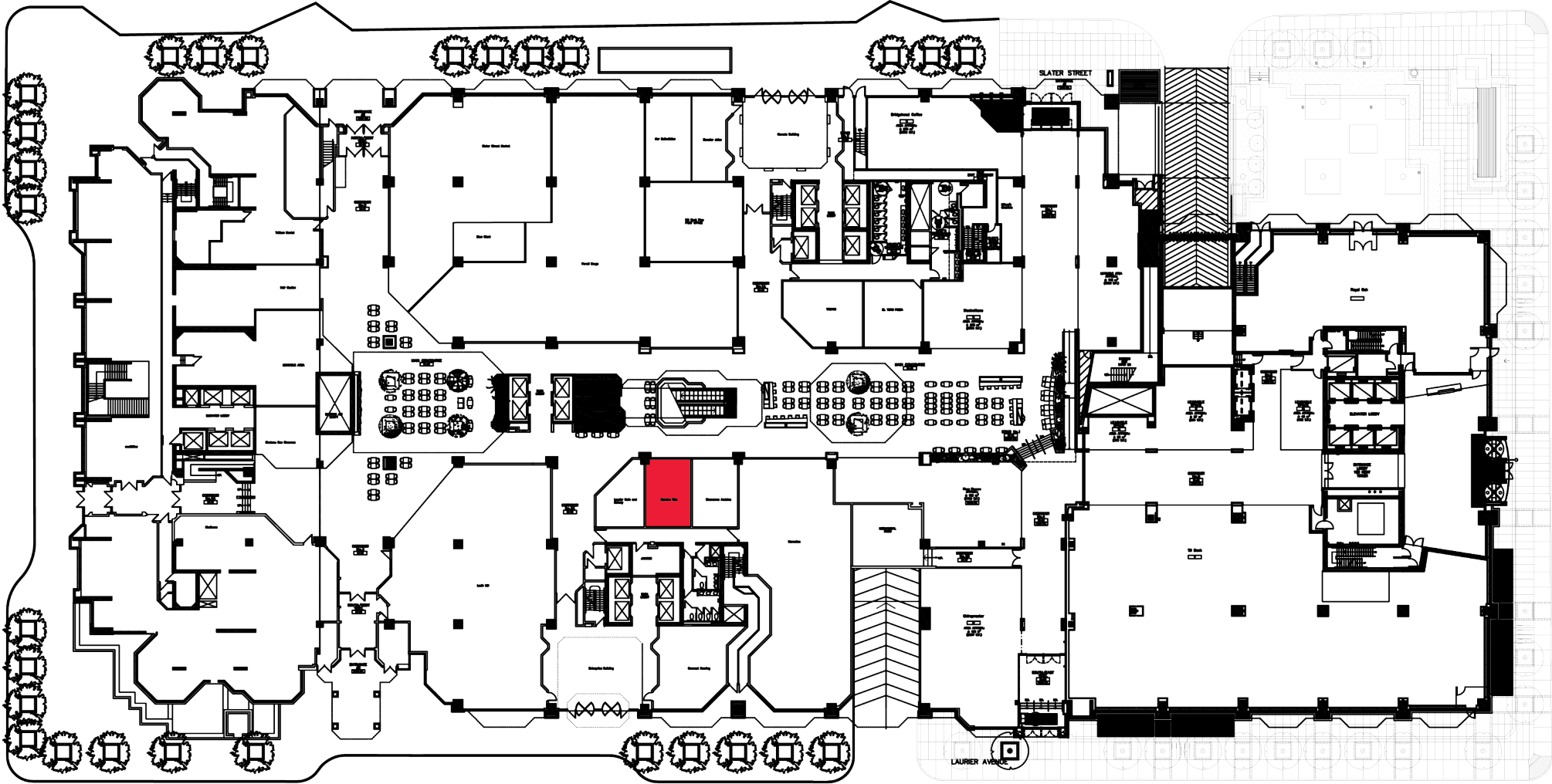


Leased

407 Laurier Avenue - Unit 13 - 462 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$28.18 PSF

