

Office Space **FOR LEASE**

177 Nepean Street
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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177 Nepean Street
Ottawa

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



Availability

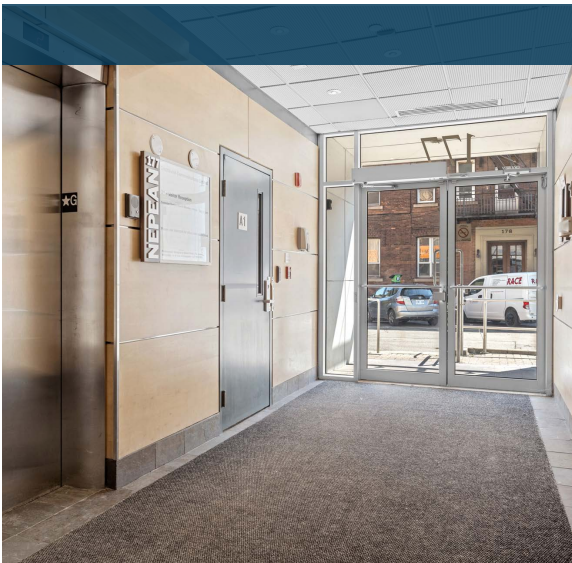
Unit	Size	Combine Units	Occupancy
Suite 200	5,494 sf	Up to 21,953 sf contiguous	Immediate
Suite 300	5,566 sf		Immediate
Suite 400	5,466 sf		Immediate
Suite 500	5,427 sf		Immediate

Highlights

Prime office space is available for lease at the corner of Bank and Nepean Streets in Centretown, offering an ideal setting for businesses seeking visibility, accessibility, and a prestigious downtown address. A total of 21,953 square feet is available across four floors, with the opportunity to combine floors into contiguous suites to accommodate larger occupancy requirements. The property also offers excellent opportunities for **corporate branding potential** along one of downtown Ottawa’s busiest corridors.

The suites are filled with natural light, feature **elevator access**, and are designed to provide a professional and efficient work environment. The second floor is a turnkey opportunity currently configured for a marketing firm or call centre, complete with a large staff breakroom.

Nearby **parking** options are available. Please inquire.



Location Overview

Located in a highly walkable and bike-friendly area, the property is a **short walk from from the LRT** with stops for major bus routes in the immediate area, ensuring seamless connectivity for employees and clients alike.

The surrounding neighborhood offers a wealth of amenities, including restaurants, coffee shops, grocery stores, financial institutions, and key government and civic destinations. **Parliament Hill, Ottawa City Hall, and the Ottawa Courthouse** are all within close proximity, making this an ideal location for businesses that value accessibility and a prestigious downtown address.

