

# Office Space **FOR LEASE**

885 Meadowlands Drive  
Ottawa



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Corporation Brokerage  
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## 885 Meadowlands Drive

Office Space for Lease

### Price

\$14.00/sf

### OPC

\$16.26/sf

### Availability

<b>Suite 200</b>	12,949 sf
<b>Suite 302</b>	1,737 sf
<b>Suite 400A</b>	1,435 sf
<b>Suite 402</b>	4,150 sf



## 1430 Prince of Wales Dr.

Retail/Office Space for Lease

### Price

\$15.00/sf

### OPC

\$16.02/sf

### Availability

<b>Unit 105</b>	6,345 sf	> 12,641 sf contiguous
<b>Unit 14</b>	6,296 sf	
<b>Unit 6</b>	1,400 sf	



**CONTACT**

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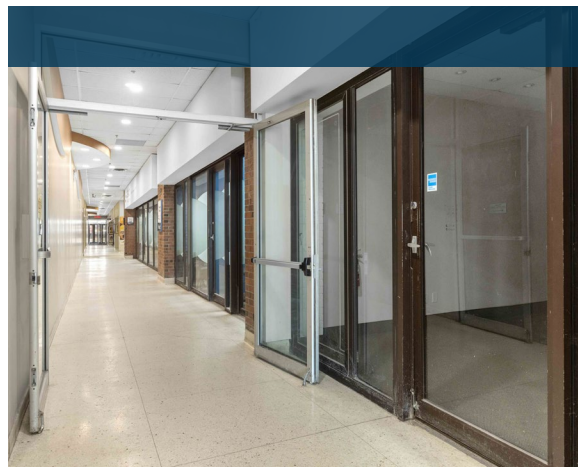
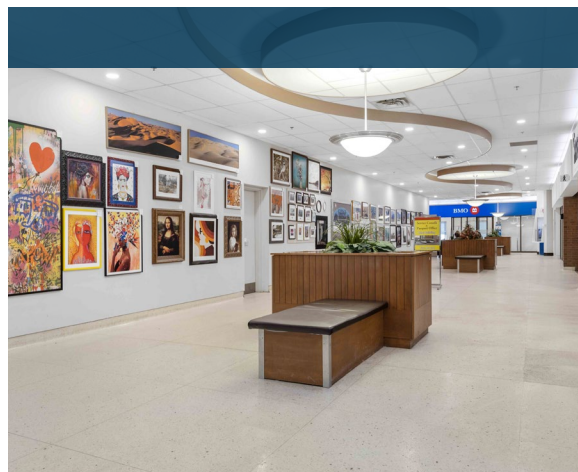
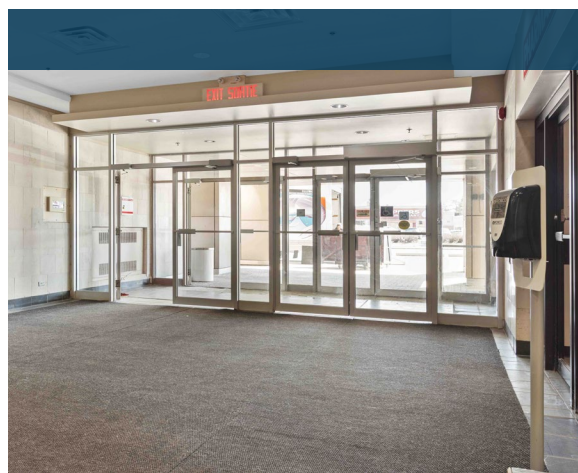
# Highlights