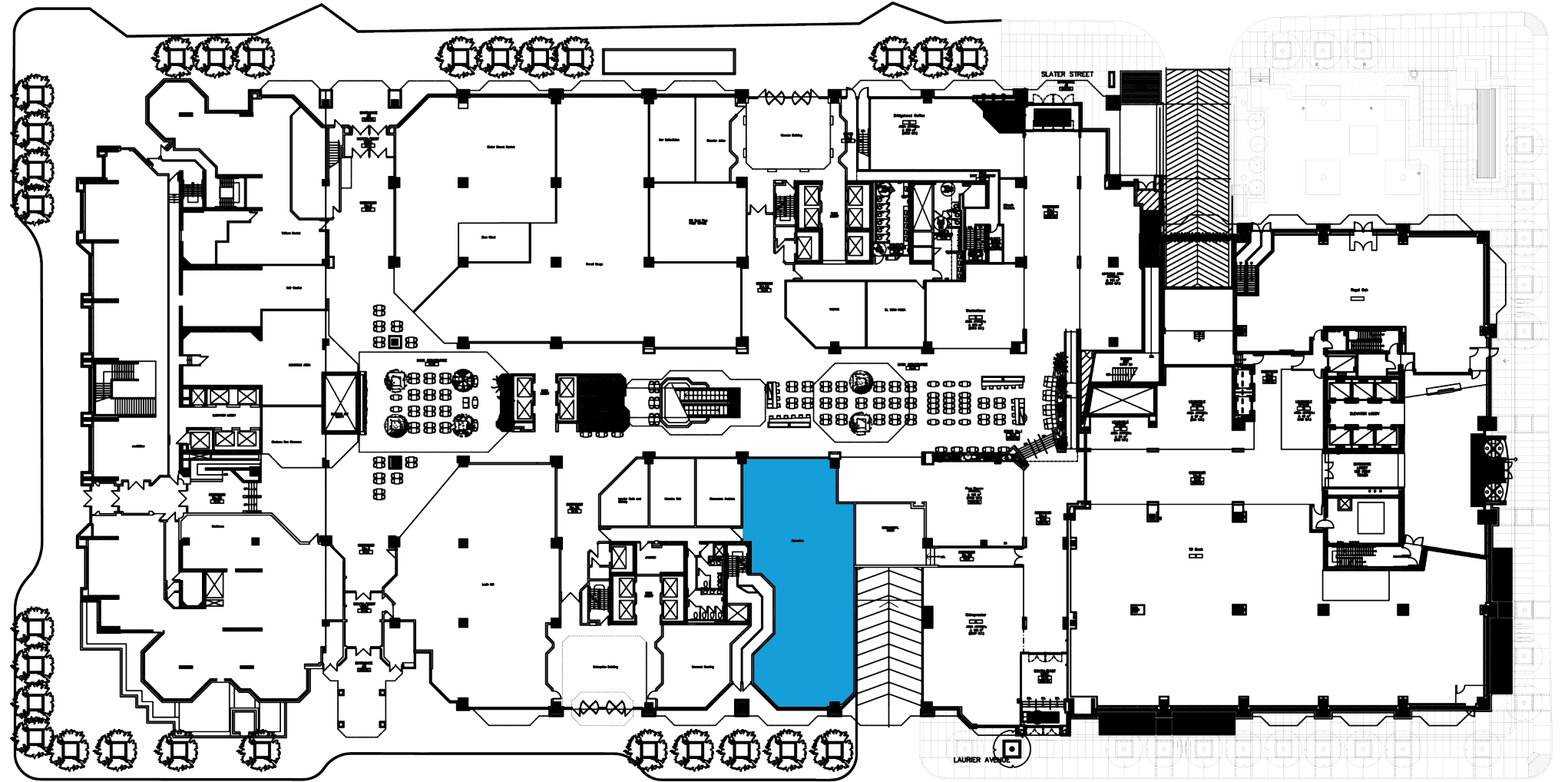


Available Space

407 Laurier Avenue - Unit 15 - 3,274 