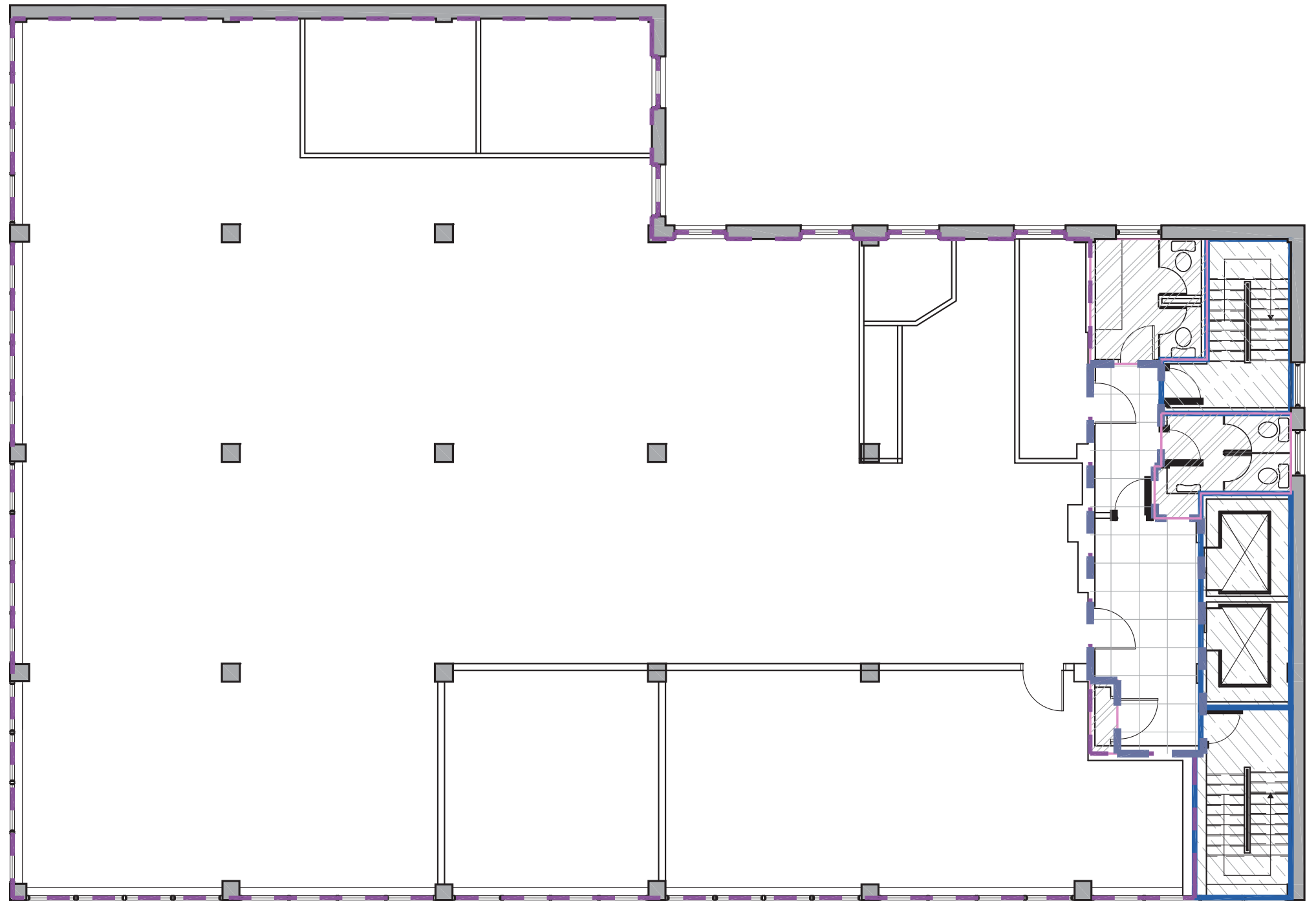
With **quick access to Highway 417** and major routes around the Rideau Canal, this location combines convenience, connectivity, and the energy of Ottawa’s vibrant downtown core.



SUITE 200

Turn-Key Marketing Centre

- 5,494 SF full floor, move-in ready office suite with natural light throughout
- Two passenger elevators
- Efficient space designed for large teams and collaborative environments, ideal for marketing or call centre
- Reception area with coat closets and space for staff lockers
- Large and efficient breakroom and adjoined meeting room with sliding doors to create additional seating
- Two enclosed offices with glass walls



