

Office Space **FOR LEASE**

250 City Centre Avenue
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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250 City Centre Avenue

Ottawa

Price
\$12.00/sf
OPC
\$15.04/sf

Availability

Suite 403	1,385 sf	November 1, 2026
Suite 612	676 sf	Available Immediately
Suite 800A	1,682 sf	March 1, 2027

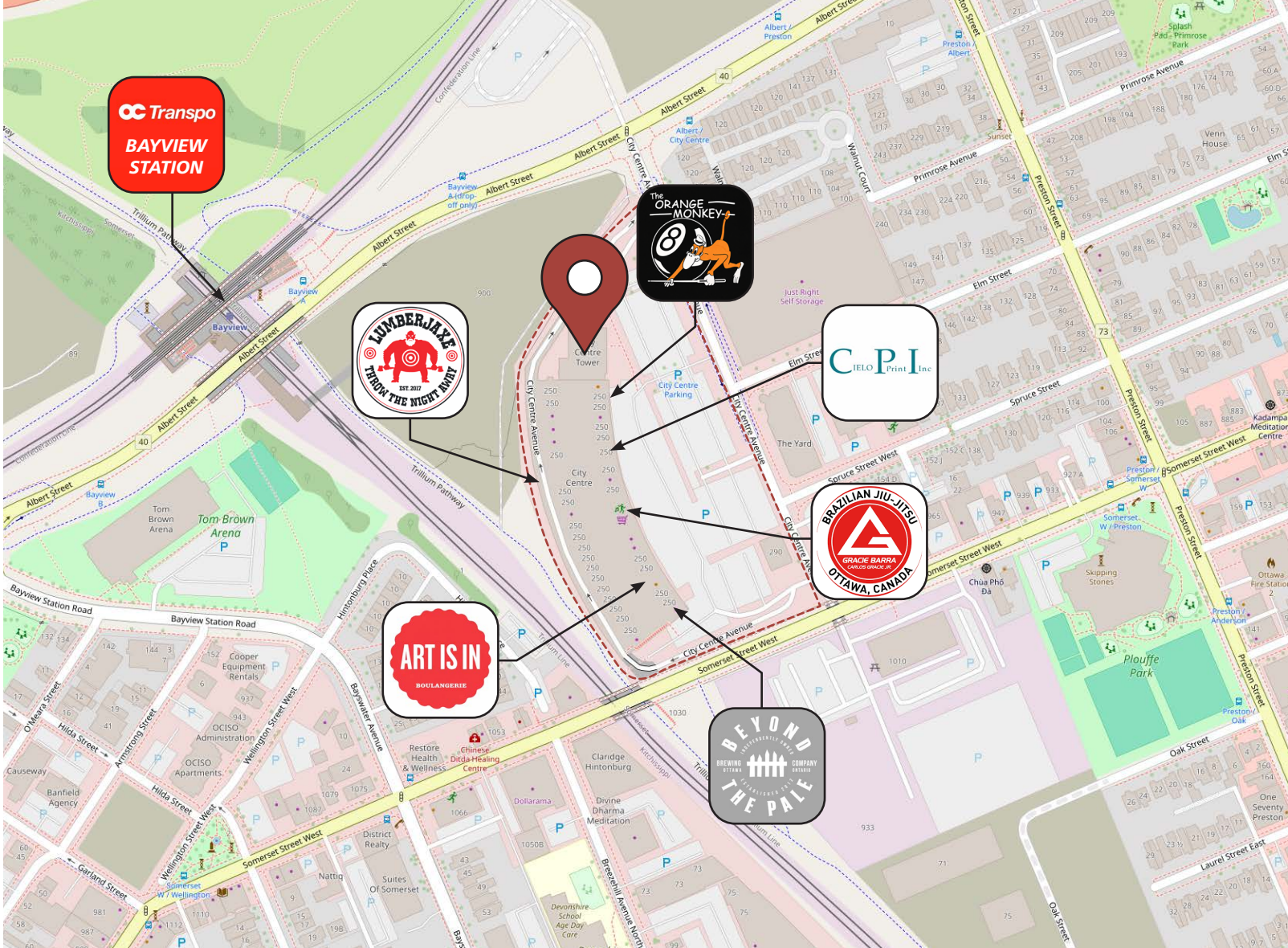
Key Features

- Zoning** H2[1967] S291 **Parking Ratio** 3/1,500 sf
- On-Site Parking** for tenants and clients
- Steps to Bayview LRT** **Close to HWY 417**

Highlights

This well-located office building is situated just west of downtown Ottawa, offering a strategic and accessible location for businesses and their clients. With direct access to HWY 417, strong transit connections, and on-site parking for both tenants and visitors, commuting is simple and convenient.

