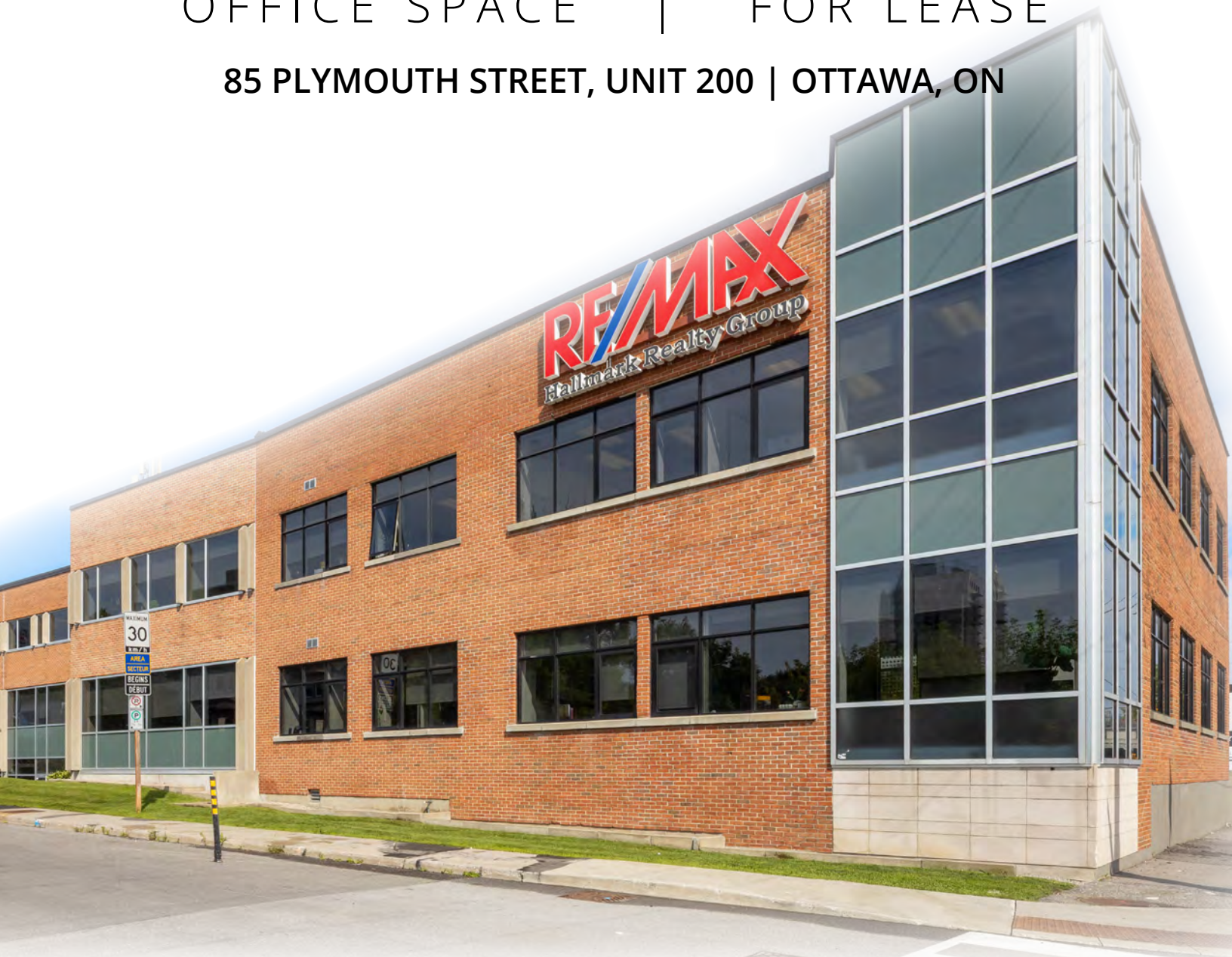


OFFICE SPACE | FOR LEASE

85 PLYMOUTH STREET, UNIT 200 | OTTAWA, ON



8,034 SF OF AVAILABLE SPACE

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OFFICE LEASE OPPORTUNITY

85 Plymouth Street presents an exceptional leasing opportunity within a renovated office building in central Ottawa. Offering bright, open-concept workspace, abundant parking, onsite amenities, including cafeteria and fitness center. Excellent access to Downtown Ottawa and major transportation routes. The property is ideally suited for organizations seeking a professional and well-connected business environment.

