

Office Space **FOR LEASE**

1 Nicholas Street,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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1 Nicholas Street

Ottawa

Price
\$17.00/sf
OPC
\$11.32/sf



Key Features

Zoning HI S58- Hub Zone 1

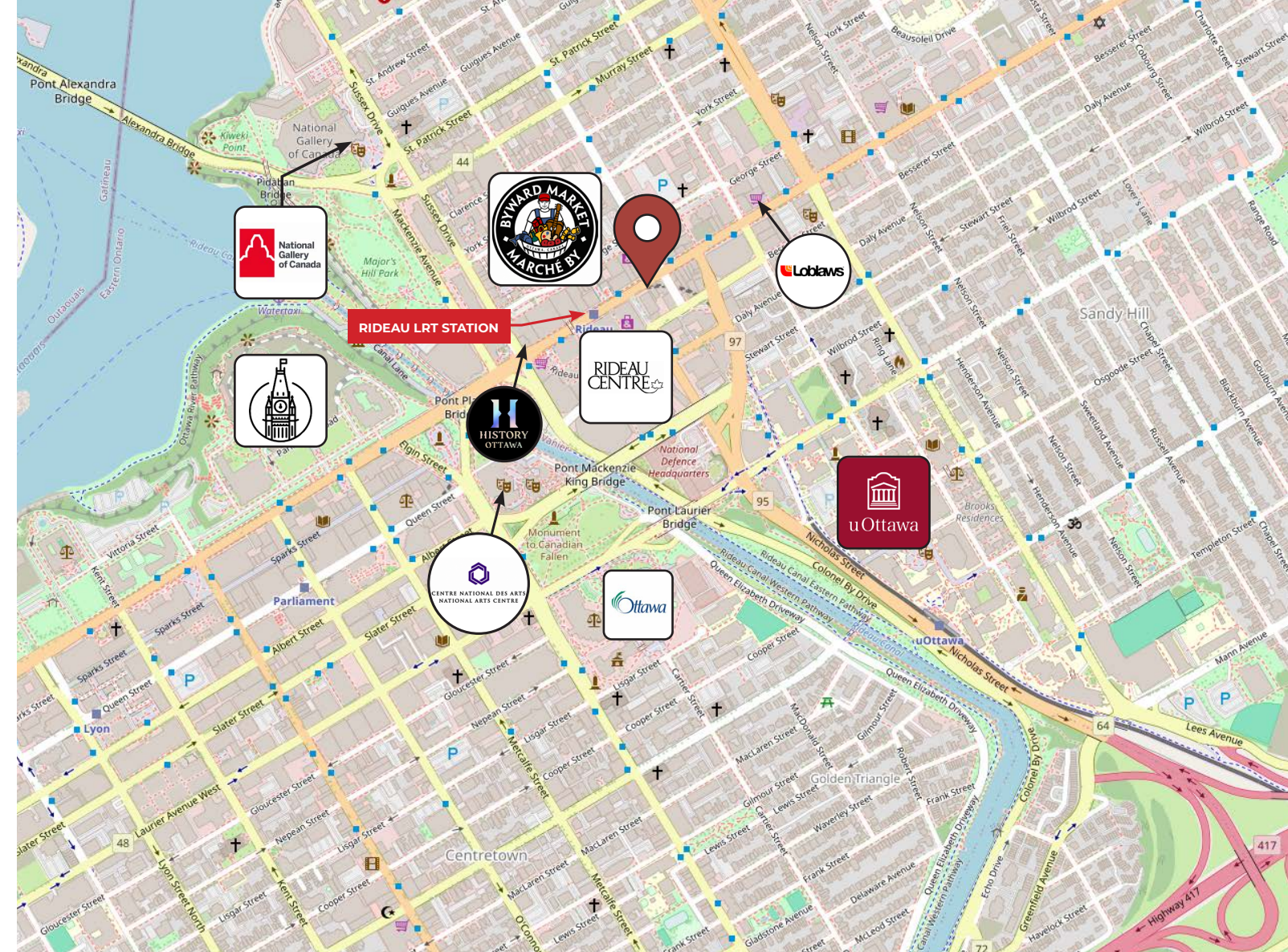
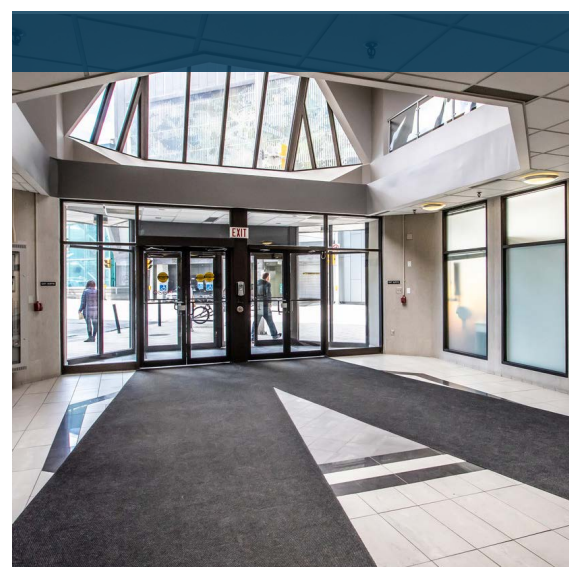
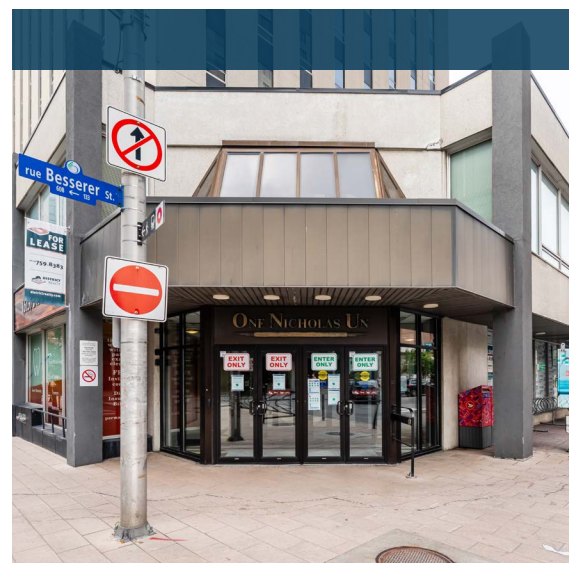
- Accessible entrance and 3 passenger elevators
- Bike room, showers, and lockers available for tenants
- Steps from Rideau LRT Station • Close to HWY 417
- All amenities on your doorstep

