



# 222

## Somerset Street West

Centretown office opportunity

SALE / LEASE



**PARADIGM**  
COMMERCIAL







# Property Overview

222 Somerset St. West Ottawa

**22,693 total sq. ft.**

Introducing a prime real estate opportunity in the heart of downtown. This secure building has an exceptional central location, making it the perfect choice for medical professionals and professional service businesses.

Zoning TM[2186] H(19)

Type Office

Title Condo

Units 100,200,300,600,701



Prime Centretown location



Secure building



Professionally managed



Units on 5 floors available



Surface & underground parking











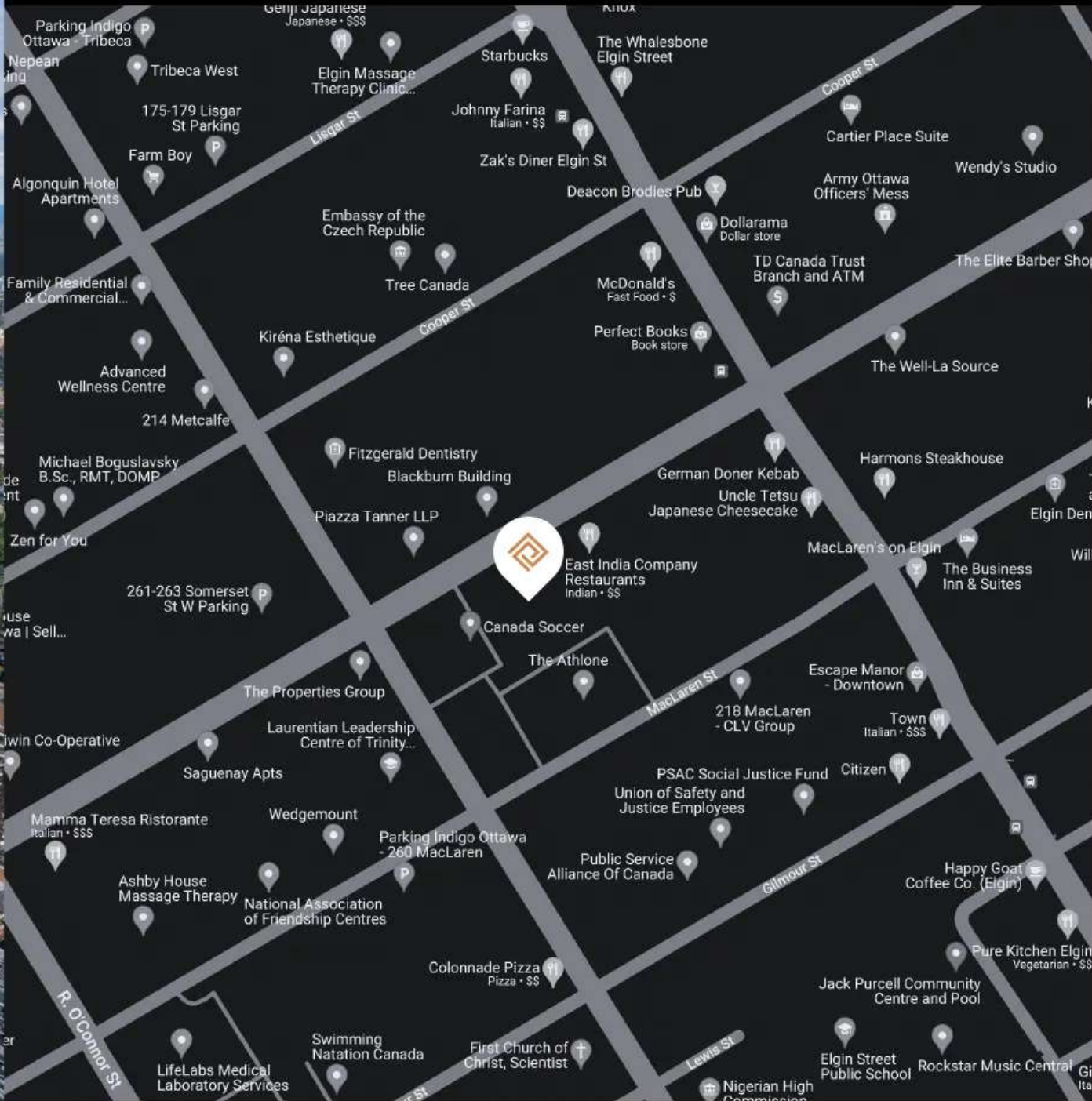
 Parliament Hill

 Shaw Centre

 Confederation Park

 Elgin Street





## Strategic Location

Situated just steps away from the vibrant amenities along Somerset and Elgin Street, it offers convenience like no other.



