

April

# 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

April

## WEST

### 411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate	} 4,960 sf Contiguous	Price: \$17.50/sf OPC: \$21.19/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	LEASED	Price: \$12.00/sf OPC: \$15.89/sf
Suite 611	1,028 sf	Immediate	
Suite 616	1,586 sf	LEASED	

### 145 Spruce Street



Suite 104	263 sf	LEASED	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 OPC: \$20.98/sf
Suite 102	2,207 sf	Immediate	
Suite 200	4,021 sf	Immediate	

### 1339 Wellington Street W.



Suite 202	1,776 sf	Immediate	Price: \$14.00/sf OPC: \$20.68/sf
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### 2249 Carling Avenue



Suite 202	2,917 sf	LEASED	Price: \$13.50/sf OPC: \$17.94/sf
Suite 423	2,515 sf	Immediate	

# OFFICE SPACE FOR LEASE

April

## WEST

### 2255 Carling Avenue



Suite 201	4,981 sf	LEASED		} up to 8,520 sf contiguous	<b>Price: \$13.50/sf</b> <b>OPC: \$14.94/sf</b>
Suite 202	approx. 1,352 sf	Immediate			
Suite 402	4,281 sf	May 1, 2025			
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	<b>Price: \$15.00/sf</b> <b>OPC: \$16.02/sf</b>
Suite 105	6,345 sf	May 1, 2025		
Suite 200	12,949 sf	Immediate		<b>Price: \$14.00/sf</b> <b>OPC: \$16.26/sf</b>
Suite 300	7,429 sf	LEASED		
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		<b>Price: \$15.00/sf</b> <b>OPC: \$16.10/sf</b>
Suite 270	2,605 sf	Immediate		
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		} 3,098 sf contiguous	<b>Price: \$18.00/sf</b> <b>OPC: \$15.72/sf</b>
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 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		<b>Price: \$14.50/sf</b> <b>OPC: \$12.22/sf</b>
Suite 100-S	5,876 sf	LEASED		
Second Floor*	up to approx. 11,199 sf	Immediate		

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

# OFFICE SPACE FOR LEASE

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## 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

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

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



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

# OFFICE SPACE FOR LEASE

April

## 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](mailto:brent@brentcomrealty.com) / 613.726.7323*

### 1417C Cyrville Road



Suite C201	2,109 sf	Immediate
Suite C207	766 sf	Immediate

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

# RETAIL SPACE FOR LEASE

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## 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 LEASED

Price: \$22.00/sf

Unit 8 (coffee shop)

1,061 sf LEASED

OPC: \$15.72/sf

Unit 15

1,098 sf LEASED

### 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

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## 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 13-15	3,919 sf	60 Days Notice

Price: \$15.00/sf

OPC: \$12.22/sf

- Unit 13-15: Potential to subdivide into two spaces

### 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	542 sf	30 Days Notice
Unit 5	1,722 sf	Immediate

Price: \$40.00/sf

OPC: \$11.32/sf

For more information and to book a tour of 1 Nicholas Street, please contact:  
Neil Mason / [nmason@cwottawa.com](mailto:nmason@cwottawa.com) / 613.236.7777

### 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 <sup>[1]</sup> 3,242 sf Immediate

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

Unit 17 <sup>[2]</sup> 15,423 sf Immediate

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

## 550 Terminal Avenue



Unit 8 <sup>[3]</sup> 4,406 sf Immediate

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

## 665 Industrial Avenue



Unit 2B <sup>[4]</sup> 5,155 sf Immediate

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

• Inline space beside LCBO

## 610 Industrial Avenue



<sup>[5]</sup> 36,502 sf Immediate

Price: TBD  
OPC: \$11.85/sf

- Freestanding building with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock
- Plenty of natural light

## 590 Industrial Avenue



Unit 6 <sup>[6]</sup> 6,747 sf Immediate

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

- Endcap unit located next to Urban Barn and Healthy Planet
- Large display windows bring in abundant natural light

## 595 Industrial Avenue



Unit 2 <sup>[7]</sup> 23,519 sf Immediate

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

- Highly visible unit with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock



# RETAIL SPACE FOR LEASE

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EAST

## 575 Industrial Avenue



Unit 4 <sup>[8]</sup> 6,018 sf Immediate

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

- Inline unit between Skecher and Banana Republic
- Building signage faces Industrial Avenue,
- Ceiling: 20' clear

## 515 Industrial Avenue



Unit 1 <sup>[9]</sup> 2,675 sf Immediate

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

- Potential to demise in half
- 42' of frontage on Industrial Avenue
- Highly effective building signage and large display windows.