Highlights

Located in the heart of downtown Ottawa, 1 Nicholas Street unmatched convenience with immediate access to public transit, Highway 417, and other major thoroughfares.

Bright, sunlit suites can be tailored to meet your exact requirements, with full floors available and flexible demising options for smaller configurations. A wide range of suite sizes ensures an ideal fit for businesses of any scale, from emerging firms to established enterprises. Perfectly suited for professional services, federal government tenants (including PWGSC), and affiliates of the University of Ottawa.

Tenants enjoy on-site features designed for modern work-life balance, including a secure fob-accessible bike room, as well as showers and a locker room for active commuters.



Location Overview

The property is surrounded by a wealth of amenities, from everyday conveniences to vibrant nightlife in the nearby ByWard Market. Just steps from the Rideau Centre and directly connected to the city's LRT system, it also offers quick access to the Alexandra Bridge for seamless travel to Gatineau.

This is a prime downtown location that blends accessibility, flexibility, and prestige, an exceptional opportunity for organizations seeking a strategic Ottawa address.



CONTACT

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CEO

AVAILABILITY			
SUITE	SIZE	COMBINE UNITS	OCCUPANCY
200	12,764 SF		Immediate
302	3,651 SF		Immediate
303	3,820 SF		Immediate
412	2,396 SF		Immediate
430	2,293 SF		Immediate
500	3,769 SF		Immediate
520	3,473 SF		Immediate
600	3,010 SF		Immediate
700	1,275 SF		January 1, 2026
702	1,054 SF		Immediate
708	2,076 SF		Immediate
712	3,391 SF		Immediate
800	9,579 SF		Immediate
900	6,999 SF	Up to 10,083 SF contiguous	Immediate
920	3,084 SF		Immediate
1000	3,340 SF		May 1, 2027
1001	2,318 SF		Immediate
1105B	2,982 SF		Immediate
1108B	1,504 SF		Immediate
1210	1,573 SF	Up to 2,477 SF contiguous	Immediate
1216	904 SF		Immediate
1408	2,912 SF		Immediate
1500	3,290 SF		Immediate
1510	1,354 SF		LEASED



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AREA MAP

Surrounded by downtown amenities, 1 Nicholas Street places office tenants steps from the Rideau Centre, the ByWard Market and a wide range of restaurants and services. Direct access to Ottawa's LRT system and convenient proximity to the Alexandra Bridge provide efficient connections across the city and into Gatineau.

Combining accessibility, convenience and a prominent downtown address, the property offers an ideal setting for organizations seeking a well-connected and professional workplace.

Vibrant Business Community

Position your organization among leading businesses, government offices, the University of Ottawa, and professional services in the heart of downtown Ottawa.