Proximity to highway 417



Convenient access to LRT



20 minutes to the airport





# Great Office Opportunities

Take advantage of our aggressive Vendor Take Back (VTB) financing option and rest easy with both covered and surface parking options. With a professionally managed building, you can focus on your business while we take care of the rest.

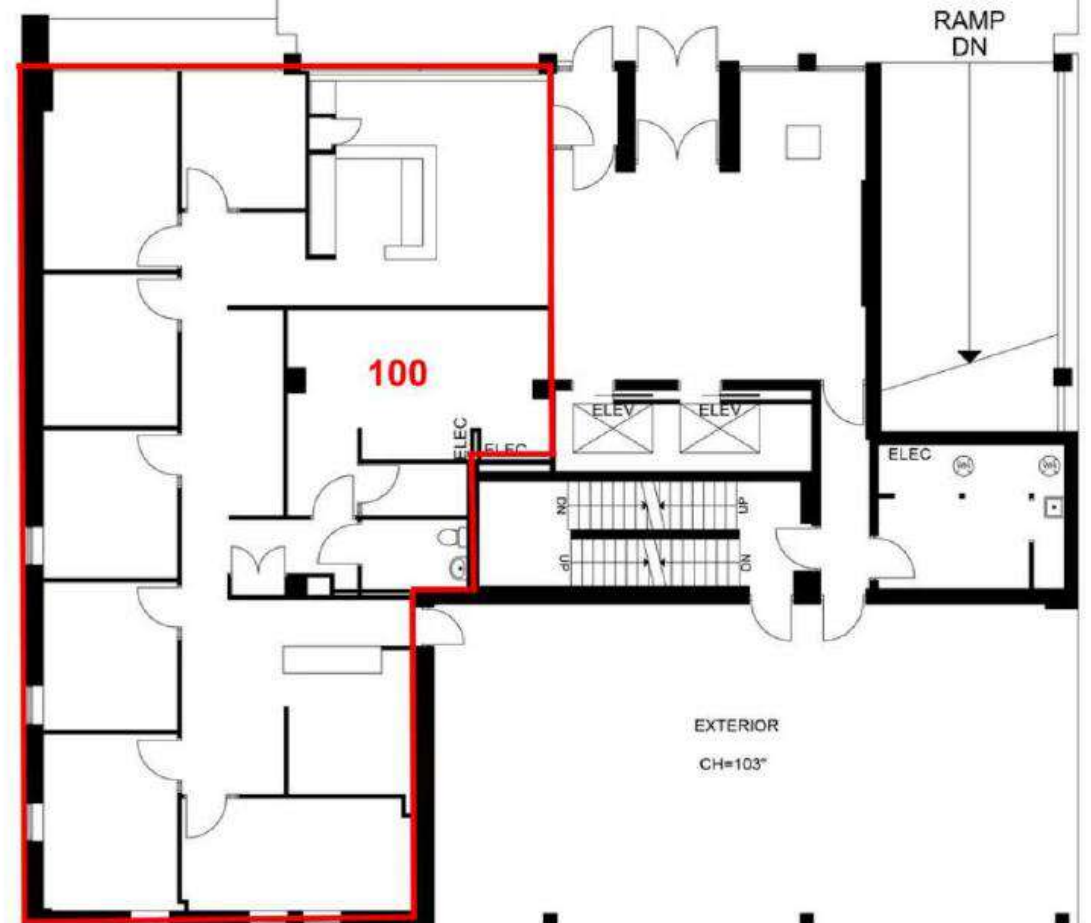
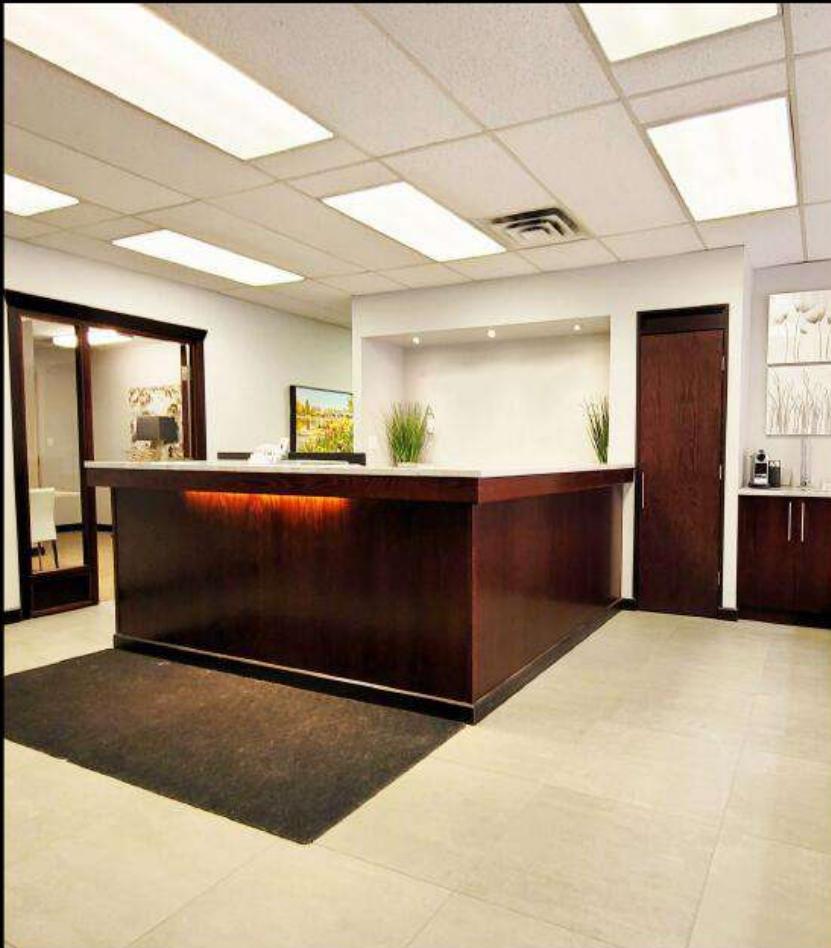
Don't miss out on this outstanding real estate opportunity. Contact us today to secure your space in this prime downtown location.