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$28.18 PSF

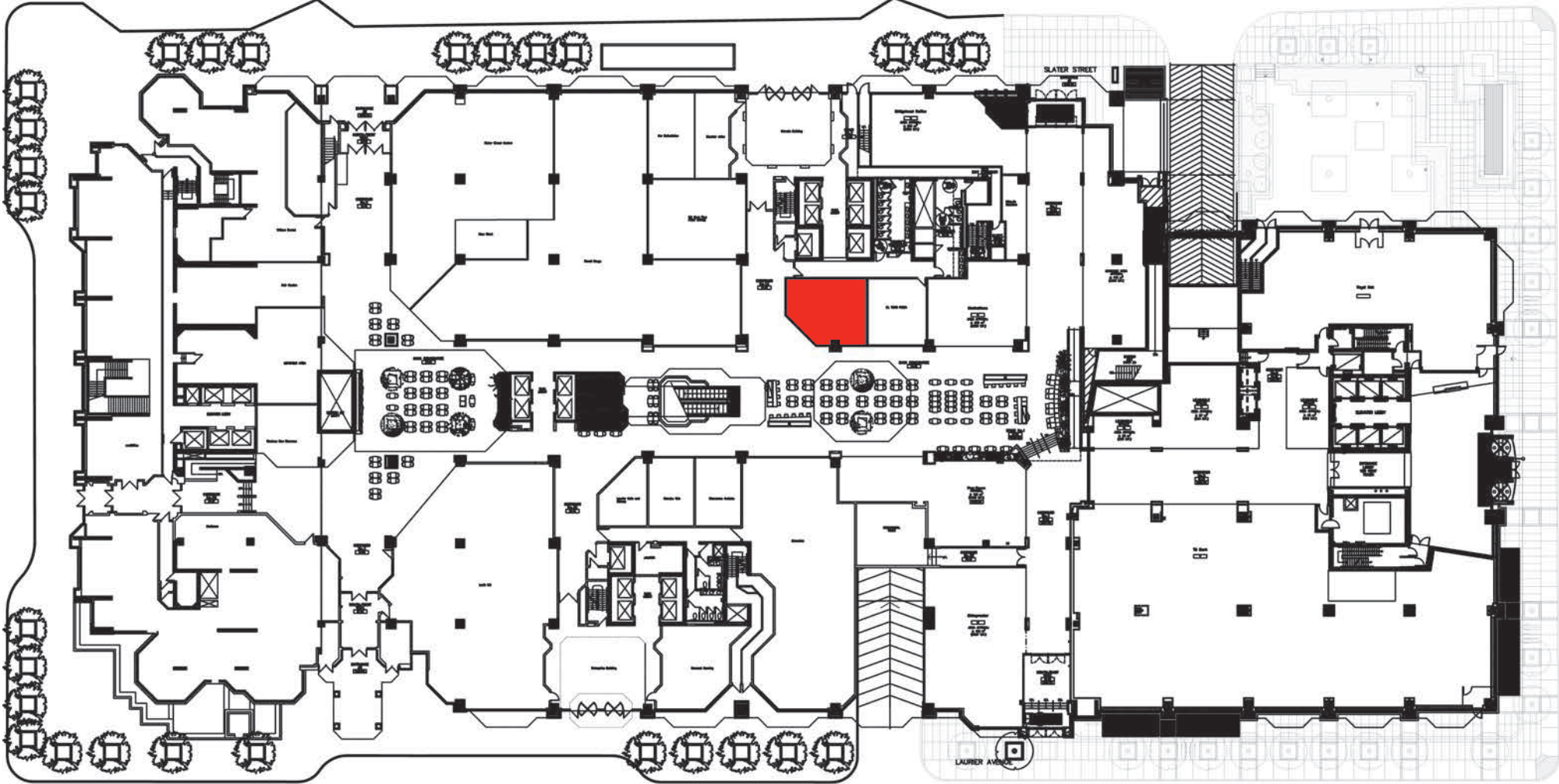


Leased

407 Laurier Avenue - Unit 20 - 837 