Suite 200



CONTACT

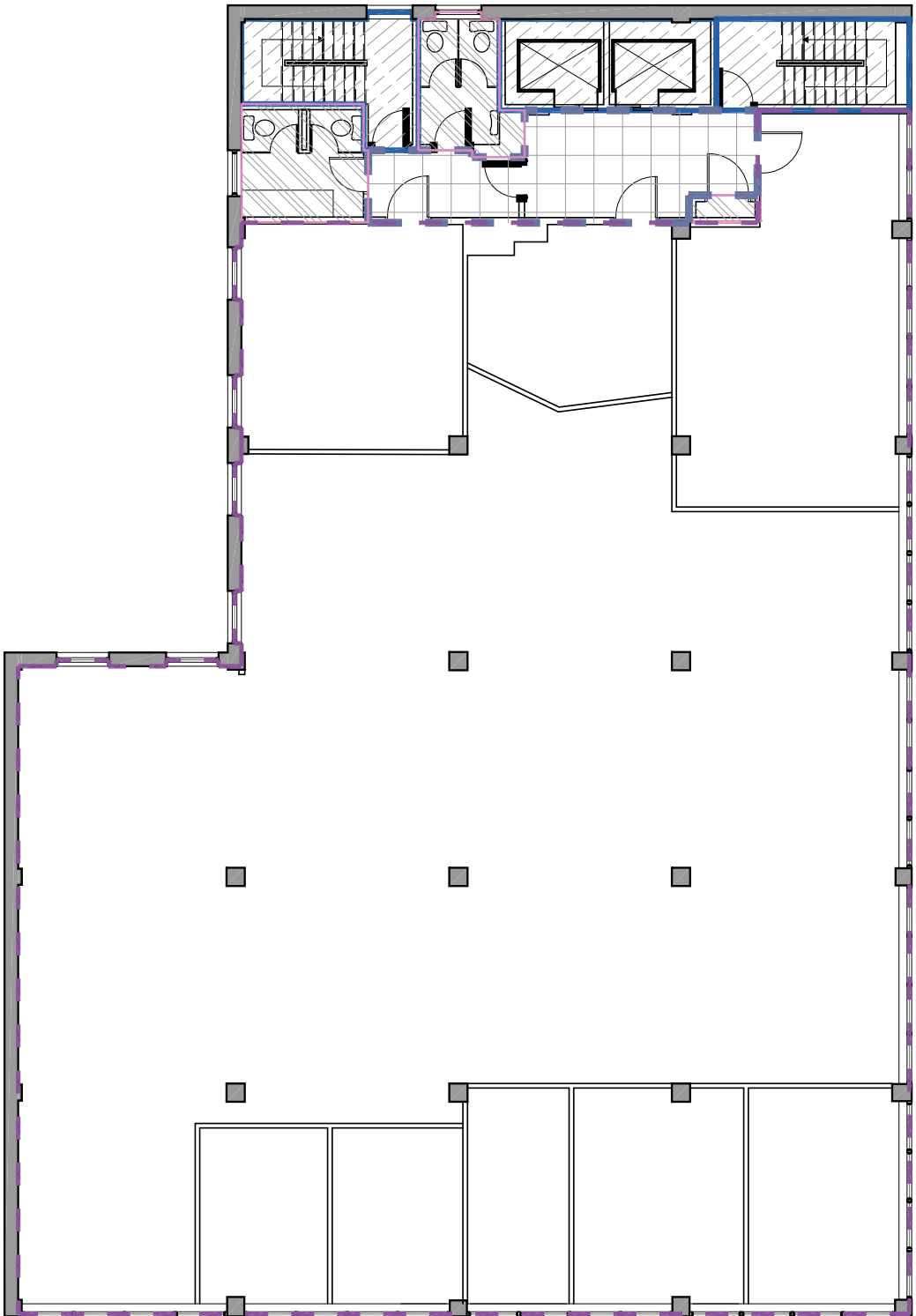
613-759-8383
leasing@districtrealty.com

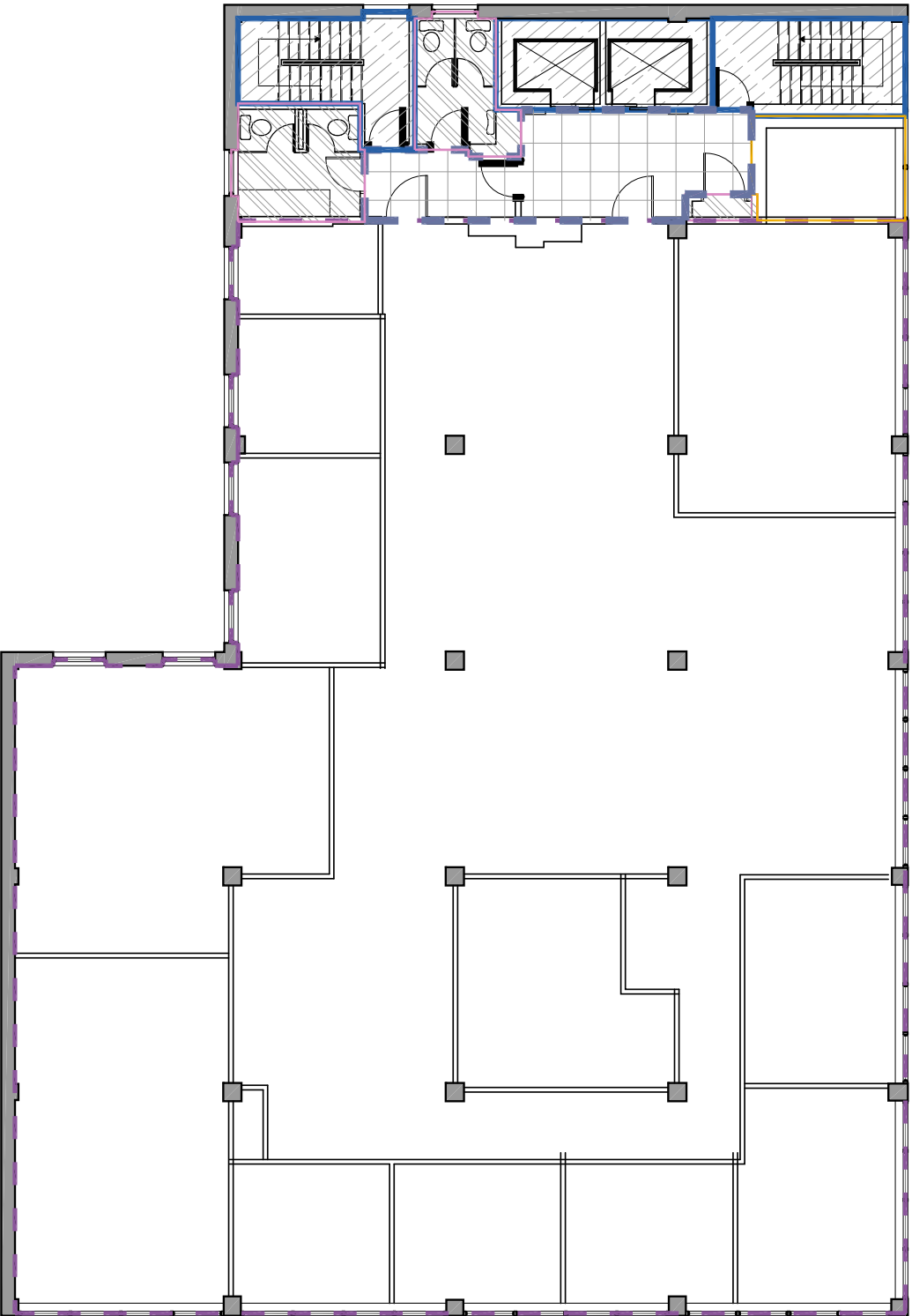