The building also features a variety of on-site amenities, including a coffee shop/bakery, lunch spots, and facilities for athletic and recreational use; ideal for promoting work-life balance. Just a short walk away, tenants can enjoy the diverse offerings of Little Italy, Chinatown, and Wellington West, with a wide selection of restaurants, shops, and services that add vibrancy and convenience to the workday.



Location Overview

- Ideally situated minutes from Gatineau and downtown Ottawa
- Seamless access to Highway 417 and the scenic Parkway
- Steps to Bayview Station, connecting LRT and all major bus routes
- Stroll to the vibrant shops and dining of Wellington West, Little Italy, and Chinatown



CONTACT

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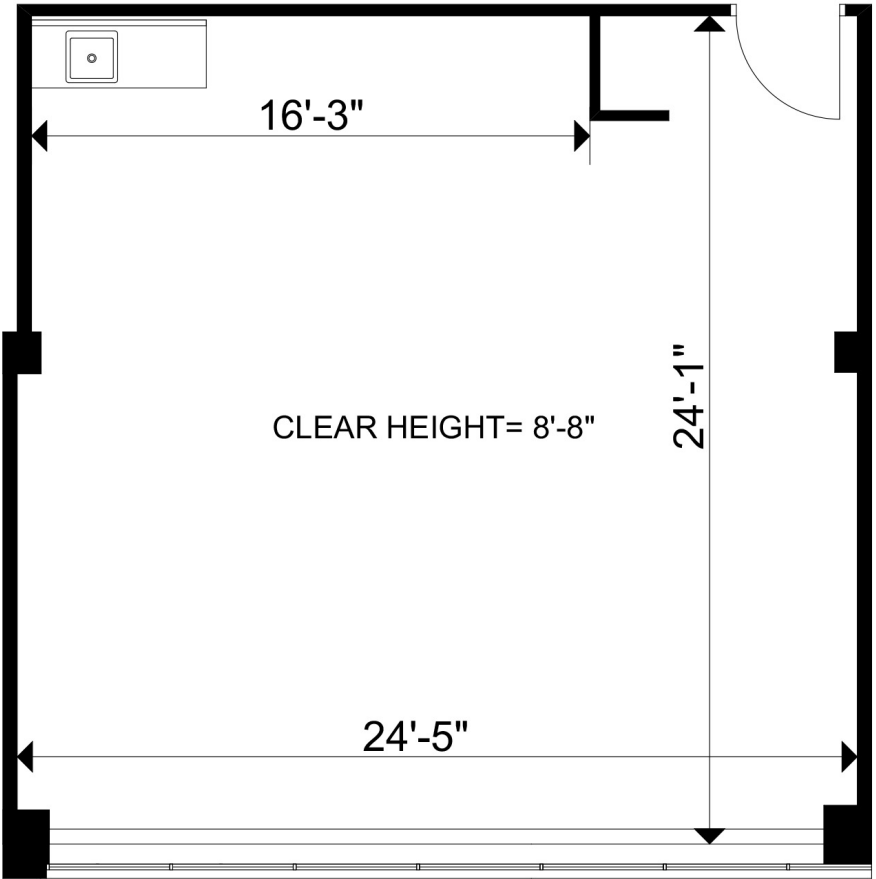
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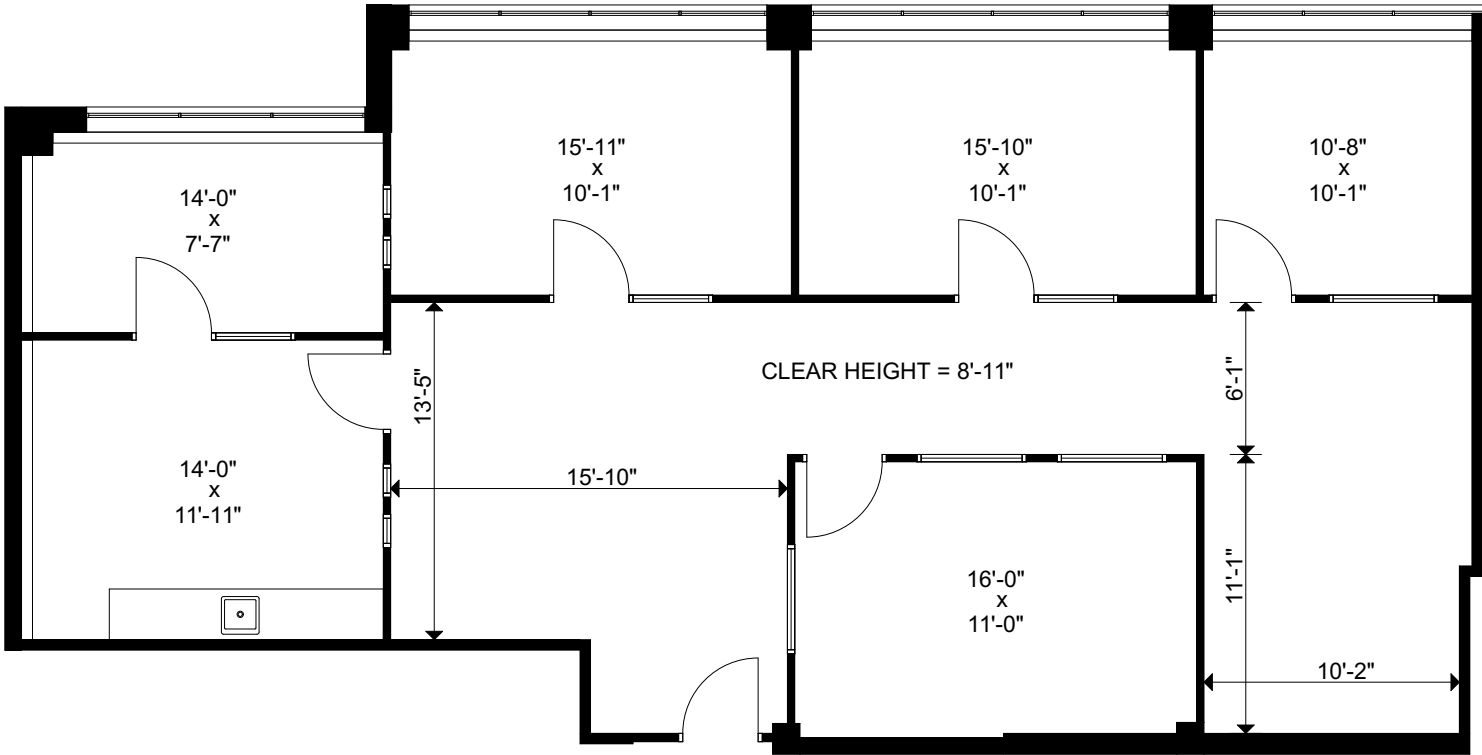
Jason Shinder, Broker of Record
CEO