Connected for Success

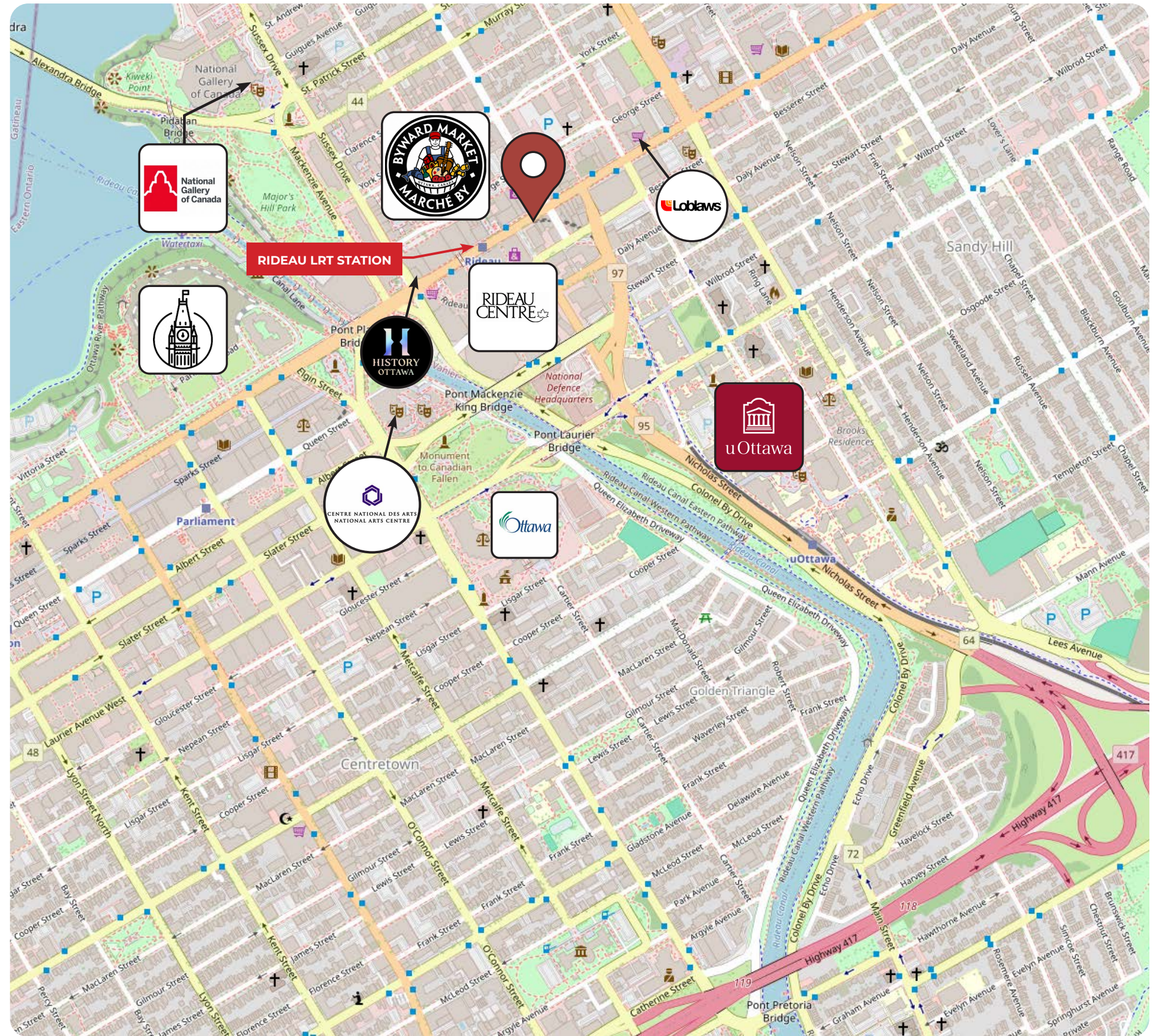
Direct LRT access and convenient connections to major routes make commuting easy from across Ottawa and Gatineau.

Convenience at Your Doorstep

The Rideau Centre, ByWard Market, restaurants, shops and everyday services are all within a short walk.

Historic Setting, Inspiring Views

Suites available with sweeping city views from a prominent tower surrounded by the character and architecture of historic downtown Ottawa.