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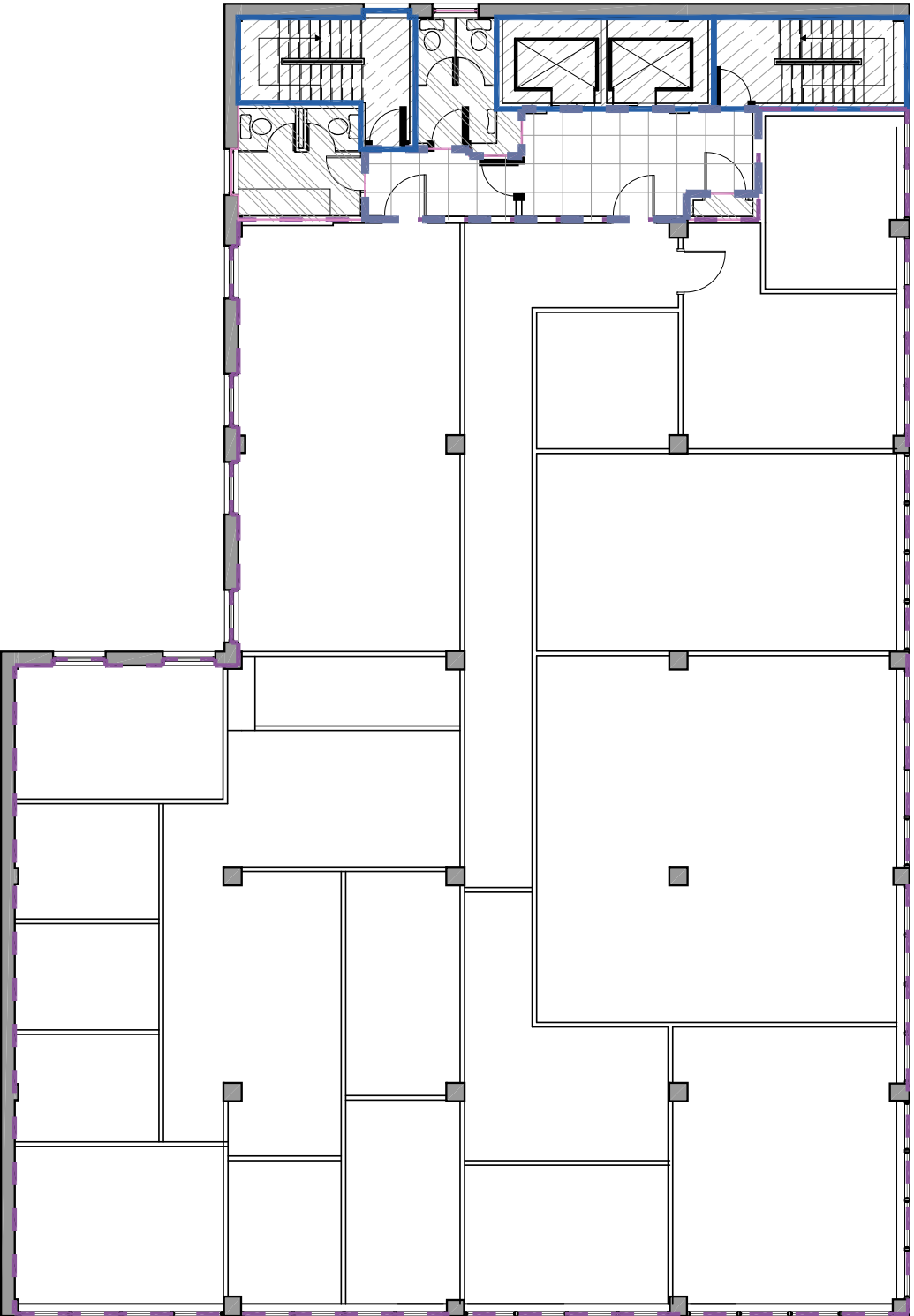
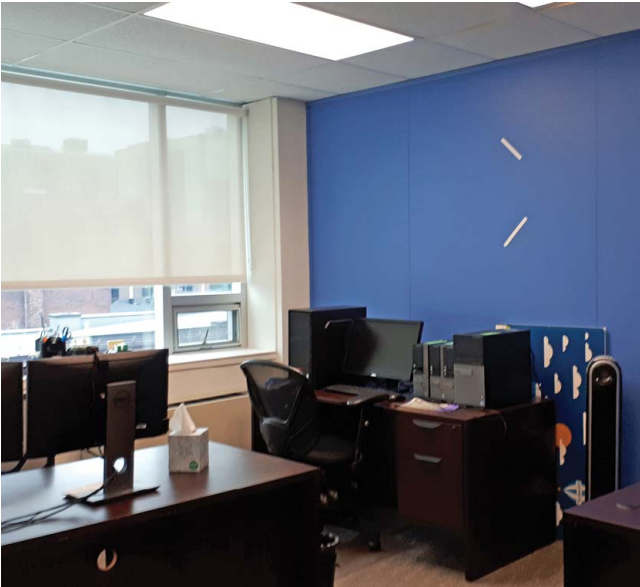
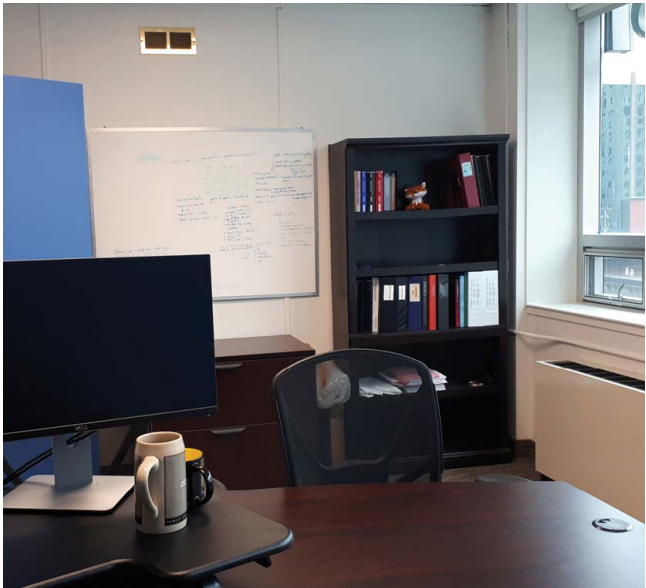