## Ground Floor

Unit 100 - 2,296 SF



## Purchase

**\$1,299,000**

## Lease

**Net Rent: \$25.00 / sq.ft.**

**Operating Costs: \$19.72 / sq.ft.**





# 1st Floor Photos







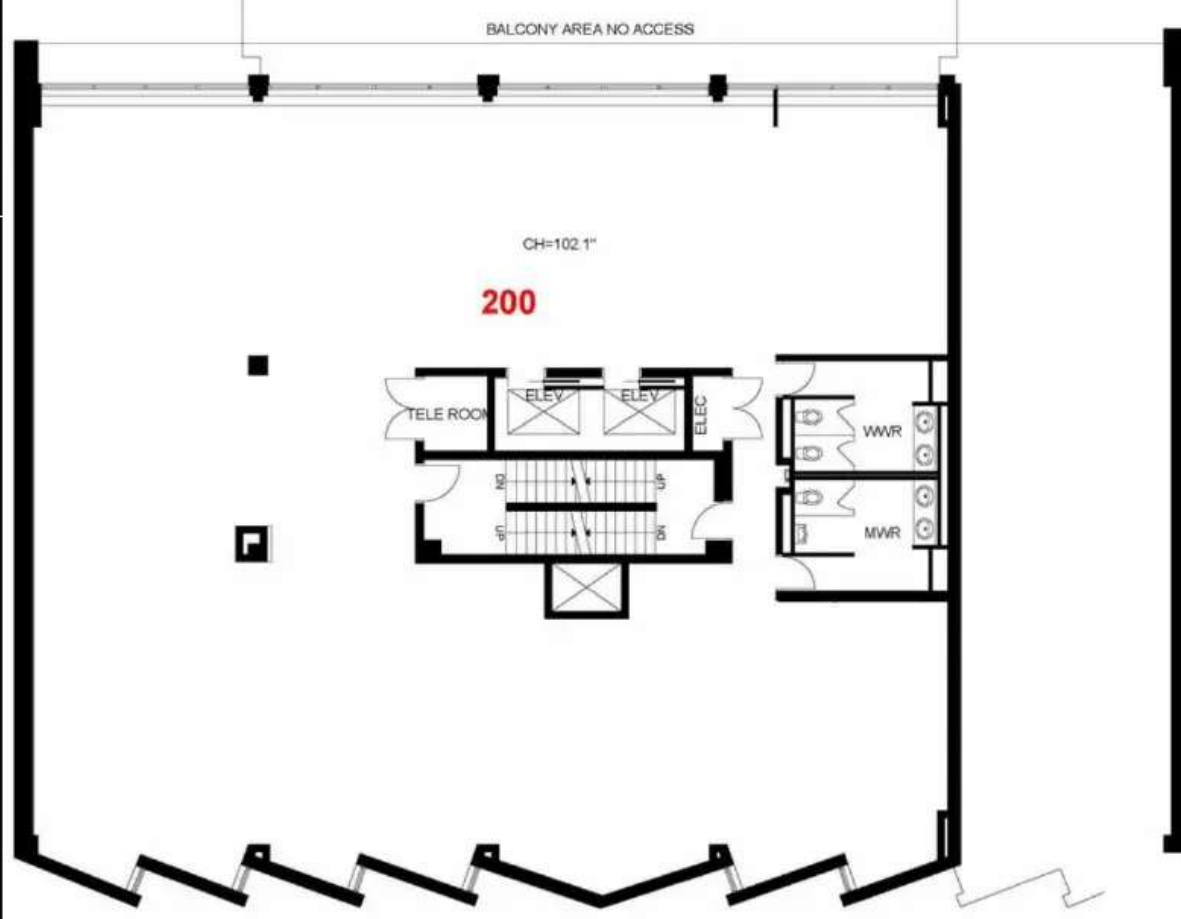
**Matterport™**

## Unit 200 - 5,012 SF

Explore all that Unit 200 has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with Unit 200.

