



## Be a part of the action at 250 City Centre Avenue!

Ground Floor - 7,451 sf

**Price:** \$14.00/sf

**OPC:** \$16.59/sf

Second Floor - 8,100 sf

Suite 603 - 1,105 sf

**Price:** \$12.00/sf

**OPC:** \$16.59/sf

Emeh Essien, Leasing Manager  
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Conveniently located just west of downtown Ottawa in the developing LeBreton Flats area. Well-lit, spacious suites with plenty of parking for customers and tenants. Only steps away from Bayview Station. Great amenities on-site and close to many more in Little Italy, Wellington West, and Chinatown.

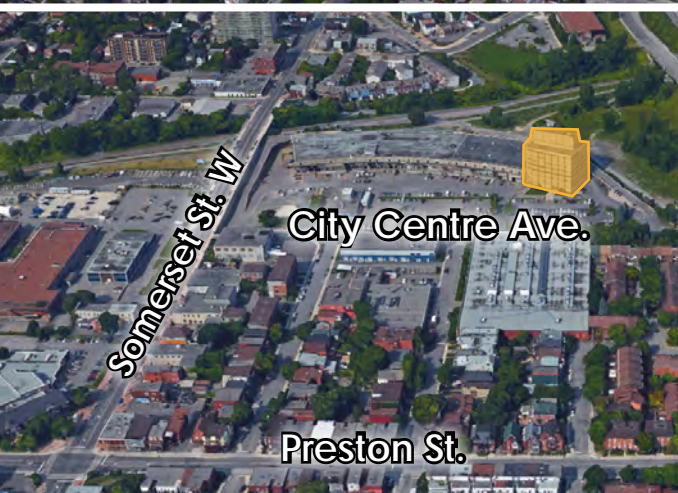
Join many great Ottawa businesses such as Lumberjaxe, Art-Is-In Bakery, Beyond the Pale Brewery and more!

- On-site building manager
- 24-hour emergency service and fast personal service by our professional property management team
- Fully supervised parking lot
- Daily cleaning service and utilities included
- Pre-wired, fibre-optic capable - Rogers and Bell
- Newly renovated building façade
- Well maintained landscaping

250 City Centre Ave., Ottawa

District Realty Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)





Walkable and accessible! Steps from the new light rail systems providing quick access to anywhere in the city.

- Close to Gatineau
- Minutes from Highway 417 and downtown Ottawa
- Easy access to the Parkway
- Close to Bayview Station: LRT and all major bus routes
- Walking distance to Hintonburg and Little Italy
- Great lunch options on-site

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