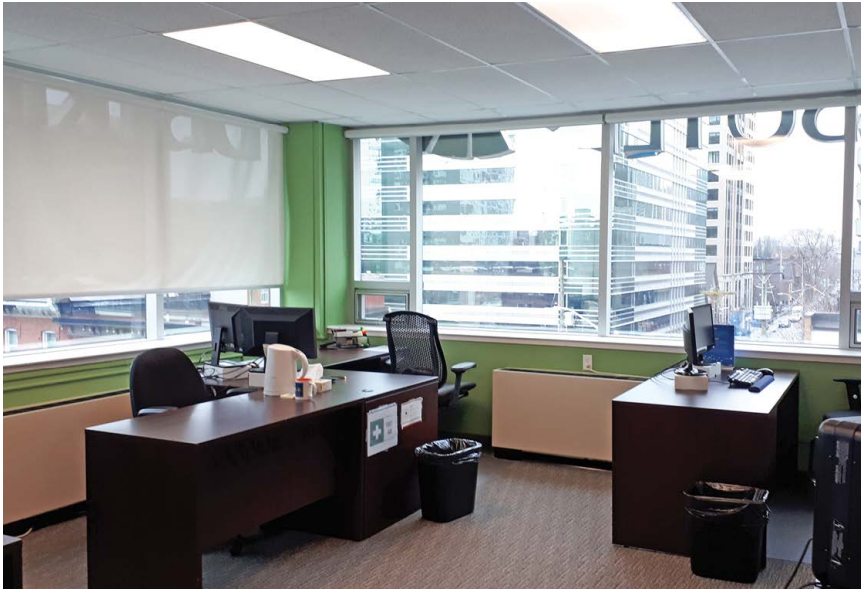
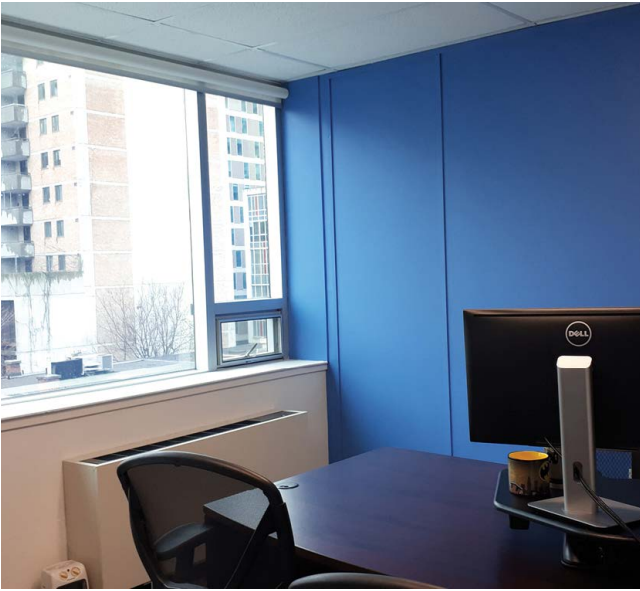
Justin Levine, Broker
Sr. Advisor, Leasing & Investment Sales