FLOOR PLANS



SUITE 612 | 676 sf

- Open space with a kitchenette
- Large window brings in plenty of natural light



SUITE 800A | 1,682 sf

Available March 1, 2027

- Sunny suite features five private offices with windows, a meeting room, and lunch room.
- Open space suitable for collaborative work area or workstations

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AREA MAP

Leasing office space at 250 City Centre Avenue places your business in the heart of Ottawa West—where connectivity, culture, and commerce converge. With immediate access to Highway 417, the Parkway, and Bayview Station, commuting is effortless from every direction, while proximity to downtown and Gatineau keeps you closely tied to the region's core business districts.

Beyond accessibility, the surrounding neighbourhood delivers a distinct advantage. Steps from Wellington West, Little Italy, and Chinatown, the area offers a vibrant mix of dining, services, and local energy that enhances the workday experience. Coupled with a growing, educated workforce and a dynamic business community, this location positions tenants to operate within both convenience and momentum.

Vibrant Business Community

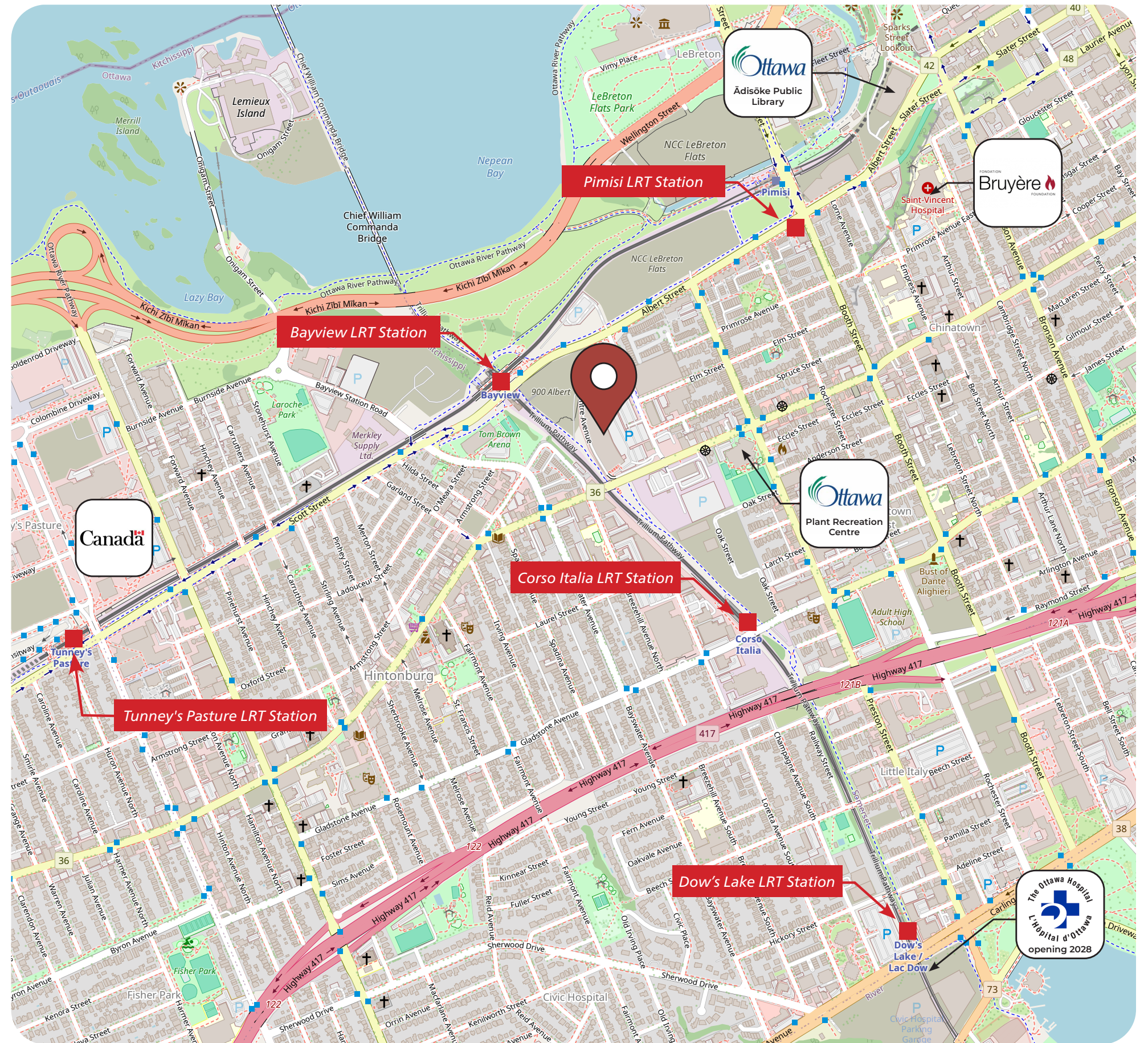
Steps from Wellington West, Little Italy, and Chinatown, providing a vibrant mix of dining, retail, and services that enhance both workday convenience and after-hours appeal.

Connected for Success

Direct access to Highway 417 and the Parkway, combined with immediate proximity to Bayview Station, ensures seamless commuting via car and transit.

Convenience at Your Doorstep

On-site offerings including a café/bakery, lunch options, and fitness-oriented facilities to elevating the everyday workplace experience.



