

Office | For Lease

CBRE

110 Argyle Avenue

Ottawa, Ontario

Excellent Downtown Office Opportunity



The Opportunity

110 Argyle Avenue is a quality multi-tenant office building extensively renovated in 2014 with updated M&E systems, new windows, façade, and roof. Quality leasehold improvements throughout the 3 storey building which includes executive boardroom looking onto the Museum of Natures lands, executive offices, and open concept office space. The building is equipped with an elevator, handicapped washroom, and shower facilities. This building is well suited for defence organizations, national associations or other professional services who want prominent signage and easy access to the Queensway. With a parking ratio of nearly 2 per thousand square feet leased, this opportunity represents one of the highest parking allotments in central Ottawa. Both suite 100 and suite 200 feature existing improvements with a mixture of open space, meeting rooms, and offices. The Landlord is in process of modernizing all of the common areas of the building including corridors, washrooms, elevator, and updating the exterior entrance and stairway.

Building Size	17,700 square feet
Available Space	Main floor: 5,900 square feet / Second Floor: 5,900 square feet
Net Rent	\$16.00/psf
Additional Rent	Contact listing agent
Zoning	GM5[68]F(2.0)H(18.5) - General Mixed-Use Zone

Location Details

Located in the heart of Ottawa’s lively Centertown district, 110 Argyle Avenue benefits from a highly sought-after setting directly opposite the renowned Canadian Museum of Nature and just steps from the Glebe. Its central position places the building within a culturally rich and energetic environment, surrounded by a neighbourhood full of activity and character. The nearby Museum of Nature serves as a prominent landmark, giving the property strong visibility and a distinctive presence within the area. A wide array of nearby amenities—including popular restaurants, cafés, and independent shops—adds to the appeal, offering convenience and vibrancy for professionals working on-site. With its combination of cultural significance, walkable access, and abundant local services, 110 Argyle Avenue presents an exceptional opportunity for businesses seeking a well-connected and dynamic location in Ottawa.