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### **Purchase**

**\$1,299,000**

### **Lease**

**Net Rent: \$13.00 / sq.ft.**

**Operating Costs: \$19.72 / sq.ft.**





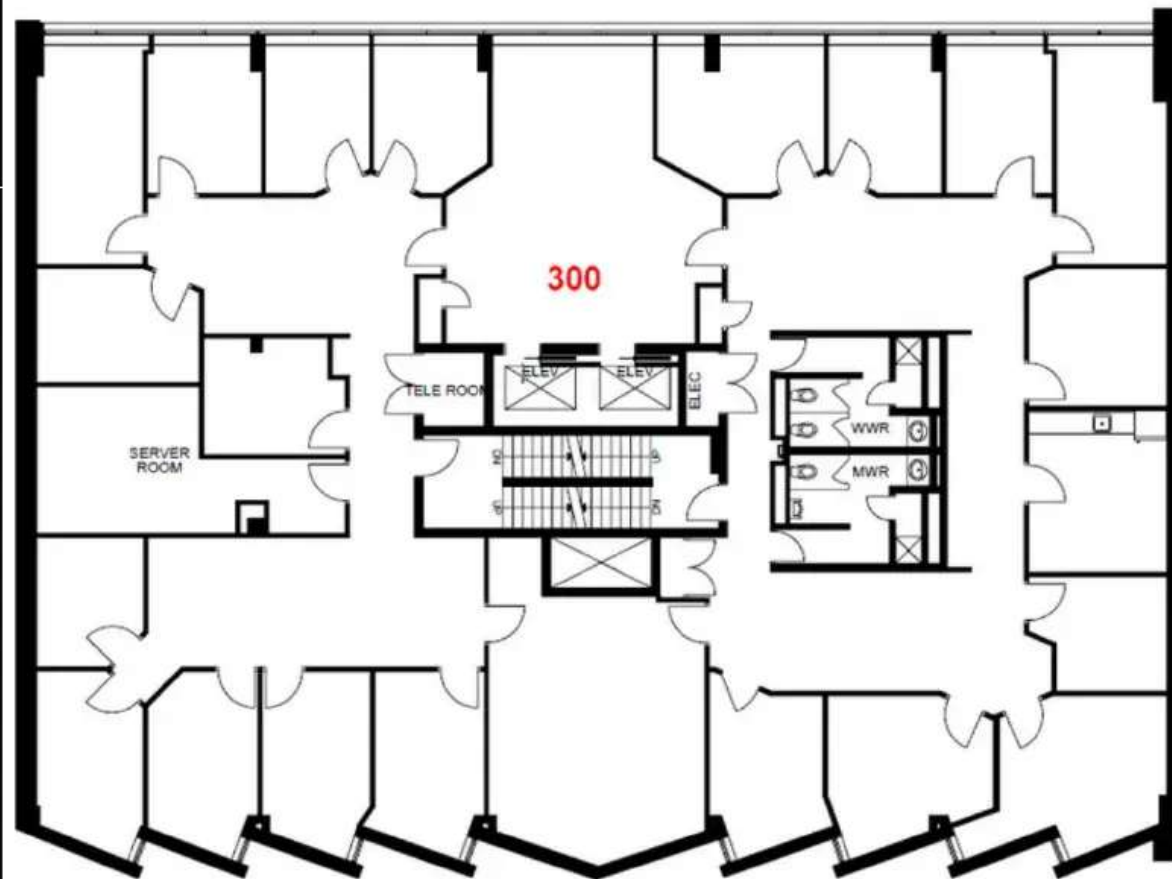




## Unit 300 - 6,666 SF

Explore all that Unit 300 has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with Unit 300.



