

FOR LEASE

# 135

## Rideau St.

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SUITE 302 | 2,400 SQ FT

# 90

## George St.

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SUITE 305 | 6,100 SQ FT



**Huntington**  
PROPERTIES

# Key Facts

## 135 / 90

### Rideau St. / George St.

2,400 / 6,100  
SQ FT AVAILABLE

Welcome to the iconic 135 Rideau Street / 90 George Street, located in the **heart of Ottawa's bustling Byward Market**. This premier address places your business at the epicenter of downtown Ottawa's vibrant energy, surrounded by a unique blend of historic charm and modern amenities.

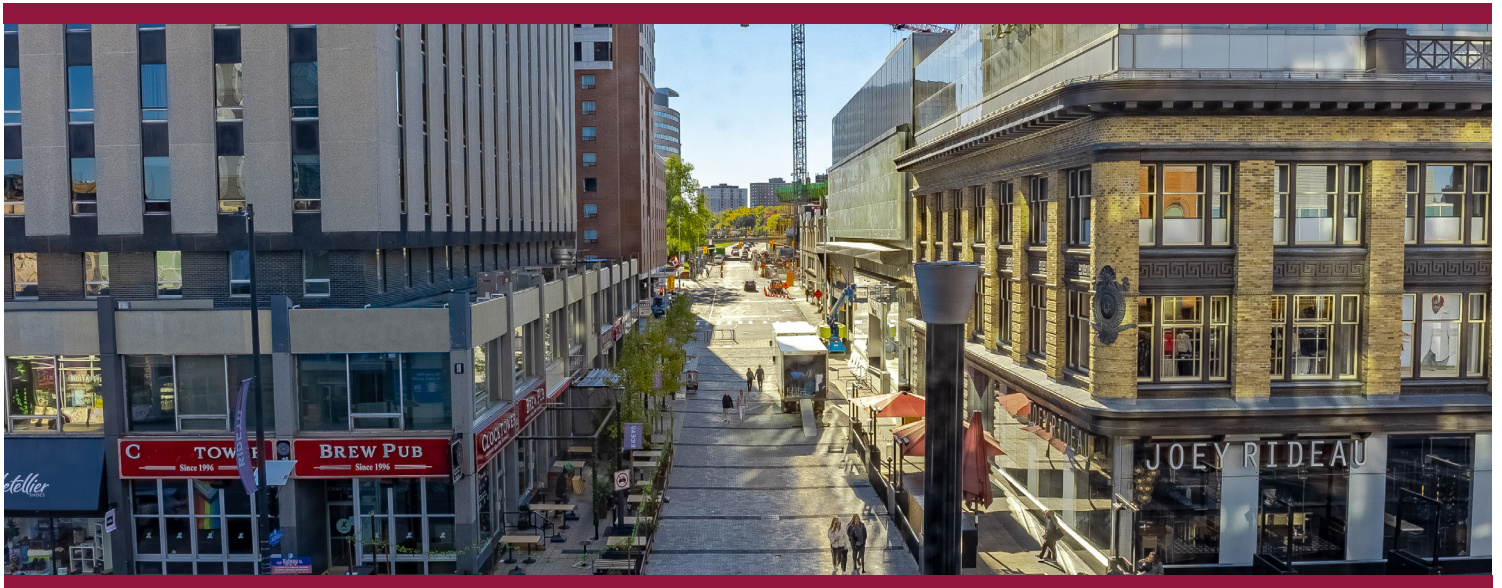
#### Prime Location

Situated just steps away from Parliament Hill and the Rideau Shopping Centre, this building offers **unparalleled access to Ottawa's governmental and business hub**. Employees and visitors alike will appreciate the convenience of nearby major transit routes, including the Rideau LRT Station just a short walk away, and many cross-provincial bus routes.

#### Local Amenities

Enjoy all the benefits of downtown Ottawa, with countless amenities just outside your doorstep:

- *Dining and Entertainment:* A **diverse range** of restaurants, cafés, and pubs in the Byward Market, from casual eateries to fine dining.
- *Retail and Shopping:* Proximity to **CF Rideau Centre**, featuring over 170 retailers and services.
- *Cultural Landmarks:* Access to the **city's finest cultural attractions**, including the National Gallery of Canada, National Arts Centre, Rideau Canal, and museums.
- *Green Spaces:* Close to **Major's Hill Park** and **Confederation Park**, ideal for lunch breaks or outdoor team gatherings.
- *Hotel Accommodations:* Surrounded by a **variety of high-end and boutique hotels** for visiting clients or executives.



# Key Facts

## Flexible and Customizable Office Suites

- A **selection of suites** with a mix of open work areas, enclosed offices, and spacious boardrooms.
- Collaborate with our team to **design your ideal workspace**, with turnkey options available to meet your specific needs.

