

September

Commercial Leasing & Investment Availability Report



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Integrity. Dedication. Professionalism

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

OFFICE SPACE FOR LEASE

September

WEST

411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate	} 4,960 sf Contiguous	Price: \$17.50/sf
Suite 202	1,761 sf	LEASED		
Suite 206	639 sf	LEASED		
Suite 305	2,819 sf	Immediate		
Suite 309	2,141 sf	Immediate		

250 City Centre Avenue



Suite 303	1,521 sf	LEASED	Price: \$12.00/sf	
Suite 400	2,151 sf	Immediate		OPC: \$16.36/sf
Suite 402	1,136 sf	Immediate		
Suite 600	1,705 sf	LEASED		
Suite 603	1,105 sf	LEASED		
Suite 611	1,028 sf	Immediate		
Suite 616	1,586 sf	Immediate		

145 Spruce Street



Suite 104	263 sf	Immediate	Price: \$850/month GROSS
Suite 201	260 sf	March 1, 2025	

119 Ross Avenue



Suite 100	1,787 sf	Immediate	Price: \$14.00/sf	
Suite 102	2,207 sf	Immediate		OPC: \$20.60/sf
Suite 200	4,021 sf	Immediate		

1339 Wellington Street W.



Suite 202	1,776 sf	Immediate	Price: \$14.00/sf

OFFICE SPACE FOR LEASE

September

WEST

2249 Carling Avenue



Suite 202	2,917 sf	Immediate
Suite 410	4,997 sf	LEASED
Suite 423	2,515 sf	Immediate

Price: \$13.50/sf
OPC: \$18.36/sf

2255 Carling Avenue



Suite 201	1,981 sf	Immediate	} 3,563 sf contiguous
Suite 202	1,582 sf	Immediate	
Suite 410	2,645 sf	Immediate	
Suite 500	11,379 sf	Immediate	

Price: \$13.50/sf
OPC: \$17.11/sf

885 Meadowlands Drive



Unit 14	6,296 sf	Immediate	} 12,641 sf contiguous
Suite 105	6,345 sf	Immediate	
Suite 200	12,949 sf	Immediate	
Suite 300	7,429 sf	LEASED	
Suite 302	1,725 sf	Immediate	
Suite 400A	1,416 sf	Immediate	
Suite 402	3,989 sf	October 1, 2025	
Suite 501	5,284 sf	Immediate	

Price: \$15.00/sf
OPC: \$16.47/sf

Price: \$14.00/sf
OPC: \$16.00/sf

1130 Morrison Drive



Suite 240	2,605 sf	Immediate
Suite 260	1,611 sf	Immediate

Price: \$15.00/sf
OPC: \$16.10/sf

Sunny Suites • Bike Racks & Showers
Indoor & Outdoor Parking • Close to HWY 417

2039 Robertson Road



Suite 212	1,026 sf	Immediate	} 3,098 sf contiguous
Suite 221	1,535 sf	Immediate	
Suite 230	1,594 sf	Immediate	
Suite 238	1,504 sf	Immediate	
Suite 243	1,072 sf	Immediate	
Suite 260	877 sf	LEASED	

Price: \$18.00/sf
OPC: \$15.72/sf



Suite 261A	940 sf	Immediate	} 1,726 sf contiguous
Suite 261B	786 sf	Immediate	
Suite 262B	940 sf	LEASED	
Suite 263	715 sf	Immediate	
Suite 301	1,169 sf	Immediate	
Suite 401	1,250 sf	Immediate	

OFFICE SPACE FOR LEASE

September

WEST

603 March Road



Suite 100-E	6,906 sf	Immediate
Suite 100-S	5,876 sf	Immediate
Second Floor*	up to approx. 9,094 sf	Immediate

Price: \$14.50/sf

OPC: \$12.13/sf

*A range of space available on the second floor.

SOUTH

152 Cleopatra Drive



Suite 116	2,262 sf	Immediate
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Price: \$16.00/sf

OPC: \$16.08/sf

Medical Office | Harmony Health Centre

For more information and to book a tour of 152 Cleopatra Drive, please contact:
Sarah Vandenberg / sarah@paradigm-commercial.ca / 613.728.4111

CENTRAL

177 Nepean Street



Building	21,953 sf	Immediate
Suite 200	5,494 sf	Immediate
Suite 300	5,566 sf	Immediate
Suite 400	5,466 sf	Immediate
Suite 500	5,427 sf	Immediate

Price: \$16.00/sf

OPC: \$14.80/sf

Suite 200 - Turnkey marketing or call centre with a large breakroom, meeting room, and two private offices. Plenty of natural light.



