

December

# 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

December

## WEST

### 411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate	} 4,960 sf Contiguous	Price: \$17.50/sf
Suite 202	1,761 sf	LEASED		OPC: \$20.32/sf
Suite 206	639 sf	LEASED		
Suite 305	2,819 sf	Immediate		
Suite 309	2,141 sf	Immediate		

### 250 City Centre Avenue



Suite 400	2,151 sf	Immediate	Price: \$12.00/sf
Suite 611	1,028 sf	Immediate	OPC: \$15.89/sf
Suite 616	1,586 sf	Immediate	

### 145 Spruce Street



Suite 104	263 sf	Immediate	Price: \$850/month GROSS
Suite 201	260 sf	LEASED	Price: \$875/month GROSS

### 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
			OPC: \$21.90/sf

### 2249 Carling Avenue



Suite 202	2,917 sf	Immediate	Price: \$13.50/sf
Suite 423	2,515 sf	Immediate	OPC: \$18.36/sf

# OFFICE SPACE FOR LEASE

December

## WEST

### 2255 Carling Avenue



Suite 201	1,981 sf	Immediate	} 3,563 sf contiguous	<b>Price: \$13.50/sf</b>
Suite 202	1,582 sf	Immediate		
Suite 410	2,645 sf	Immediate		
Suite 500	11,379 sf	Immediate		<b>OPC: \$17.11/sf</b>

### 885 Meadowlands Drive



Unit 14	6,296 sf	Immediate	} 12,641 sf contiguous	<b>Price: \$15.00/sf</b>
Suite 105	6,345 sf	Immediate		
Suite 200	12,949 sf	Immediate		<b>OPC: \$16.47/sf</b>
Suite 300	7,429 sf	LEASED		<b>Price: \$14.00/sf</b>
Suite 302	1,725 sf	Immediate		<b>OPC: \$16.00/sf</b>
Suite 400A	1,416 sf	Immediate		
Suite 402	3,989 sf	Immediate		
Suite 501	5,284 sf	Immediate		

### 1130 Morrison Drive



Suite 260	1,611 sf	Immediate	<b>Price: \$15.00/sf</b>	
Suite 270	2,605 sf	Immediate		<b>OPC: \$16.10/sf</b>
Suite 280	3,891 sf	December 1, 2024		
Suite 280 & 260	5,502 sf	December 1, 2024		

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	<b>Price: \$18.00/sf</b>
Suite 221	1,535 sf	Immediate		
Suite 230	1,594 sf	Immediate		
Suite 238	1,504 sf	Immediate		<b>OPC: \$15.72/sf</b>
Suite 243	1,072 sf	Immediate		
Suite 260	877 sf	LEASED		
Suite 261A	940 sf	Immediate	} 1,726 sf contiguous	
Suite 261B	786 sf	Immediate		
Suite 262B	910 sf	LEASED		
Suite 263	715 sf	December 1, 2024		
Suite 301	1,169 sf	Immediate		
Suite 401	1,250 sf	January 1, 2025		

### 603 March Road



Suite 100-E	6,906 sf	Immediate	<b>Price: \$14.50/sf</b>	
Suite 100-S	5,876 sf	LEASED		<b>OPC: \$12.13/sf</b>
Second Floor*	up to approx. 9,094 sf	Immediate		

\*A range of space available on the second floor.

# OFFICE SPACE FOR LEASE

December

## SOUTH

### 152 Cleopatra Drive



Suite 116                      2,262 sf    Immediate

**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

### 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	3,010 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**

### 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

December

EAST

## 815 Taylor Creek Drive



Building	14,941 sf	Immediate
Ground Floor	7,441 sf	Immediate
Second Floor	up to 7,500 sf	Immediate

Price: \$15.00/sf  
OPC: \$15.75/sf

- A range of space available on the second floor.

## 2668 Alta Vista Drive



Second Floor	6,299 sf	Immediate
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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](mailto: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

December

## 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. Excellent branding opportunity in Wellington Village. Highly visible building signage.

### 838 Somerset Street West



Unit 10 1,759 sf Immediate

Price: \$15.00/sf

OPC: \$14.00/sf APPROX.

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

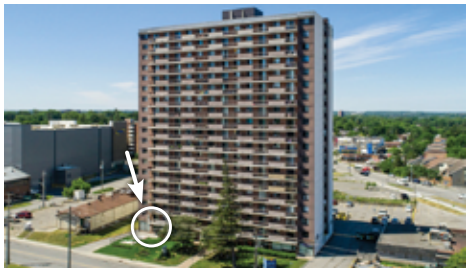


Unit 108 1,337 sf Immediate

Price: \$45.00/sf

OPC: \$16.06/sf

### 360 Croydon Avenue



490 sf Immediate

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.