 **AVAILABLE SPACE**
8,034 sf

 **ASKING NET RENT**
\$16.50 psf

 **ADDITIONAL RENT**
\$17.78 psf (2026)

PROPERTY OVERVIEW

Address: 85 Plymouth Street, Ottawa, ON K1S 3E2

Location: Central Ottawa | Bronson Avenue Corridor

Building Size: 35,000 sf

Floors: 2 Storeys

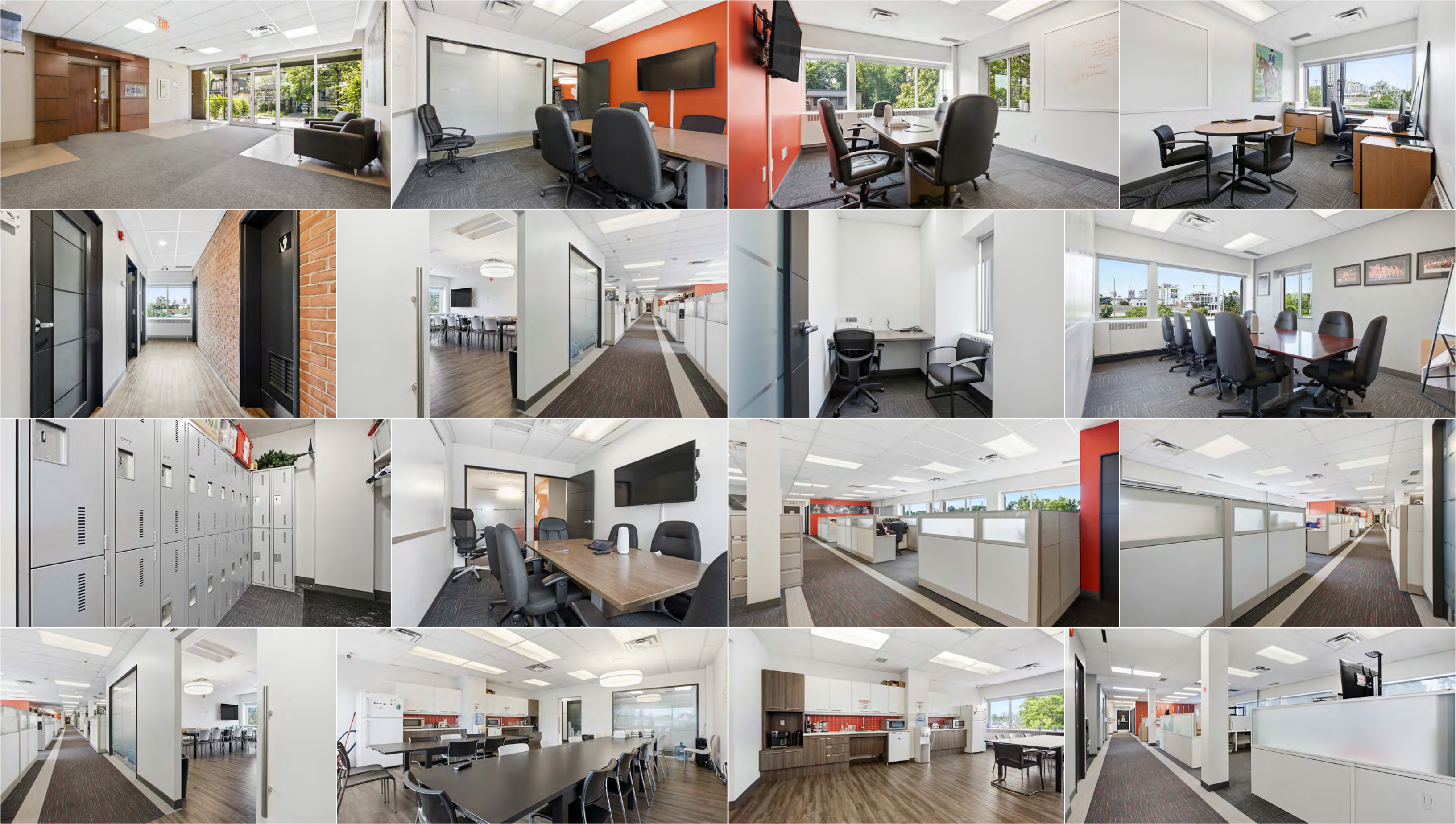
Available space: Unit 200 = +/- 8,034 sf