OFFICE SPACE FOR LEASE

September

CENTRAL

1 Nicholas Street



Suite 200	12,764 sf	Immediate	
Suite 302	3,651 sf	Immediate	
Suite 303	3,820 sf	Immediate	
Suite 412	2,396 sf	Immediate	
Suite 430	2,293 sf	Immediate	
Suite 432	1,765 sf	Immediate	
Suite 500	3,769 sf	Immediate	- Can be demised
Suite 520	3,473 sf	Immediate	
Suite 600	4,010 sf	Immediate	
Suite 702	1,054 sf	Immediate	
Suite 708	2,076 sf	Immediate	
Suite 712	3,391 sf	Immediate	
Suite 800	9,579 sf	Immediate	
Suite 900	6,999 sf	Immediate] 10,084 sf contiguous
Suite 920	3,084 sf	Immediate	
Suite 1001	2,318 sf	Immediate	
Suite 1105B	2,982 sf	Immediate	
Suite 1108B	1,504 sf	Immediate	
Suite 1210	1,573 sf	Immediate] 2,477 sf contiguous
Suite 1216	904 sf	Immediate	
Suite 1408	2,912 sf	Immediate	
Suite 1500	3,290 sf	Immediate	

Price: \$17.00/sf
OPC: \$11.94/sf

20 James Street



Lower Level 5,171 sf Immediate

Price: \$10.00/sf
OPC: \$18.07/sf

For more information and to book a tour of 20 James Street, please contact:
John Zinati / john@zinatirealty.com / 613.853.4106

EAST

2668 Alta Vista Drive



Second Floor 6,299 sf Immediate

Price: \$20.00/sf
SEMI GROSS

For more information and to book a tour of 2668 Alta Vista Drive, please contact:
Brent Taylor / brent@brentcomrealty.com / 613.726.7323

1417C Cyrville Road



Suite C201	2,109 sf	Immediate	
Suite C205A	372 sf	LEASED	
Suite C207	766 sf	December 1, 2024	

Price: \$7.00/sf
OPC: \$11.02/sf

RETAIL SPACE FOR LEASE

September

WEST

1337 Wellington Street W.



2,653 sf Immediate

Price: \$30.00/sf

OPC: \$16.03/sf

Corner unit with large display windows and side loading door.

838 Somerset Street West



Unit 10

1,759 sf Immediate

Price: \$15.00/sf

OPC: \$13.52/sf

Corner unit retail / office fit for a medical clinic. Reception area, breakroom, lockers. 10 rooms, 5 of which are examination rooms with sinks. Wheelchair accessible

205 Richmond Road



Unit 108

1,337 sf Immediate

Price: \$45.00/sf

OPC: \$16.06/sf

2039 Robertson Road



Unit 4

1,217 sf Immediate

Price: \$22.00/sf

Unit 8 (coffee shop)

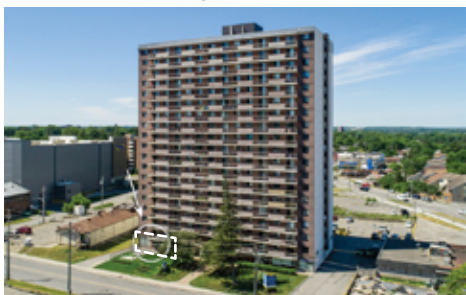
1,061 sf Immediate

OPC: \$15.72/sf

Unit 14

1,098 sf Immediate

360 Croydon Avenue



490 sf LEASED

Price: \$30.00/sf

GROSS + Utilities

Glass front retail space on the ground level of a 217 unit apartment building. Close to Lincoln Fields Station.

RETAIL SPACE FOR LEASE

September

WEST

Rideauview Shopping Plaza 885 Meadowlands Drive



Unit 6	1,400 sf	LEASED	} 12,641 sf contiguous
Unit 14	6,296 sf	Immediate	
Unit 105	6,345 sf	Immediate	

Price: \$15.00/sf
OPC: \$16.47/sf

555 March Road



18,000 sf Immediate

Price: \$15.00/sf
OPC: \$12.00/sf

Currently fit for athletic centre. Two grade loading doors. Large parking lot.