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$28.18 PSF

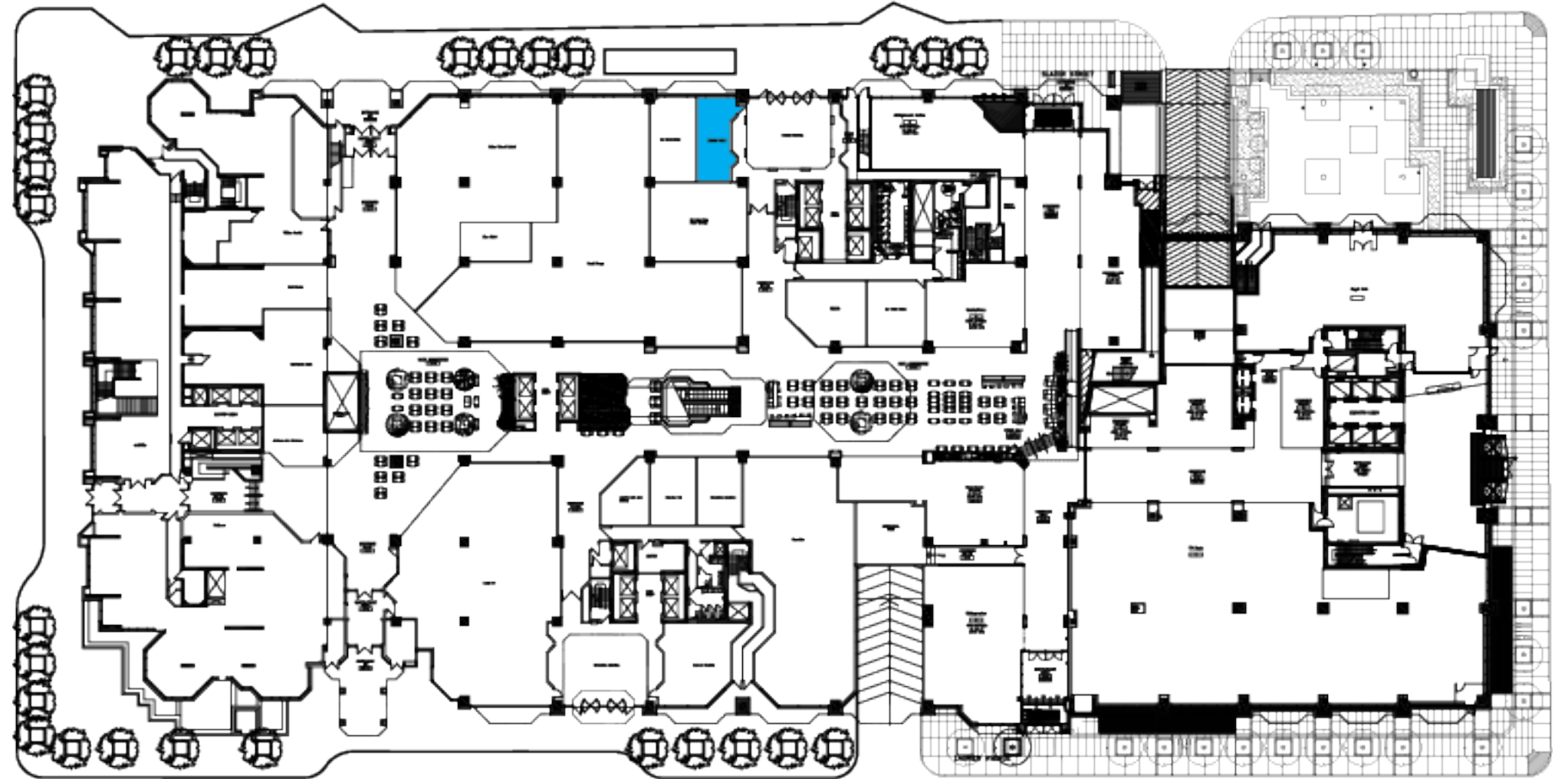
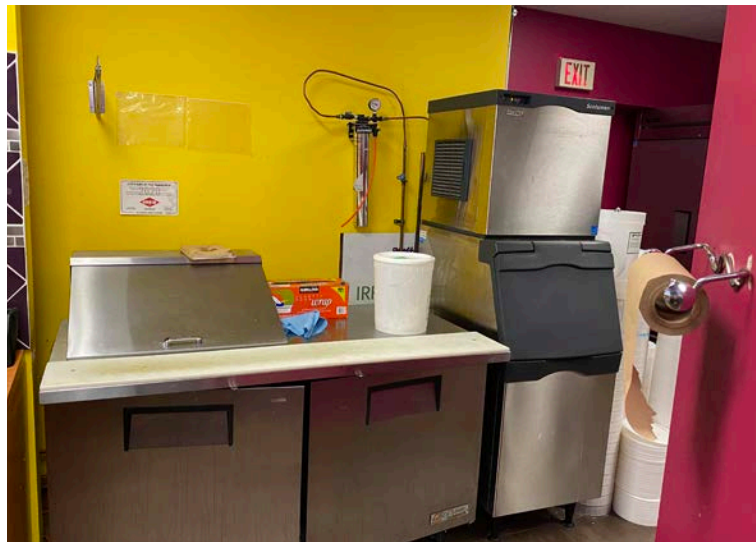