### Purchase

**\$1,599,000**

### Lease

**Net Rent: \$13.00 / sq.ft.**

**Operating Costs: \$19.72 / sq.ft.**







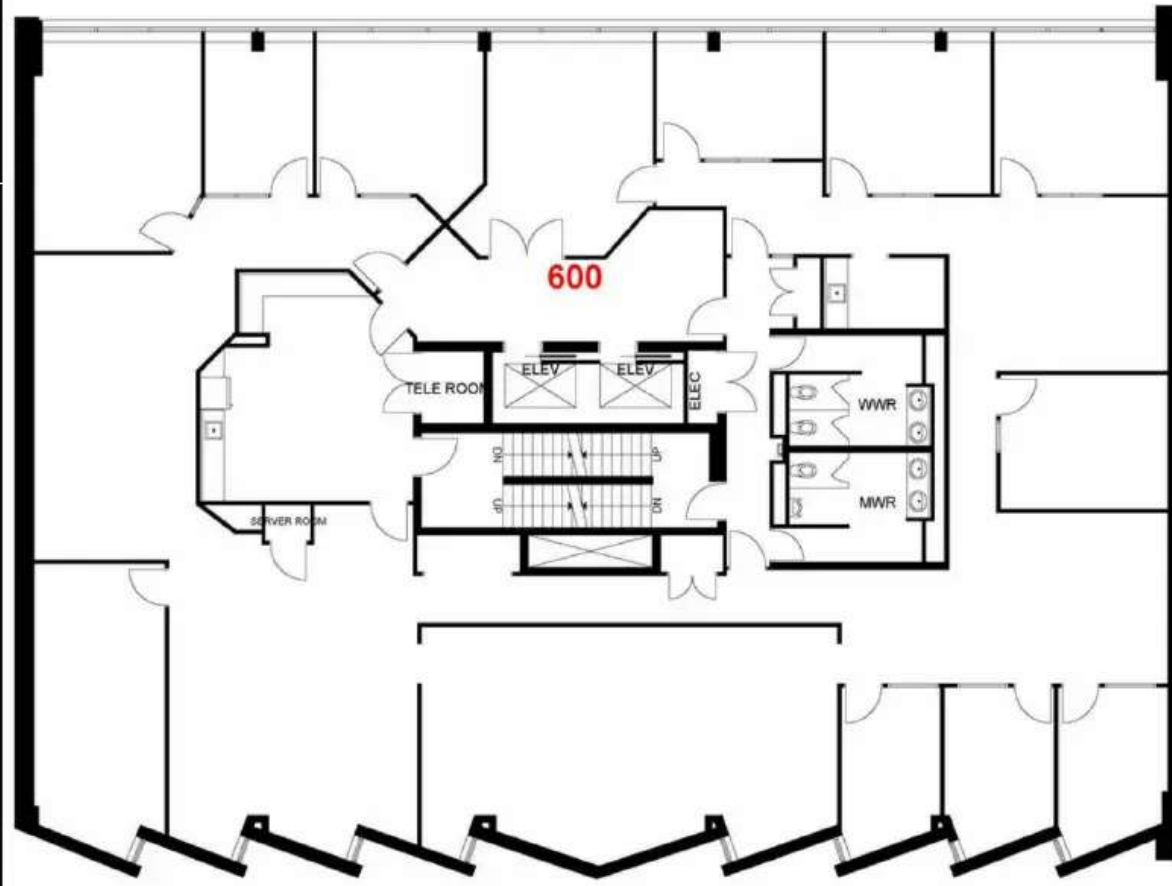
**Matterport™**

## Unit 600 - 6,673 SF

Explore all that Unit 600 has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with Unit 600.