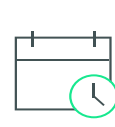
97

Walk Score



76

Transit Score



Available Immediately



100

Bike Score



Prime Downtown Location



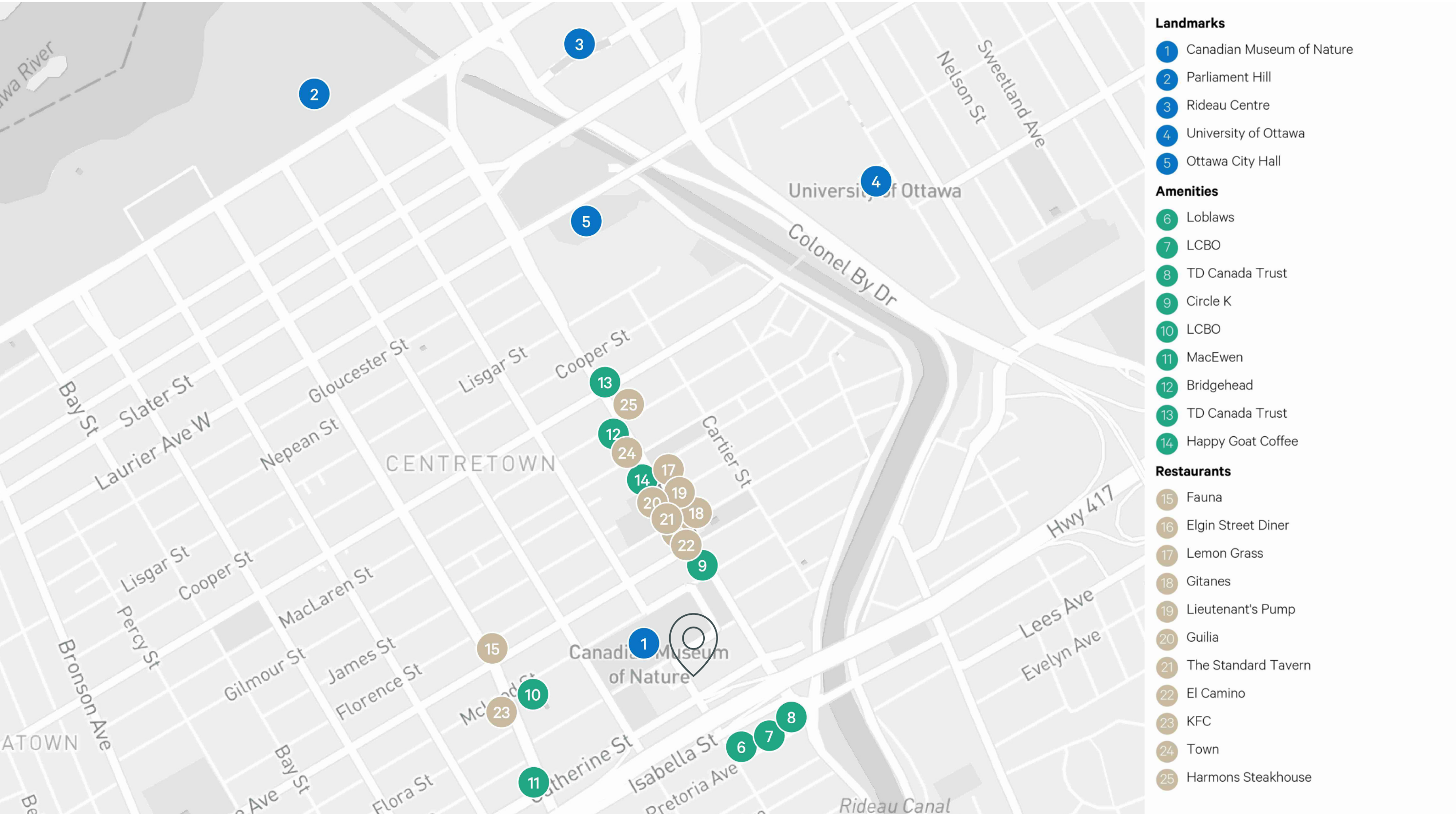
Parking Available



Property Photos

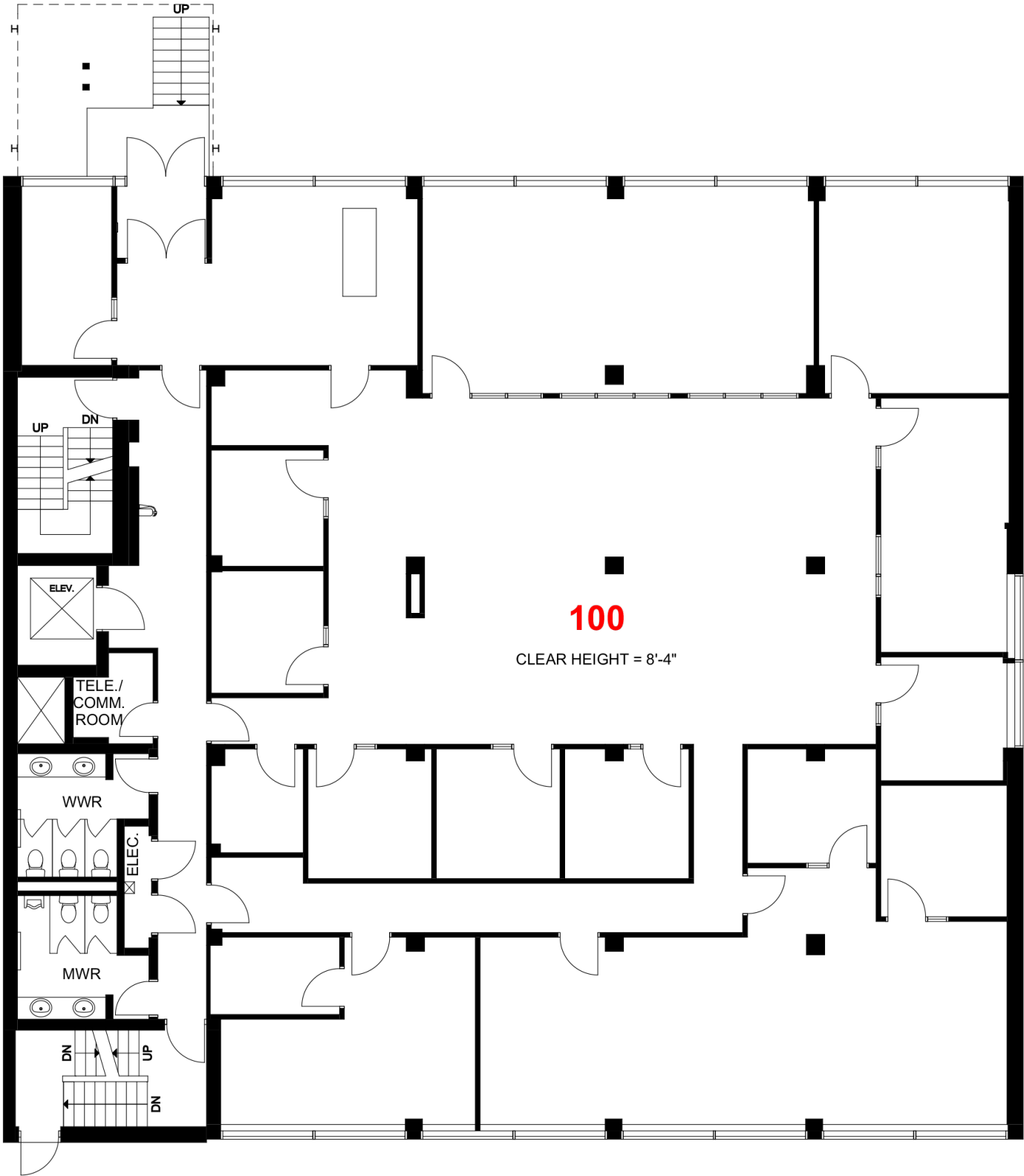