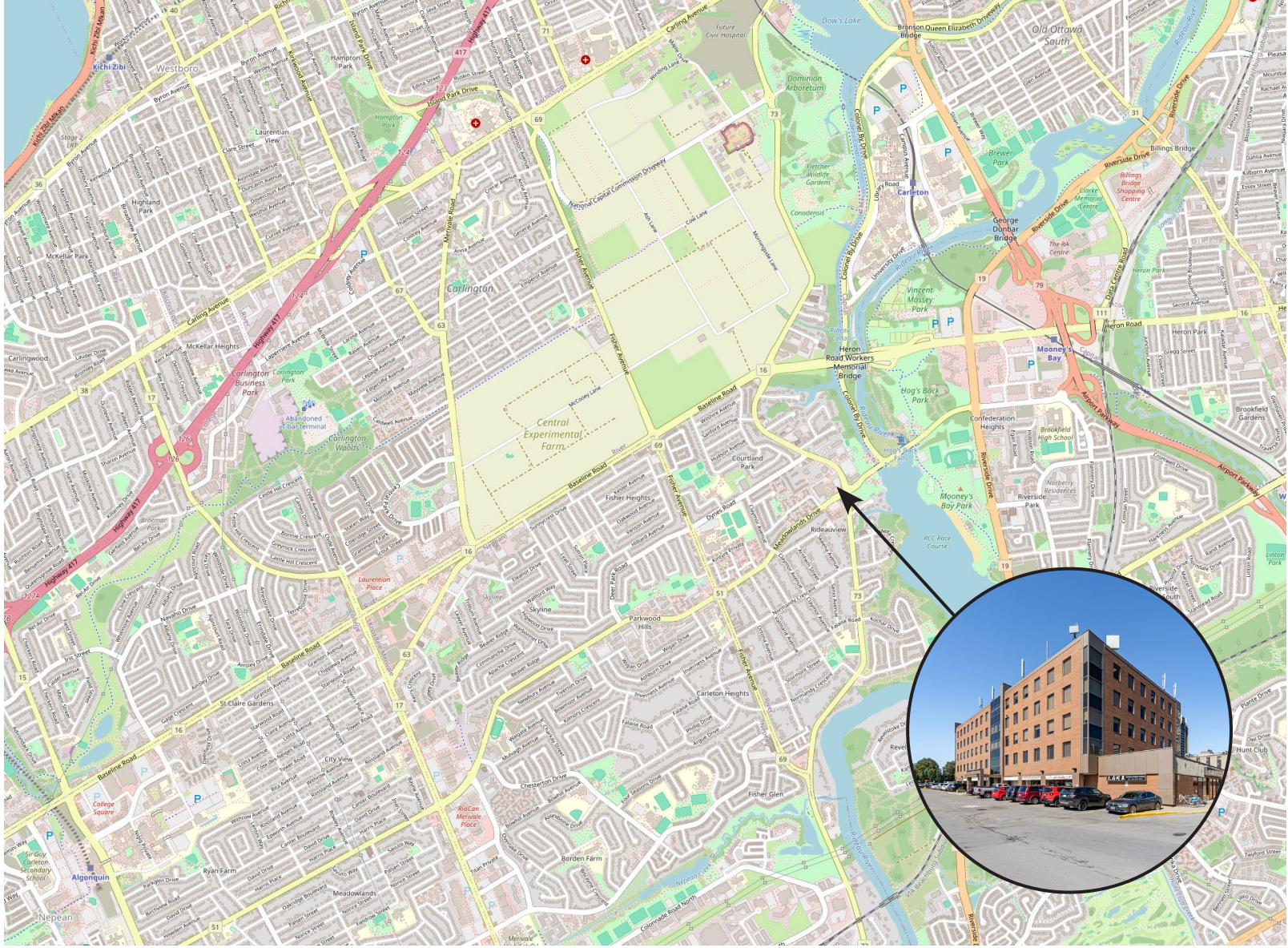
Prominently located at the corner of Meadowlands Drive and Prince of Wales Drive, Rideauview Plaza offers a dynamic mix of professional office suites and ground-level retail space. The plaza is anchored by well-known tenants such as Passport Canada, the Bank of Montreal, Farmer's Pick Grocery, and Tim Hortons, alongside a pharmacy and a diverse selection of restaurants. This strong tenant mix generates steady daily traffic and positions the site as a well-established hub for business, services, and community engagement.

The upper-level offices provide bright, spacious work environments with modern lighting upgrades and newly glazed windows, creating a comfortable and professional setting. The full second floor is available, offering flexibility for large organizations, government agencies, and businesses connected to nearby institutions such as Carleton University and Algonquin College. With abundant on-site parking, close proximity to Highway 417, and nearby bus stops for Route 111, the location is easily accessible for employees, clients, and visitors.

At the street level, retail and office units cater to a range of uses, from medical and educational services to community resource hubs, libraries, and recreational or athletic facilities. Units 14 and 105 can be combined for larger requirements, offering adaptable layouts to suit a variety of operational needs.

The surrounding area blends urban convenience with natural beauty. Just a short walk from Hog's Back Falls and Mooney's Bay, the plaza offers access to scenic green spaces alongside everyday amenities. The neighbourhood is walkable and bike-friendly, with excellent transit connections, making it an attractive choice for both businesses and their customers.





## Location Overview

Rideauview Plaza enjoys a prime location at the intersection of Meadowlands Drive and Prince of Wales Drive, offering exceptional visibility and accessibility. Surrounded by established national and local retailers—including Passport Canada, Bank of Montreal, Farmer's Pick Grocery, Tim Hortons, and a variety of restaurants—the plaza benefits from strong daily foot traffic. The neighbourhood blends urban convenience with natural beauty, just minutes from Hog's Back Falls and Mooney's Bay, and offers easy access to Highway 417, scenic canal routes, public transit, and nearby institutions such as Carleton University and Algonquin College. Ample on-site parking, walkable streets, and bike-friendly connections make it a highly attractive destination for both businesses and visitors.



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