591 March Road



Unit 10	1,873 sf	Immediate
Unit 9	1,014 sf	TBD

Price: \$15.00/sf
OPC: \$10.98/sf

603 March Road



Cafe/Kitchen 3,954 sf Immediate

Price: \$20.00/sf
OPC: \$10.15/sf

Commercial Kitchen & Cafeteria
Indoor seating area and potential for patio seating.
Direct access to loading door.
Potential to refit for office use.

CENTRAL

1 Nicholas Street



Unit 2	approx. 542 sf	30 Days Notice
Unit 5	approx. 1,611 sf	Immediate

Price: \$40.00/sf
OPC: \$11.94/sf

EAST

230 Brittany Drive



1,827 sf Immediate

Price: \$30.00/sf
GROSS + Utilities

Retail unit on the ground level of a 275 unit residential highrise complex. Located just off St. Laurent Blvd.

WAREHOUSE SPACE FOR LEASE

September

WEST

250 City Centre Avenue



Upper Level

Bay 208-218* 19,169 sf **LEASED**
Bay 228 3,200 sf November 1, 2024

Price: \$13.00/sf
OPC: \$7.74/sf

Ceiling: 14' | Grade Loading Doors

*Bay 208-218: 12,800 sf open warehouse space; 6,400 sf fit for office use.

Ground Level

Bay 116-118 7,300 sf Immediate
Ceiling: 18' | Common Loading Dock | Building Signage

Price: \$16.00/sf
OPC: \$7.74/sf



164 Elm Street



Unit B114 3,080 sf Immediate

Price: \$13.50/sf
SEMI GROSS

Lower Level Showroom/Storage Space

Private Entrance | Customizable Conopy | Building Signage

1800 Woodward Drive



Unit 1800 5,044 sf TBD

Price: \$16.50/sf
OPC: \$10.06/sf

Office/Warehouse | Grade Loading Door | 18' Ceiling | Customizable Conopy | Parking

SOUTH

18 Enterprise Avenue



Unit J 2,087 sf **LEASED**

Price: \$16.00/sf
OPC: \$ 6.15/sf

Ceiling: 14' | Grade Loading Door | Power: 60A / 120/208V / 3 Phase / approx. 40 KVA | Parking

RETAIL

1375 Clyde Avenue



WEST

21,859 sf with 1,603 sf mezz.

Price: \$8,200,000.00

Recently renovated retail building, leased to a long-term stable tenant. 100' frontage on Clyde Avenue, just north of the Merivale Road shopping district near the intersection of Baseline Road.

Parking Spaces: 36

Site Area: 0.754 Acres with potential for future redevelopment.



MULTI-FAMILY

488 MacLaren Street



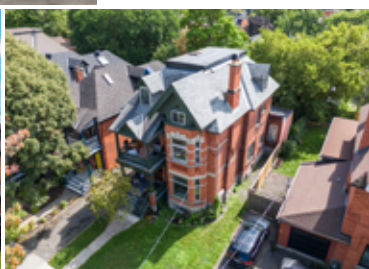
CENTRAL

5 Units

Price: \$1,200,000.00

Site Area: 0.107 Acres | 4,369 SF

- Unit Mix: 1x studio
1x one bedroom
1x two bedroom
2x three bedroom
- 4 Parking Spaces



1071 Wellington St. West



WEST

1,068 sf

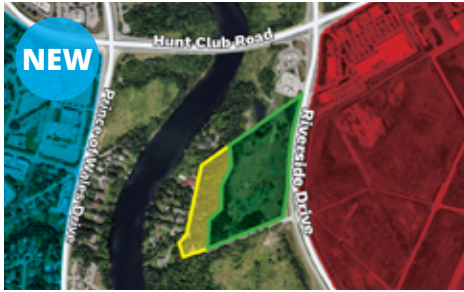
SOLD

Commercial building suitable for retail stores, medical/dental clinic, or professional office.