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### Purchase

**\$1,699,000**

### Lease

**Net Rent: \$13.00 / sq.ft.**

**Operating Costs: \$19.72 / sq.ft.**







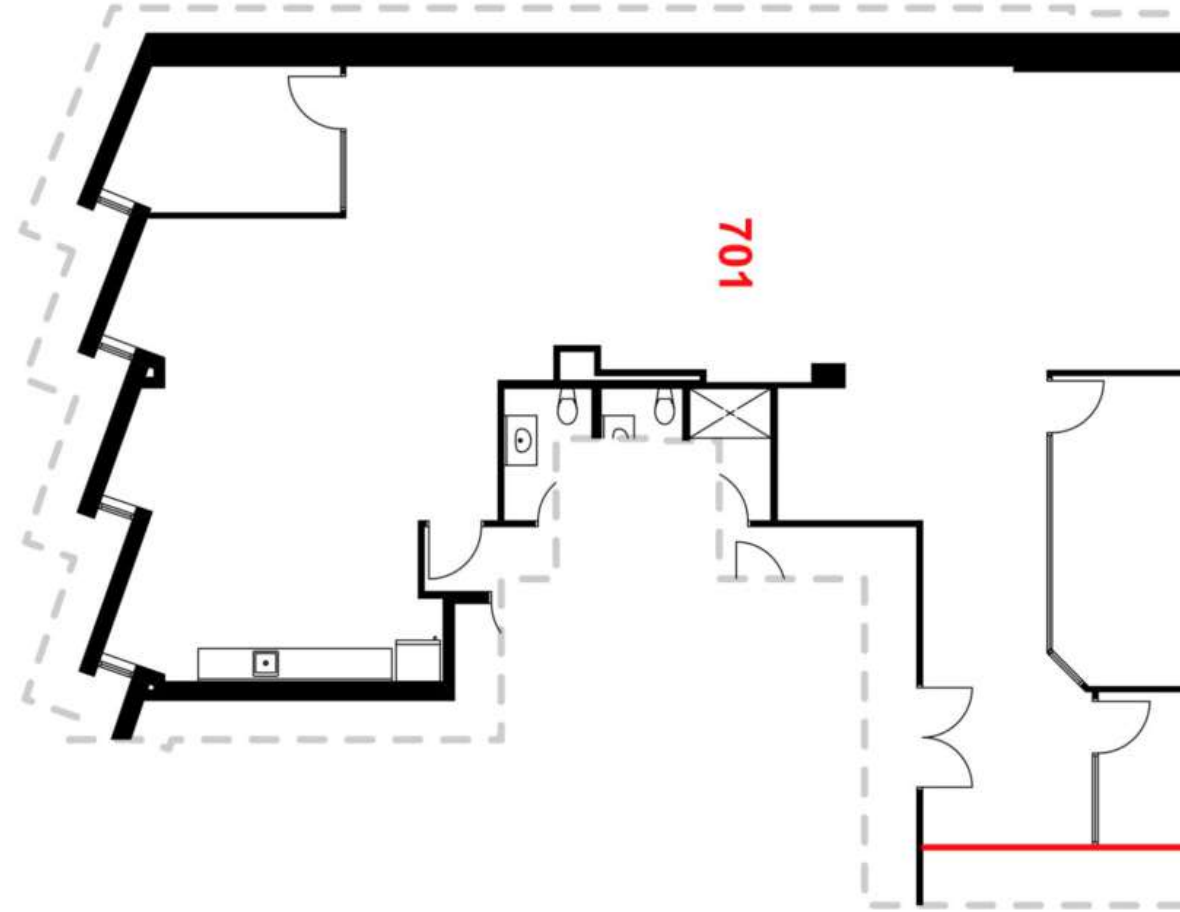
**Matterport™**

## Unit 701 - 2,994 SF

Explore all that Unit 701 has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with Unit 701.