Available Space

407 Laurier Avenue - Unit 22A - 816 SF

Net Rent:
Contact Listing Agent

Additional Rent (2024):
\$31.43 PSF

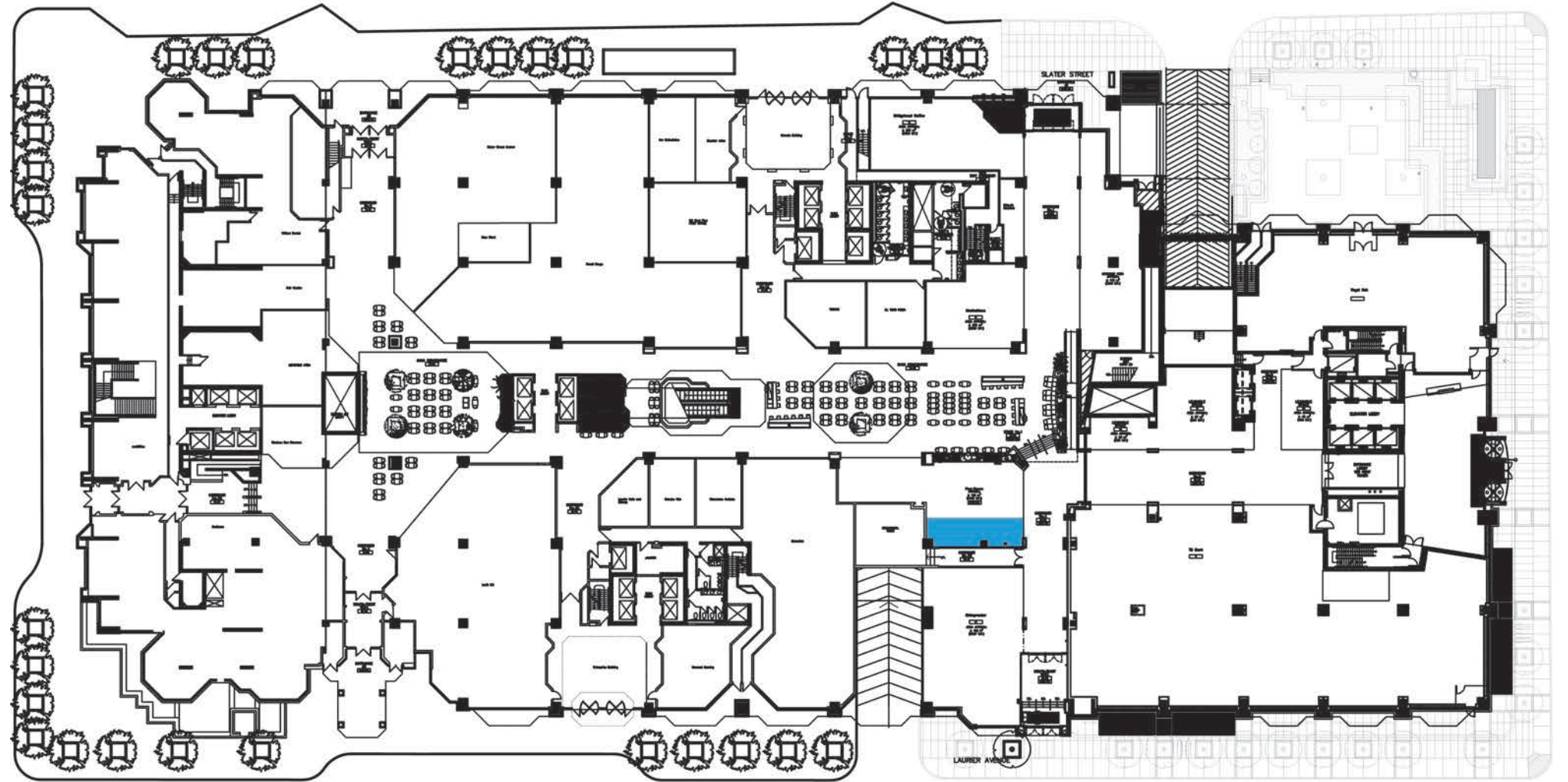
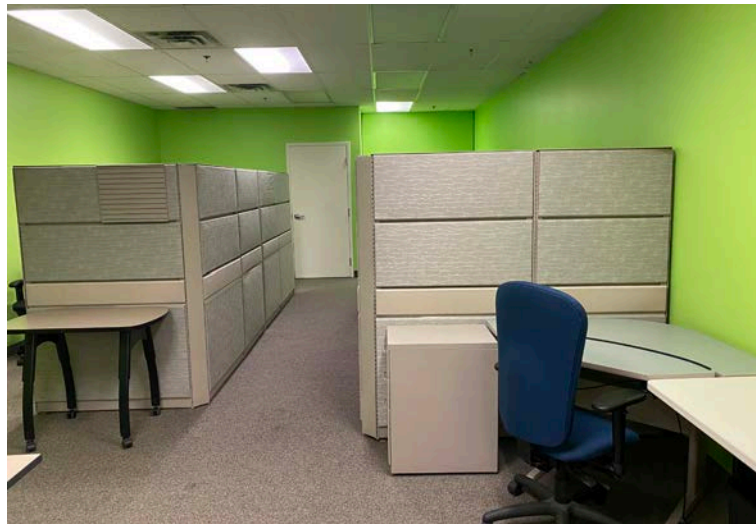