3 Parking Spaces | Accessibility Ramp | 28' Frontage

INDUSTRIAL DEVELOPMENT LAND

4070 Riverside Drive



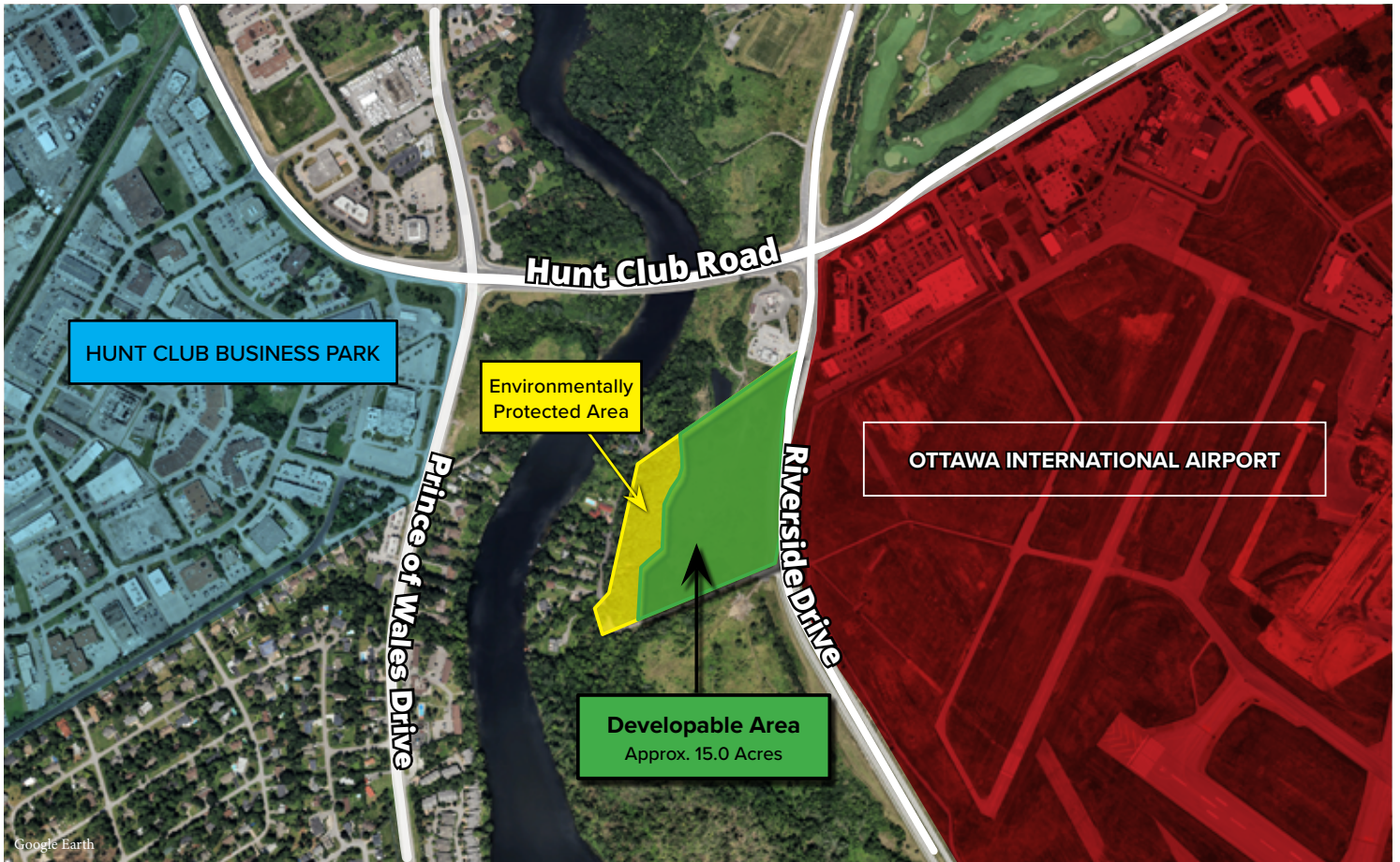
SOUTH

19.739 Acres * | 859,831 sf

Price: \$16,000,000.00

Development land suitable for light industrial uses. Close to the Ottawa International Airport and the Hunt Club Business Park.

* Net Developable Area: 15.04 Acres.



MULTI-FAMILY / REDEVELOPMENT LAND

Lowertown | Downtown

207-227 Murray Street, 328-340 & 346 St. Patrick Street, 281-287 Cumberland Street



CENTRAL

48,922 sf

Price: Contact

1.12 acres | Gross Building Area: 25,908 sf | 14 Occupied Multi-Family Buildings

Ideal redevelopment site with frontage on 3 streets.