## 505 Industrial Avenue



Unit 3 <sup>[10]</sup> 4,100 sf Immediate

Unit 4 <sup>[11]</sup> 3,387 sf Immediate

Unit 5 <sup>[12]</sup> 4,904 sf Immediate

12,391 sf contiguous

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

- Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.

## 100 Trainyards Drive



Unit 14 <sup>[13]</sup> 4,596 sf May 1, 2025

Unit 16 <sup>[14]</sup> 4,386 sf Immediate

Unit 18 <sup>[15]</sup> 4,184 sf Immediate

up to  
13,166 sf contiguous

Unit 25 <sup>[16]</sup> 1,896 sf Immediate

Unit 26 <sup>[17]</sup> 4,150 sf Immediate

Unit 28 <sup>[18]</sup> 5,072 sf Immediate

up to  
16,190 sf contiguous

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

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

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



Unit 30A <sup>[19]</sup> 2,403 sf Immediate

Unit 30B <sup>[20]</sup> 2,669 sf Immediate

Unit 32 <sup>[21]</sup> 5,184 sf Immediate

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

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

## 150 Trainyards Drive



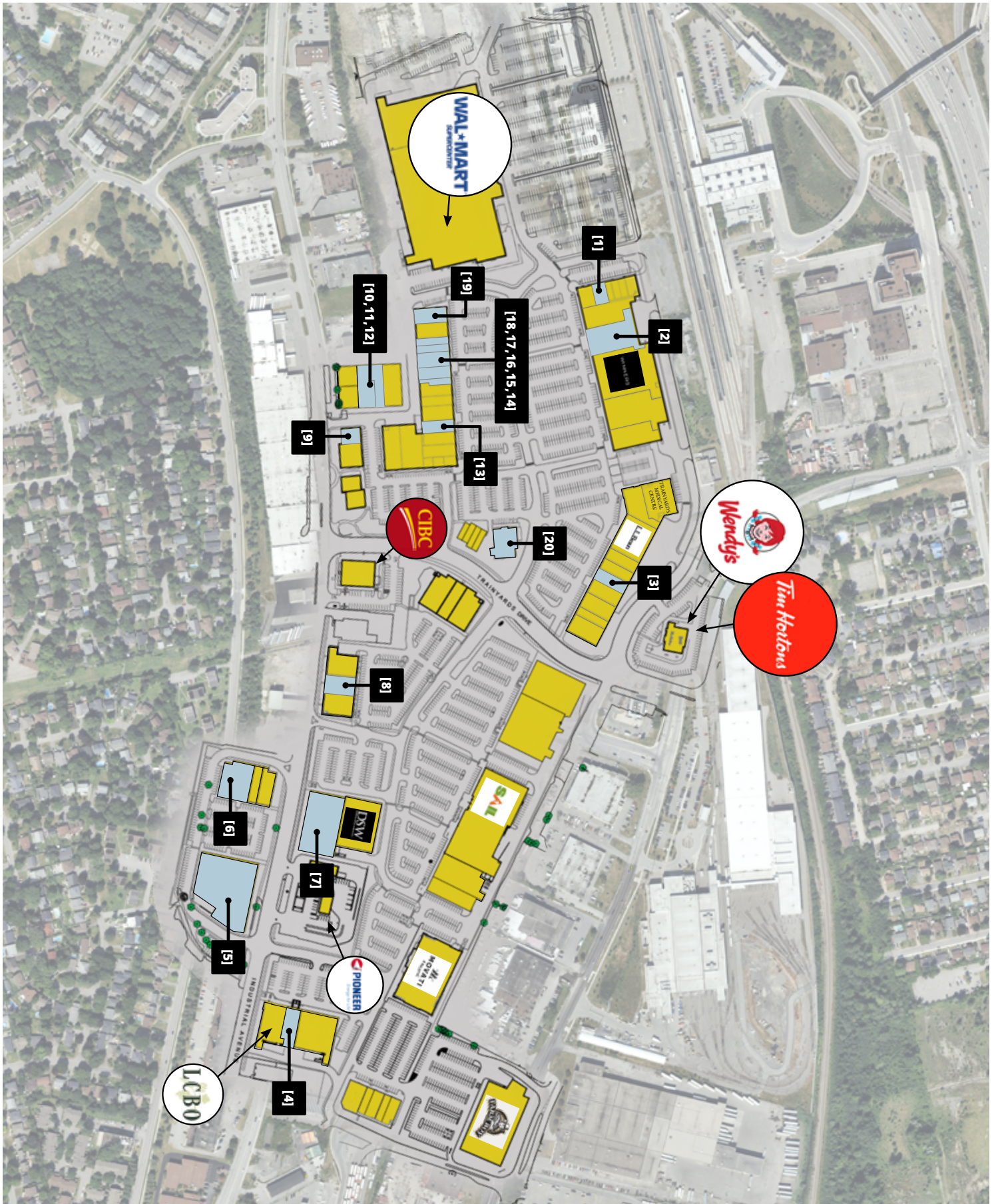
restaurant <sup>[20]</sup> 7,036 sf Immediate