Parking: ratio 2:1,000 sf

Key Highlights:

- Available January 2027
- High end office improvements throughout
- Built-out office space with 12 plus parking stalls
- Building signage opportunity
- Bright, open professional office space with windows at the front and rear of the building
- Upgraded lobby, corridors and washrooms
- Security cameras and card-access system for evenings and weekends
- Direct access to Bronson Avenue with convenient connections to Downtown Ottawa and Ottawa International Airport





GALLERY



DRIVE TIMES

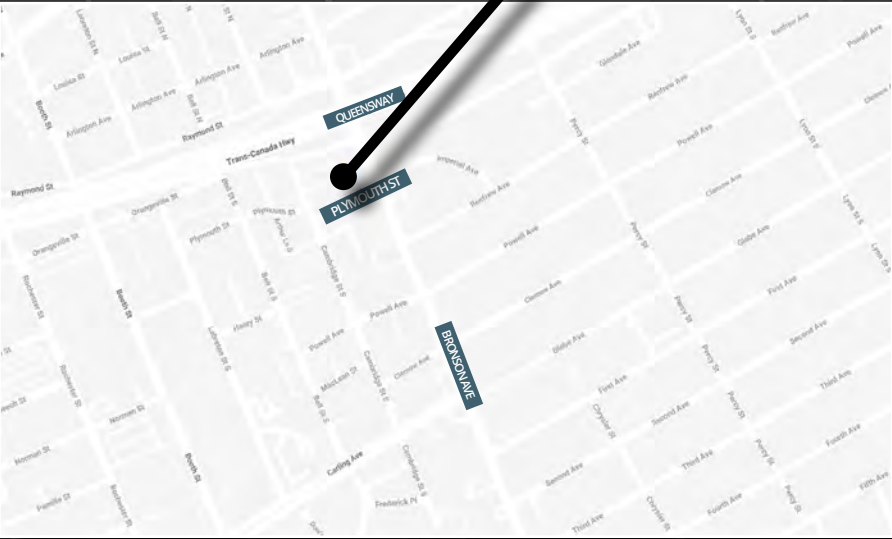
from 85 PLYMOUTH STREET, OTTAWA, ON.

HIGHWAY 417	4 KM	8 min	WESTBORO	7 KM	12 min
OTTAWA INTERNATIONAL AIRPORT	10 KM	15 min	UNIVERSITY OF OTTAWA	5 KM	10 min
DOWNTOWN OTTAWA	4 KM	8 min	CARLETON UNIVERSITY	2 KM	4 min
LANDSOWNE PARK	3 KM	5 min	OTTAWA TRAIN STATION	8 KM	12 min
KANATA	28 KM	25 min	PARLIAMENT HILL	5 KM	10 min

Distances and estimated drive times are provided for convenience only and are approximate. Actual travel times will vary depending on traffic, weather, road conditions, and the route selected



85 PLYMOUTH STREET



OFFICE SPACE | FOR LEASE

85 PLYMOUTH STREET, UNIT 200 | OTTAWA, ON



FOR MORE INFORMATION, PLEASE CONTACT:

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