Available Space

407 Laurier Avenue - Unit 52B - 657 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$27.12 PSF

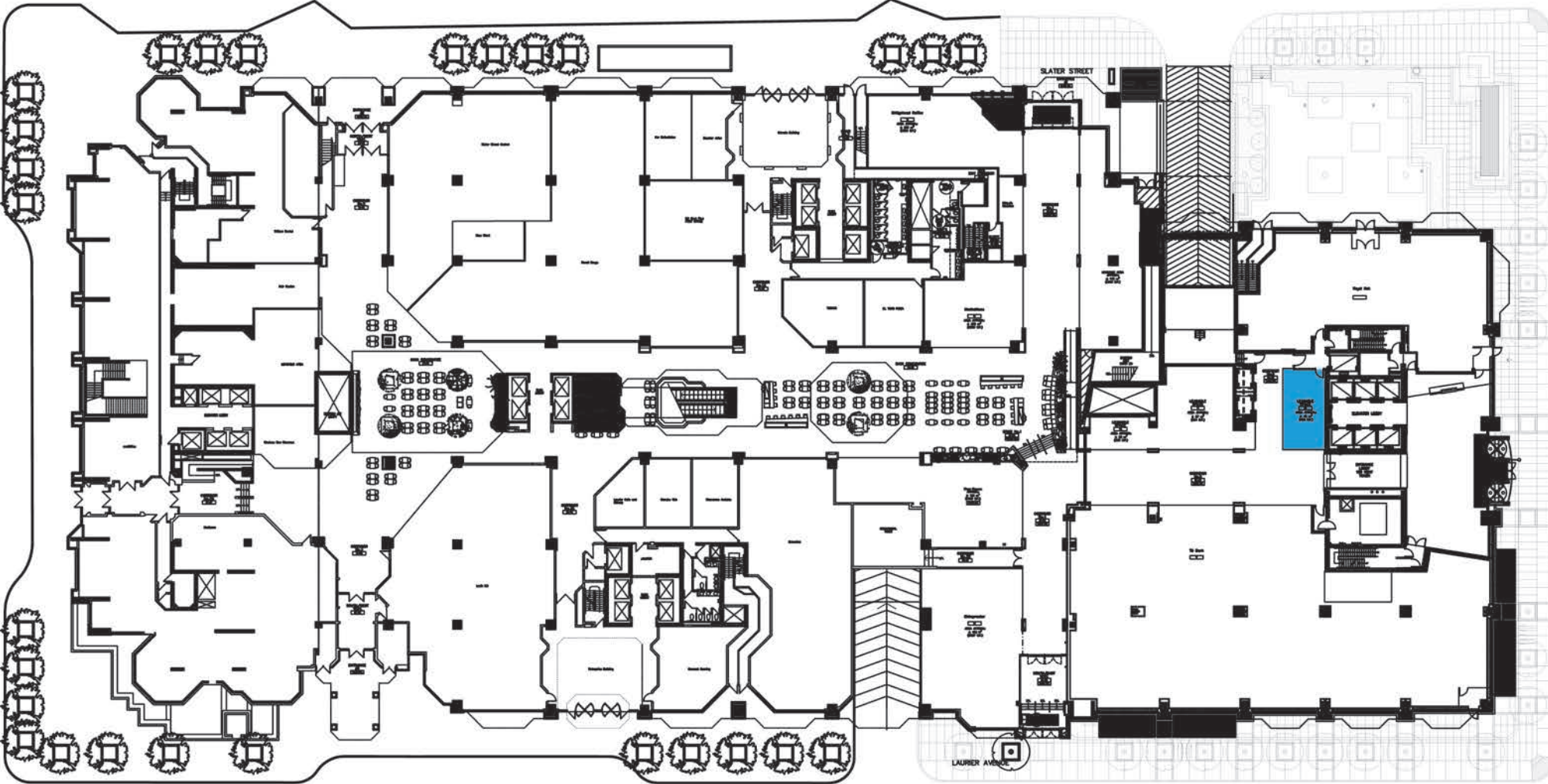


Available Space

