

February

Commercial Leasing & Investment Availability Report



50 Bayswater Avenue
Ottawa, ON.
K1Y 2E9

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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

February

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 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	

119 Ross Avenue



Suite 100	1,787 sf	Immediate	Price: \$14.00/sf	
Suite 102	2,207 sf	Immediate		OPC: \$20.98/sf
Suite 200	4,021 sf	Immediate		

1339 Wellington Street W.



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

2249 Carling Avenue



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

OFFICE SPACE FOR LEASE

February

WEST

2255 Carling Avenue



Suite 201	4,981 sf	LEASED		
Suite 202	approx. 1,352 sf	April 1, 2025		Price: \$13.50/sf
Suite 402	4,281 sf	May 1, 2025	} up to 8,520 sf contiguous	OPC: \$14.94/sf
Suite 403	1,594 sf	May 1, 2025		
Suite 410	2,645 sf	Immediate		
Suite 500	11,379 sf	Immediate		

885 Meadowlands Drive



Unit 14	6,296 sf	May 1, 2025	} 12,641 sf contiguous	Price: \$15.00/sf
Suite 105	6,345 sf	May 1, 2025		OPC: \$16.02/sf
Suite 200	12,949 sf	Immediate		Price: \$14.00/sf
Suite 300	7,429 sf	LEASED		OPC: \$16.26/sf
Suite 302	1,725 sf	Immediate		
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		Price: \$15.00/sf
Suite 270	2,605 sf	Immediate		OPC: \$16.10/sf
Suite 280	3,891 sf	Immediate		
Suite 280 & 260	5,502 sf	Immediate		

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

2039 Robertson Road



Suite 212	1,026 sf	Immediate		Price: \$18.00/sf
Suite 221	1,535 sf	Immediate		OPC: \$15.72/sf
Suite 230	1,594 sf	Immediate	} 3,098 sf contiguous	
Suite 238	1,504 sf	Immediate		
Suite 243	1,072 sf	Immediate		
Suite 261A	940 sf	Immediate	} 1,726 sf contiguous	
Suite 261B	786 sf	Immediate		
Suite 301	1,169 sf	Immediate		
Suite 401	1,250 sf	Immediate		

603 March Road



Suite 100-E	6,906 sf	Immediate		Price: \$14.50/sf
Suite 100-S	5,876 sf	LEASED		OPC: \$12.22/sf
Second Floor*	up to approx. 11,199 sf	Immediate		

*A range of space available on the second floor.

OFFICE SPACE FOR LEASE

February

SOUTH

223 Colonnade Road



Suite 111	573 sf	Immediate
Suite 112	1,343 sf	Immediate
Suite 202	1,036 sf	Immediate
Suite 204	884 sf	Immediate
Suite 205	581 sf	Immediate
Suite 206	1,733 sf	Immediate
Suite 210	1,534 sf	Immediate

up to 5,758 sf contiguous

Price: \$15.00/sf
OPC: \$15.71/sf

152 Cleopatra Drive



Suite 116	2,262 sf	Immediate
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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

Price: \$16.00/sf
OPC: \$20.25/sf

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
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
Suite 1216	904 sf	Immediate
Suite 1408	2,912 sf	Immediate
Suite 1500	3,290 sf	Immediate

10,084 sf contiguous

2,477 sf contiguous

Price: \$17.00/sf
OPC: \$11.32/sf

OFFICE SPACE FOR LEASE

February

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.



EAST

815 Taylor Creek Drive



Building	15,240 sf	Immediate
Ground Floor	7,522 sf	Immediate
Second Floor	up to 7,500 sf	Immediate
Suite 201	4,012 sf	Immediate
Suite 203	1,819 sf	Immediate
Suite 204	1,886 sf	Immediate

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

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 / 613.726.7323*

1417C Cyrville Road



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

Price: \$7.00/sf
OPC: \$9.16/sf

RETAIL SPACE FOR LEASE

February

WEST

1337 Wellington Street W.



2,653 sf Immediate

Price: \$30.00/sf

OPC: \$14.77/sf

- Corner unit with large display windows and side loading door.
- Excellent branding opportunity in Wellington Village. Highly visible building signage.