## Bright and Modern Spaces

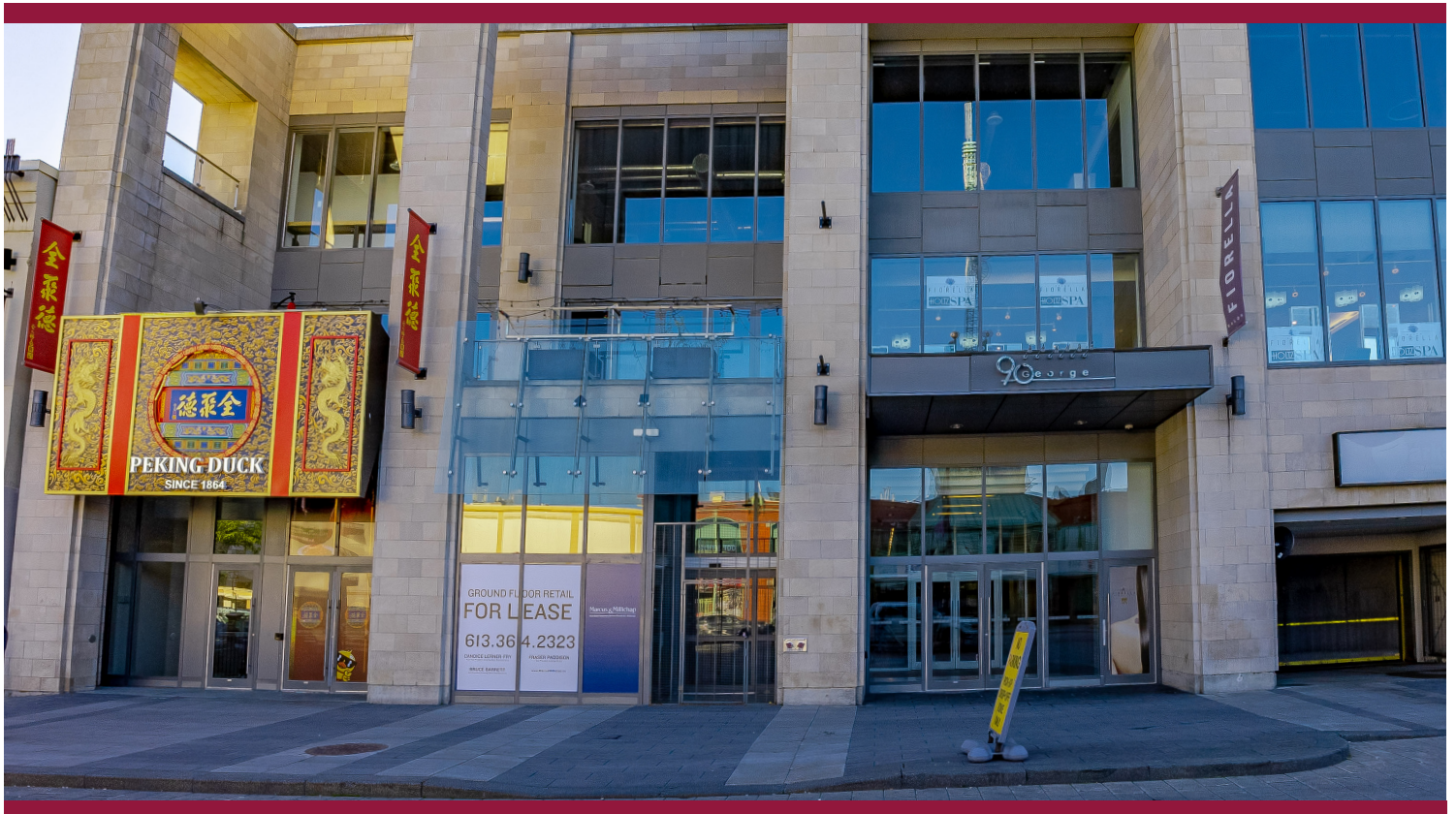
- Large windows throughout the property ensure **maximal natural light**, creating an inviting and productive work environment.
- Modern infrastructure complemented by a **timeless architectural design**.

## Convenience and Security

- Secure **underground parking garage**.
- 24/7 building **security** and **direct elevator access** for peace of mind.
- Managed by a reputable local property management firm **dedicated to tenant satisfaction**.

## Immediate Availability

Don't miss the chance to elevate your business in one of **Ottawa's landmark downtown locations**. Contact us for leasing inquiries and take the next step toward securing your **ideal workspace**.



# Layout & Floorplan

SUITE 302 | 2,400 SQ FT AVAILABLE



FOR LEASE    COMMON AREA    LEASED

# Photos

ALL PHOTOS DEPICT SUITE 302 | 2,400 SQ FT



# Layout & Floorplan

SUITE 305 | 6,100 SQ FT AVAILABLE



FOR LEASE    COMMON AREA    LEASED

# Photos

ALL PHOTOS DEPICT SUITE 305 | 6,100 SQ FT



FOR MORE INFORMATION, PLEASE CONTACT  
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