407 Laurier Avenue - Unit 180-3 - 463 SF

Net Rent:
Contact Listing Agent

Additional Rent (2023):
\$21.97 PSF

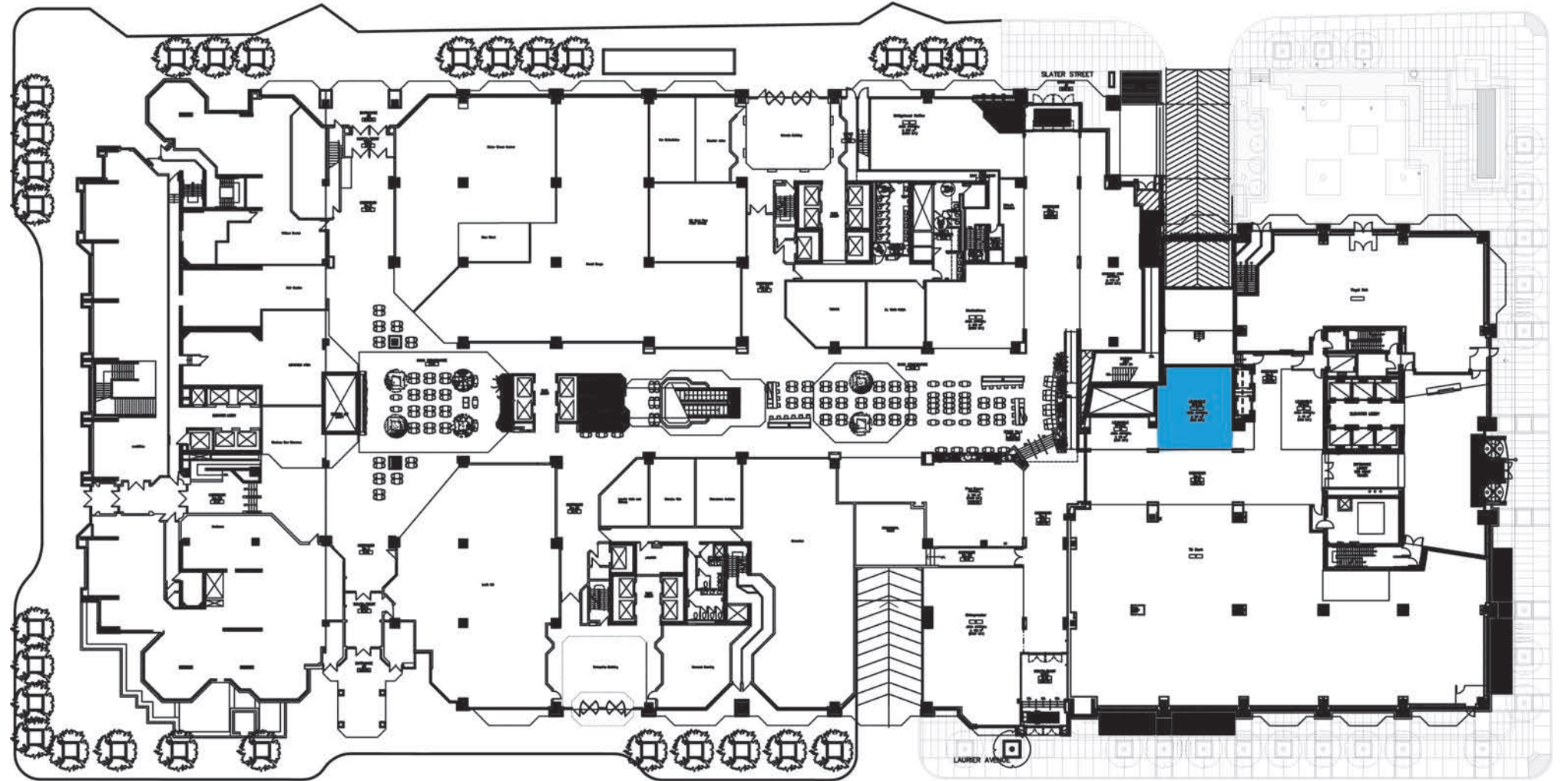
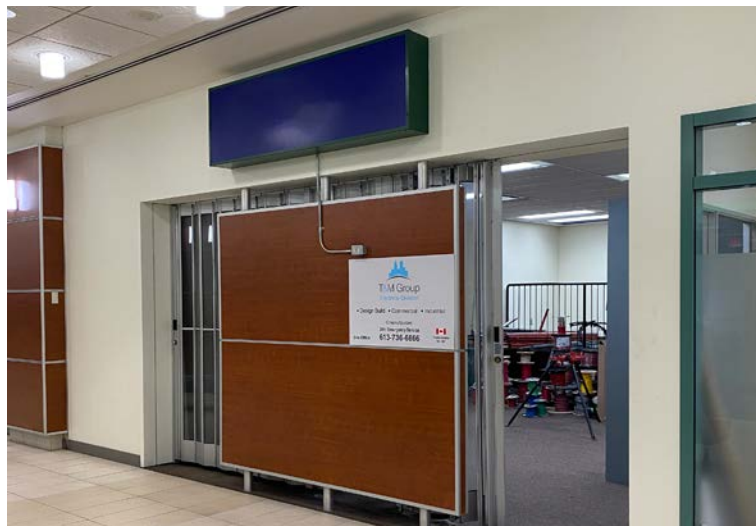