### 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

### Rideauview Shopping Plaza 885 Meadowlands Drive



Unit-6 4,400 sf LEASED

Price: \$15.00/sf

Unit 14 6,296 sf Immediate

OPC: \$16.47/sf

Unit 105 6,345 sf Immediate } 12,641 sf contiguous

# RETAIL SPACE FOR LEASE

December

## WEST

### 555 March Road



18,000 sf Immediate

Price: \$15.00/sf

OPC: \$12.00/sf

Currently fit for athletic centre. Suitable for a wide variety of uses. Grade loading door. Large parking lot.



### 591 March Road



Unit 10

1,873 sf Immediate

Price: \$15.00/sf

Unit 9

1,014 sf LEASED

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

Price: \$40.00/sf

Unit 5

approx. 1,611 sf Immediate

OPC: \$11.94/sf

### 203 Bank Street



1,840 sf Immediate

Price: \$32.00/sf

OPC: \$15.73/sf

Prime retail on Bank Street in Centretown, downtown Ottawa!  
Fit for a tea shop. Suitable for a variety of retail uses.

# RETAIL SPACE FOR LEASE

December

EAST

## 100 Trainyards Drive



Unit C18                      4,184 sf    February 1, 2025

**Price: \$30.00/sf**  
**OPC: \$12.86/sf**

- Prime retail space at the Ottawa Train Yards
- Located in a shopping destination primarily occupied by AAA national brands
- High ceiling and large display windows
- Building signage and customer parking

## 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.

## Innes Crossing

### 1491 Innes Road



Building A  
Unit 101A                      *approx.* 7,300 sf    Immediate

**Price: \$20.00/sf**  
**OPC: \$10.00/sf** (approx.)

- Ceiling: 18'6" to the beams; 20' to roof deck
- Loading: Double man door at grade
- Customer parking
- Building signage

### 1495 Innes Road



Building D                      3,604 sf    Immediate  
*CAN BE SUBDIVIDED:*  
Unit A                              2,393 sf    Immediate  
Unit B                              1,211 sf    Immediate

**Price: \$20.00/sf**  
**OPC: \$10.00/sf** (approx.)

## Mer Bleue Plaza

### 4025 Innes Road



Unit 11/12                      2,188 sf    Immediate

**Price: \$28.00/sf**  
**OPC: \$17.00/sf**

Inline retail unit fit for a dental clinic. Corner lot plaza at signalized intersection. Customer parking and bus stops on-site. Busy retail node in Orleans! Anchored by KFC and Taco Bell. Surrounded by more AAA national brands.



# WAREHOUSE SPACE FOR LEASE

December

## WEST

### 250 City Centre Avenue



#### Upper Level

Bay 208-218\* 49,169 sf **LEASED**  
Bay 228 3,200 sf **LEASED**

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 **LEASED**

Price: \$16.00/sf

OPC: \$7.74/sf

Ceiling: 18' | Common Loading Dock | Building Signage

### 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

### 2609-3020 Hawthorne Road



Unit 200A 15,175 sf Immediate

Price: \$18.00/sf

OPC: \$ 5.13/sf (approx.)

- Showroom space with large display windows and customer parking
- Ceiling: 23' to joist, 25' to roof deck
- Grade loading door
- Dock loading door with leveller

## MULTI-FAMILY

### 245 Laurier Avenue, East



CENTRAL

15 Units

Price: \$3,750,000.00

Site Area: 0.132 Acres | 5,759 SF

- Unit Mix:
  - 14x bachelor units
  - 1x four-bedroom unit
- Located in Sandy Hill, 400 metres from the University of Ottawa

### 46 Carlyle Avenue



SOUTH

7 Units

Price: \$3,489,000.00

Site Area: 0.098 Acres | 4,284 SF

- Unit Mix:
  - 6x four-bedroom units
  - 1x two-bedroom unit
- Located in Old Ottawa South, less than 500 metres from Carleton University

### 488 MacLaren Street



CENTRAL

5 Units

SOLD

Site Area: 0.107 Acres | 4,369 SF

### 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

### 1566 Raven Avenue



WEST

0.133 Acres | 4,929 sf

Price: \$549,000.00

- Zoning: IG1 - General Industrial Zone
- Storage containers currently on the property can be included in the sale.

### 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.
- Seller will sever smaller parcels (2.0+ 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.
- Rent Roll available.