290 City Centre Avenue



5,660 sf Immediate

Price: \$12,000/month

Semi Gross

- Standout property in Ottawa west, steps from Bayview LRT
- Signage facing Somerset St. West
- Just north of Little Italy, and a short walk to Chinatown and Wellington West

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 rear entrance.

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 LEASED

OPC: \$15.72/sf

Unit 15

1,098 sf Immediate

Rideauview Shopping Plaza

885 Meadowlands Drive



Unit 6

1,400 sf Immediate

Price: \$15.00/sf

Unit 14

6,296 sf May 1, 2025

OPC: \$16.02/sf

Unit 105

6,345 sf May 1, 2025

12,641 sf contiguous

RETAIL SPACE FOR LEASE

February

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-9	4,014 sf	LEASED
Unit 10	1,873 sf	Immediate
Unit 13	approx. 1,449 sf	60 Days Notice
Unit 14	approx. 2,351 sf	60 Days Notice

Price: \$15.00/sf

OPC: \$12.22/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: \$11.32/sf

203 Bank Street



1,840 sf Immediate

Price: \$32.00/sf

OPC: \$16.51/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

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EAST

500 Terminal Avenue



Unit 10 ^[1] 3,242 sf Immediate

Price: \$30.00/sf
OPC: \$14.23/sf

Unit 17 ^[2] 15,423 sf Immediate

Price: \$28.00/sf
OPC: \$12.79/sf

550 Terminal Avenue



Unit 8 ^[3] 4,406 sf Immediate

Price: \$30.00/sf
OPC: \$12.79/sf

665 Industrial Avenue



Unit 2B ^[4] 5,155 sf Immediate

Price: \$30.00/sf
OPC: \$13.95/sf

• Inline space between the LCBO and the future location of Shoppers Drug Mart

610 Industrial Avenue



^[5] 36,502 sf Immediate

Price: TBD
OPC: \$11.85/sf

590 Industrial Avenue



Unit 6 ^[6] 6,747 sf Immediate

Price: \$30.00/sf
OPC: \$12.34/sf

595 Industrial Avenue



Unit 2 ^[7] 23,519 sf Immediate

Price: \$25.00/sf
OPC: \$13.95/sf

RETAIL SPACE FOR LEASE

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EAST

575 Industrial Avenue



Unit 4 ^[8] 6,018 sf Immediate

Price: \$30.00/sf
OPC: \$13.95/sf

515 Industrial Avenue



Unit 1 ^[9] 2,675 sf Immediate

Price: \$32.00/sf
OPC: \$12.86/sf

• Potential to demise in half

505 Industrial Avenue



Unit 3 ^[10] 4,100 sf Immediate
Unit 4 ^[11] 3,387 sf Immediate
Unit 5 ^[12] 4,904 sf Immediate

12,391 sf contiguous

Price: \$18.00/sf
OPC: \$ 6.73/sf

100 Trainyards Drive



Unit 18 ^[13] 4,184 sf Immediate
Unit 25 ^[14] 1,896 sf Immediate
Unit 26 ^[15] 4,150 sf Immediate
Unit 28 ^[16] 5,072 sf Immediate
Unit 30A ^[17] 2,403 sf Immediate
Unit 30B ^[18] 2,669 sf Immediate
Unit 32 ^[19] 5,184 sf Immediate

