

Integrity. Dedication. Professionalism.  
WAREHOUSE SPACE FOR LEASE

# 250 City Centre Avenue, Ottawa



## OTTAWA WEST | WAREHOUSE SPACE FOR LEASE

UPPER LEVEL

**Price:** \$13.00/sf

**OPC:** \$ 7.74/sf

Bay 208-218 - 12,800 to 19,169 sf

• Ceiling Height: 14'; Grade loading door.

Conveniently located warehouse spaces, just west of downtown Ottawa. Close to HWY 417 and only steps from Bayview Station (LRT). Suitable for storage or light industrial uses.

Coffee and great lunch options on-site. Walk to many more in Chinatown, Little Italy, and Wellington West.

GROUND LEVEL

**Price:** \$16.00/sf

**OPC:** \$ 7.74/sf

Bay 116-118 - 7,300 sf (approx.)

• Ceiling Height: 18'; Access to common loading dock with O.H. door on unit.

UPPER LEVEL:

Bay 208-218: 12,800 sf open warehouse space with two overhead doors. 6,369 sf air-conditioned office space with washrooms.

GROUND LEVEL:

Bay 116: About 7,300 sf warehouse space. Loading door with access to common dock. Large open space with two offices and a private washroom.

CONTACT:

613-759-8383

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Darren Clare

Director, Leasing & Investment Sales

Sales Representative



1 250 City Centre Avenue, Ottawa

District Realty Corporation Brokerage  
districtrealty.com



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 Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

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Google Earth

Walkable and accessible! Steps from **Bayview OTrain Station** providing quick access to anywhere in the city.

- Close to Gatineau
- Minutes from HWY 417 and downtown Ottawa
- Easy access to the Parkway
- Close to Bayview Station: LRT and all major bus routes
- Walk to Wellington West, Little Italy and Chinatown
- Coffee and great lunch options on-site
- Zoning: MC[398] S169-h

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