Available Space

407 Laurier Avenue - Unit 180-4 - 936 SF

Net Rent:
Contact Listing Agent

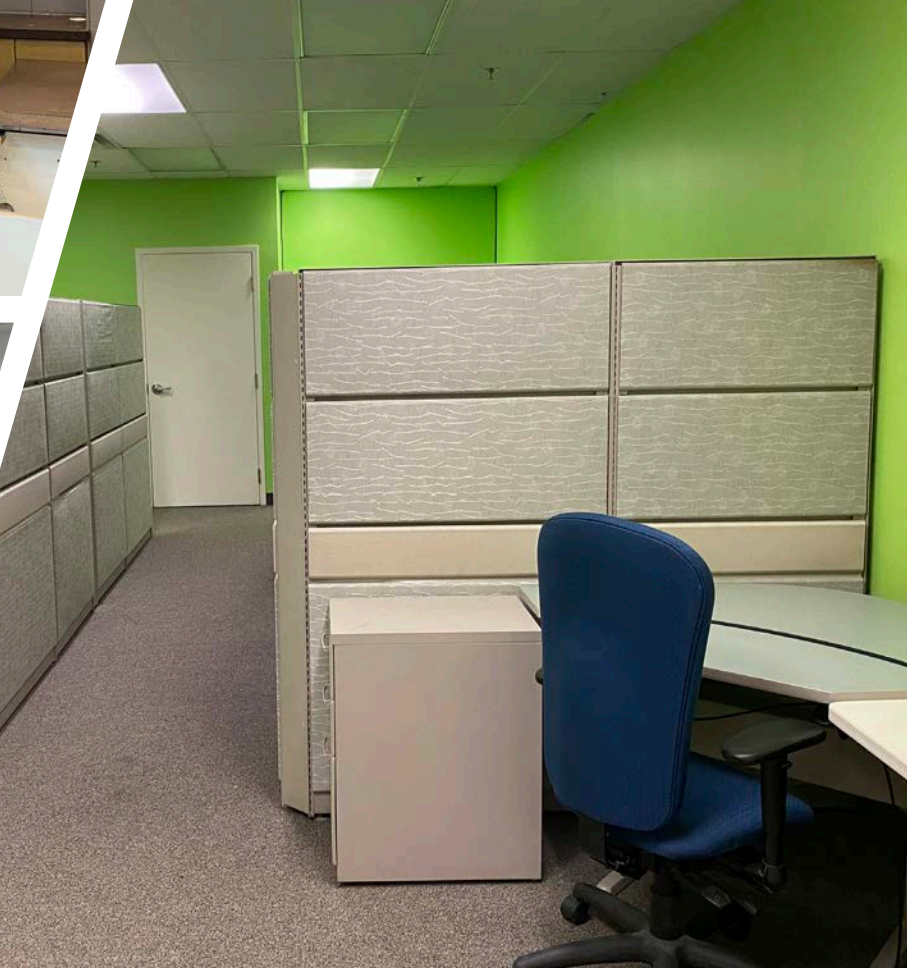
Additional Rent (2023):
\$21.97 PSF



180 Kent Street - Atrium



Units Available





[View Online Listing](#)

Minto Place | Ottawa, ON

Kevin Houlahan

Sales Representative

+1 613 683 2222

kevin.houlahan@colliers.com

Jessica Whiting*

Associate Vice President

+1 613 683 2208

Jessica.Whiting@colliers.com

*** Sales Representative**

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.



collierscanada.com