up to
16,190 sf contiguous

Price: \$30.00/sf
OPC: \$12.93/sf

Price: \$32.00/sf
OPC: \$12.86/sf

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OPC: \$12.86/sf

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OPC: \$12.86/sf

150 Trainyards Drive



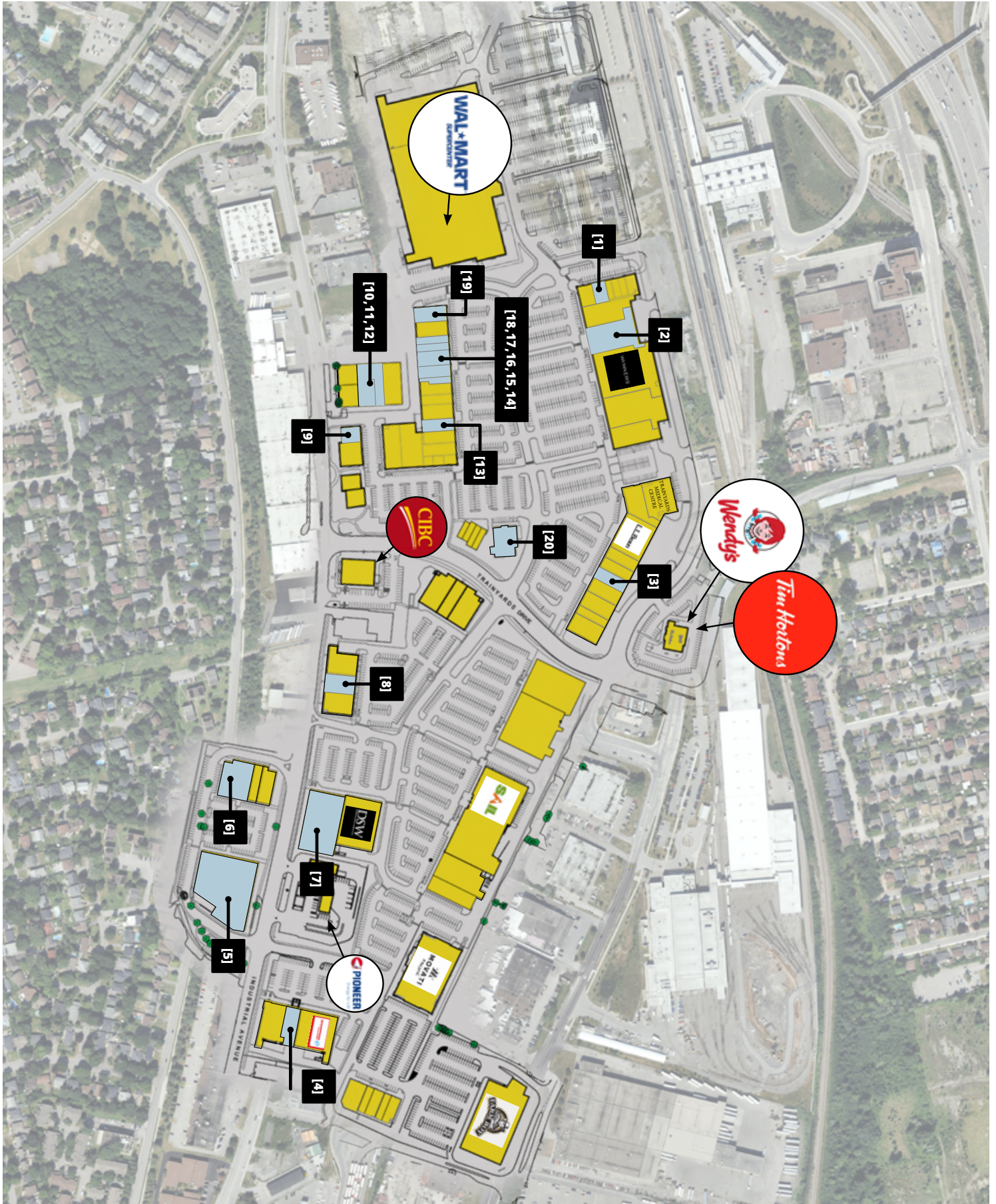
restaurant ^[20] 7,036 sf Immediate

Price: \$30.00/sf
OPC: \$11.78/sf

RETAIL SPACE FOR LEASE

February

Ottawa Trainyards Vacancy Site Plan



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.

Innes Crossing

1491 Innes Road



Building A

Unit 101A approx. 7,300 sf Immediate

Price: \$25.00/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

Price: \$25.00/sf

OPC: \$10.00/sf (approx.)

Mer Bleue Plaza

4025 Innes Road



Unit 11/12

2,188 sf **LEASED**

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

February

WEST

250 City Centre Avenue



Upper Level

Bay 208-218* 19,169 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**

Ceiling: 18' | Common Loading Dock | Building Signage

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

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

EAST

1275 Humber Place



Unit 300-400 40,000 sf Immediate
 Unit 700 6,440 sf Immediate

Price: **\$16.50/sf**
 OPC: **\$6.00/sf (approx.)**

- Ceiling Height: 30'
- Sprinkler System
- 3 Phase Power
- Dock Loading

MULTI-FAMILY

245 Laurier Avenue, East



CENTRAL

15 Units

Price: \$3,469,000.00

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

0.113 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.