Surrounding Amenities

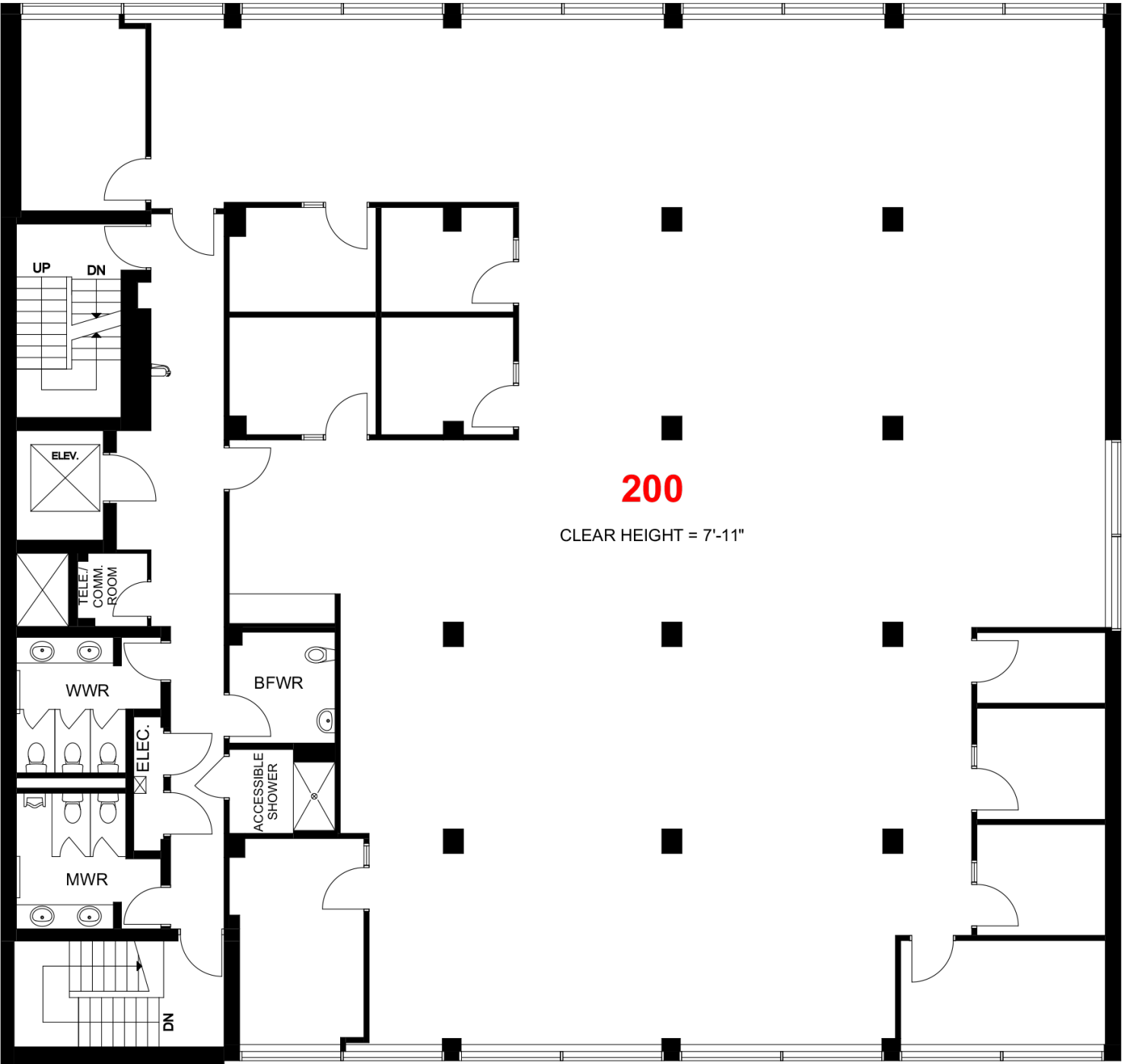


Floor Plans

Main Floor - 5,900SF



Second- Floor - 5,900SF



Office Space

110 Argyle Avenue | Ottawa, Ontario

For Lease

110 Argyle Avenue



Contact Us

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