Charles Mirsky, Broker
COO - Brokerage Services

Jason Shinder, Broker of Record
CEO







Demographic Data

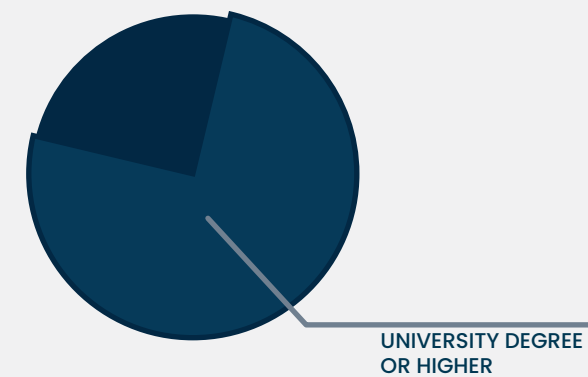
CoStar Demographics (2026)

Positioned in the heart of Centretown, 177 Nepean Street is surrounded by a dense, highly educated professional population. The area draws established career-focused residents across government, business, finance, and the knowledge sectors, creating a strong foundation for office-based operations.

For tenants, this translates into immediate access to talent, walkable amenities, transit connectivity, and the daily momentum of Ottawa's urban core — an address that supports recruitment, collaboration, and long-term growth.

Educational Attainment

Over 72% of residents hold a University Degree or higher within a 3 km radius.



Income Levels

With 35% earning under \$40,000, the range of average household incomes is:

**\$59K
TO \$91,364K**

Labor Force Participation

69%

within a 5 km radius, a highly active working demographic with most employed in government, education, business & finance, and sales & services.

Household Characteristics

One or two-person households dominate making up 83%, with household growth expected to reach

**23%
BY 2033**



Over 16,650 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Population Growth

The population within a 3 km radius is projected to reach 287,737 by 2033.

**18.96%
GROWTH
BY 2033**

Age Distribution

Centretown is anchored by a distinctly professional-age population, with over 86% of the population under 65. This is an active workforce in its prime earning and career-building years. An ideal setting for office users who depend on talent density, transit access, and walkable urban amenities.

MEDIAN AGE IS

37



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CEO



20 James Street, Suite 100
Ottawa, ON., K2P 0T6



613.759.8383



LEASING@DISTRICTREALTY.COM