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Demographic Data

CoStar Demographics (2026)

Situated within Ottawa's urban core, the surrounding area is characterized by a growing residential population and a strong concentration of working professionals. The neighbourhood draws a well-educated workforce employed across business, government, technology, and professional service sectors, creating an environment well aligned with small office users and knowledge-based businesses.

A high share of nearby residents live in smaller households and are active in the labour force, contributing to a steady daytime population and a vibrant local business community. For office tenants, this translates into access to a skilled talent pool, nearby clients, and a dynamic urban setting that supports professional services, consulting firms, creative studios, and other compact office operations.

Labor Force Participation

67%

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

Household Characteristics

One or two-person households dominate making up 78.55%, with household growth expected to reach

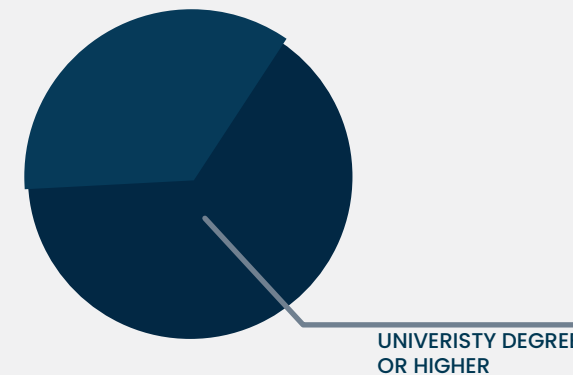
23% BY 2033



Over 27,985 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 150,000 residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 32% earning under \$40,000, the range of average household incomes is:

\$63K TO \$98,000K

Population Growth

The population within a 5 km radius is projected to reach 287,737 by 2033.

19.66% GROWTH BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 82% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

39



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