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### **Purchase**

**\$1,050,000**

### **Lease**

**Net Rent: \$17.00 / sq.ft.**

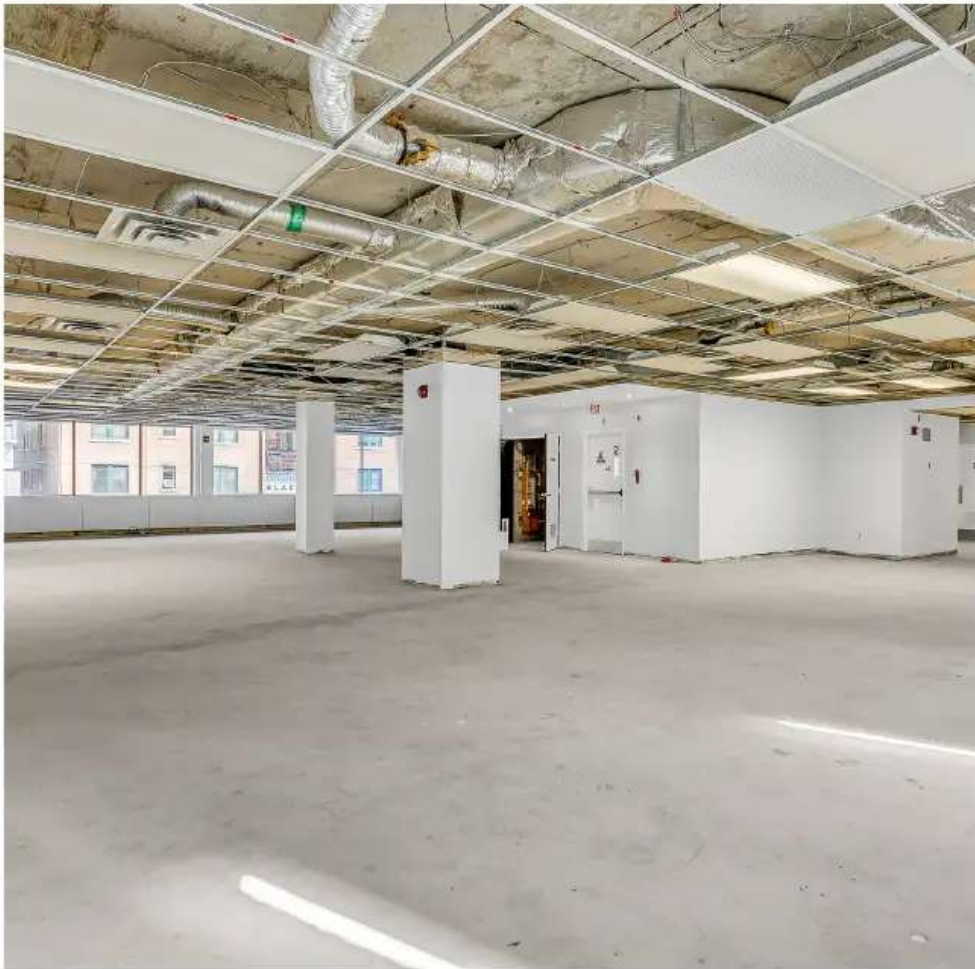
**Operating Costs: \$19.72 / sq.ft.**







## 2nd Floor Photos







## 3rd Floor Photos







## 6th Floor Photos







## 7th Floor Photos





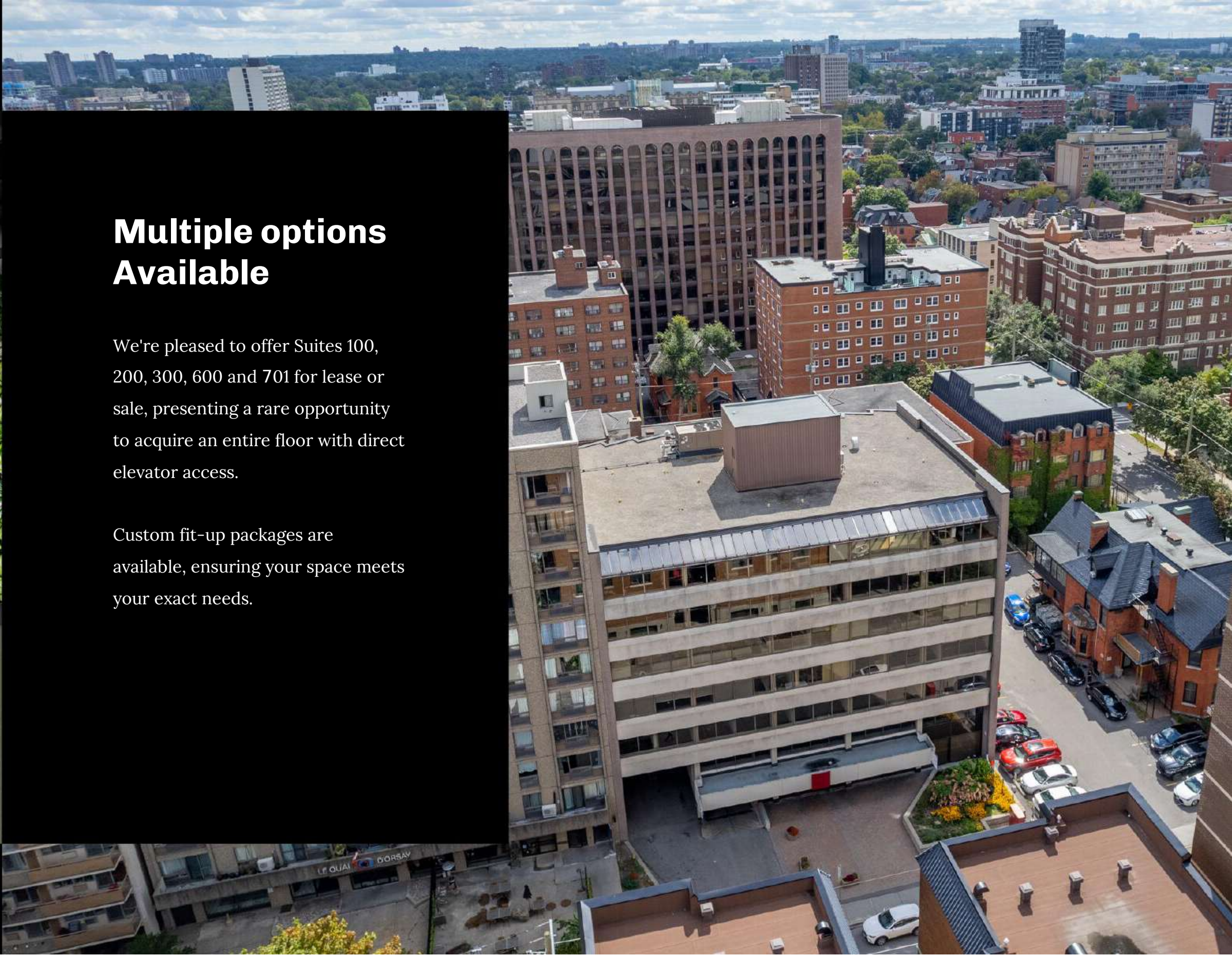




## Multiple options Available

We're pleased to offer Suites 100, 200, 300, 600 and 701 for lease or sale, presenting a rare opportunity to acquire an entire floor with direct elevator access.

Custom fit-up packages are available, ensuring your space meets your exact needs.







**Sarah Vandenberg**

**BROKER OF RECORD**

(613) 862-4980

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