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

# RETAIL SPACE FOR LEASE

April

## Ottawa Trainyards Vacancy Site Plan



# RETAIL SPACE FOR LEASE

April

EAST

## 1000 Belfast Road



Unit J 4,868 sf Immediate

Price: \$20.00/sf  
OPC: \$13.05/sf

- Ceiling: 19'
- Loading: Double man door
- Two washrooms
- Building signage visible from St. Laurent Blvd.

## 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
- Potential to demise

### 1495 Innes Road



Building D 3,604 sf Immediate

Price: \$25.00/sf  
OPC: \$10.00/sf (approx.)



# WAREHOUSE SPACE FOR LEASE

April

## WEST

### 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

### 250 City Centre Avenue



*Upper Level*  
Bay 234      3,200 sf      September 1, 2025

Price: \$13.00/sf  
OPC: \$7.25/sf

- Ceiling: 14'
- Grade Loading Door

## SOUTH

### 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

### 3020 Hawthorne Road



Unit 100C      6,800 sf      Immediate

Price: \$18.00/sf  
OPC: \$5.16/sf

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

## 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

488 MacLaren Street



CENTRAL

5 Units

**SOLD**

Site Area: 0.107 Acres | 4,369 SF

## 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



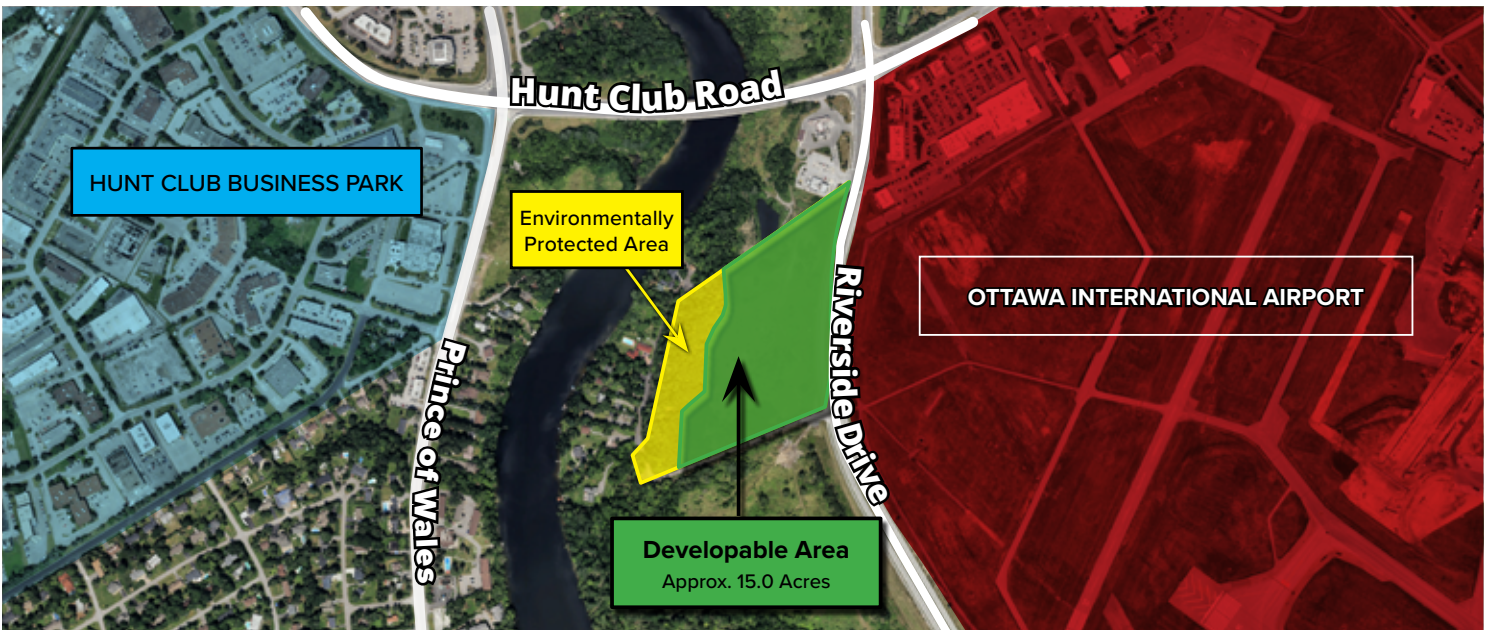
SOUTH

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.