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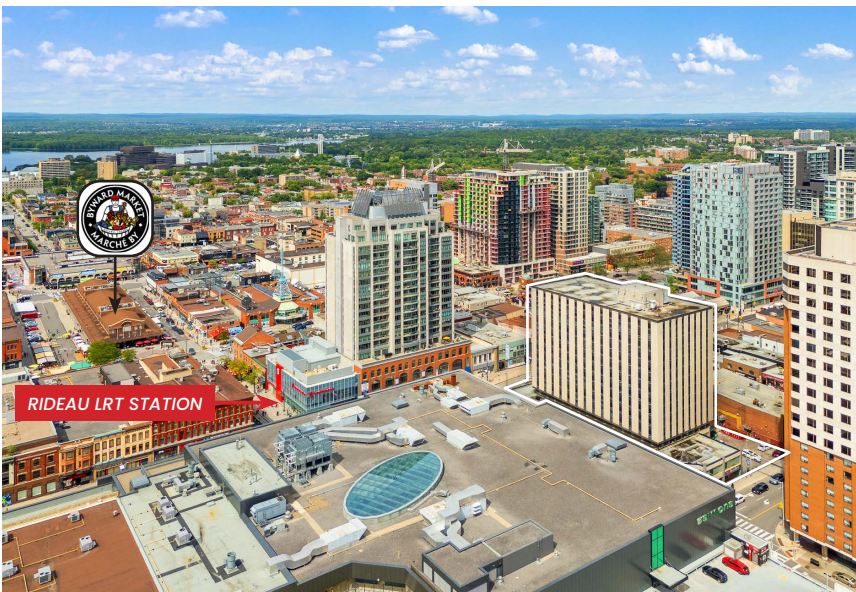
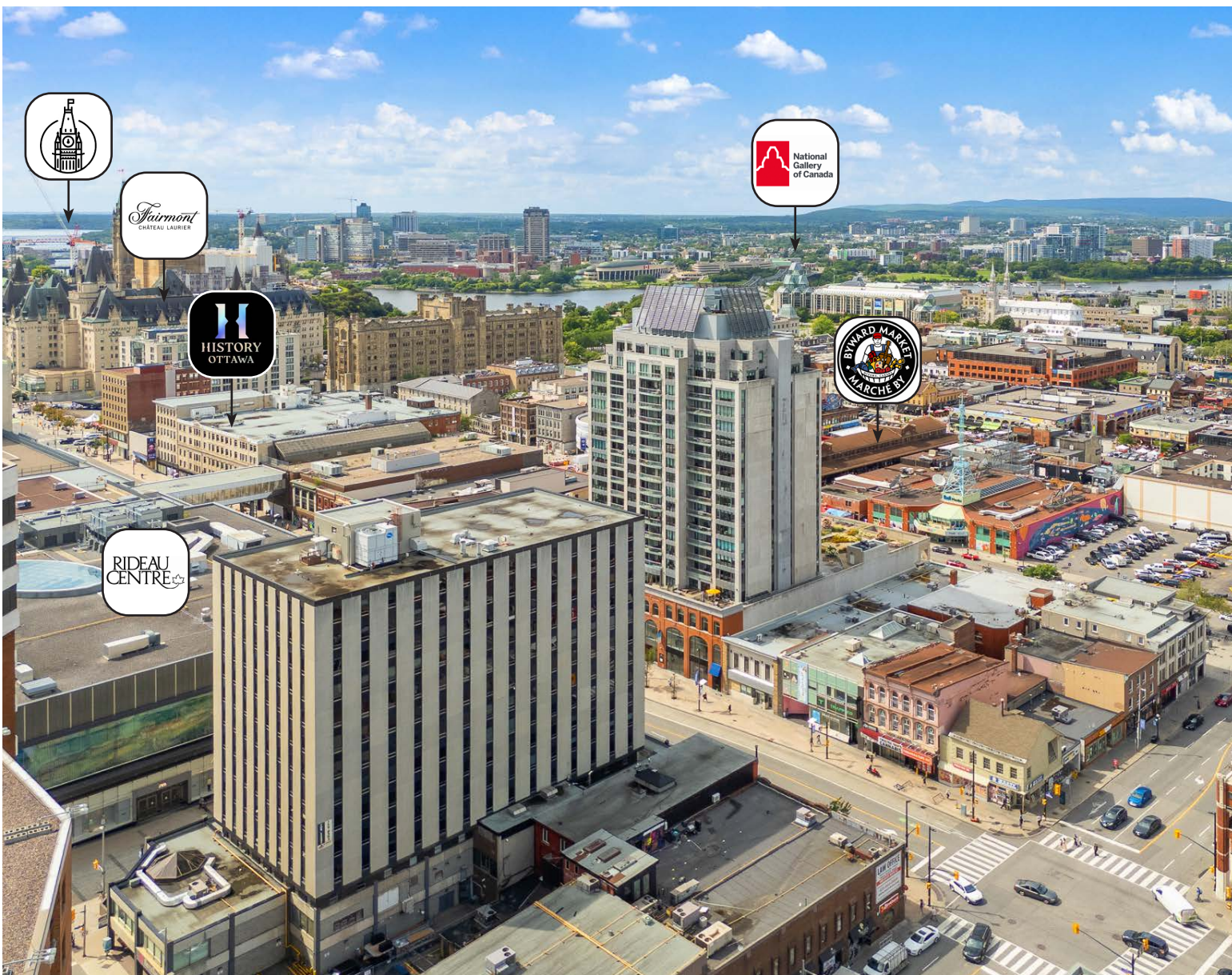
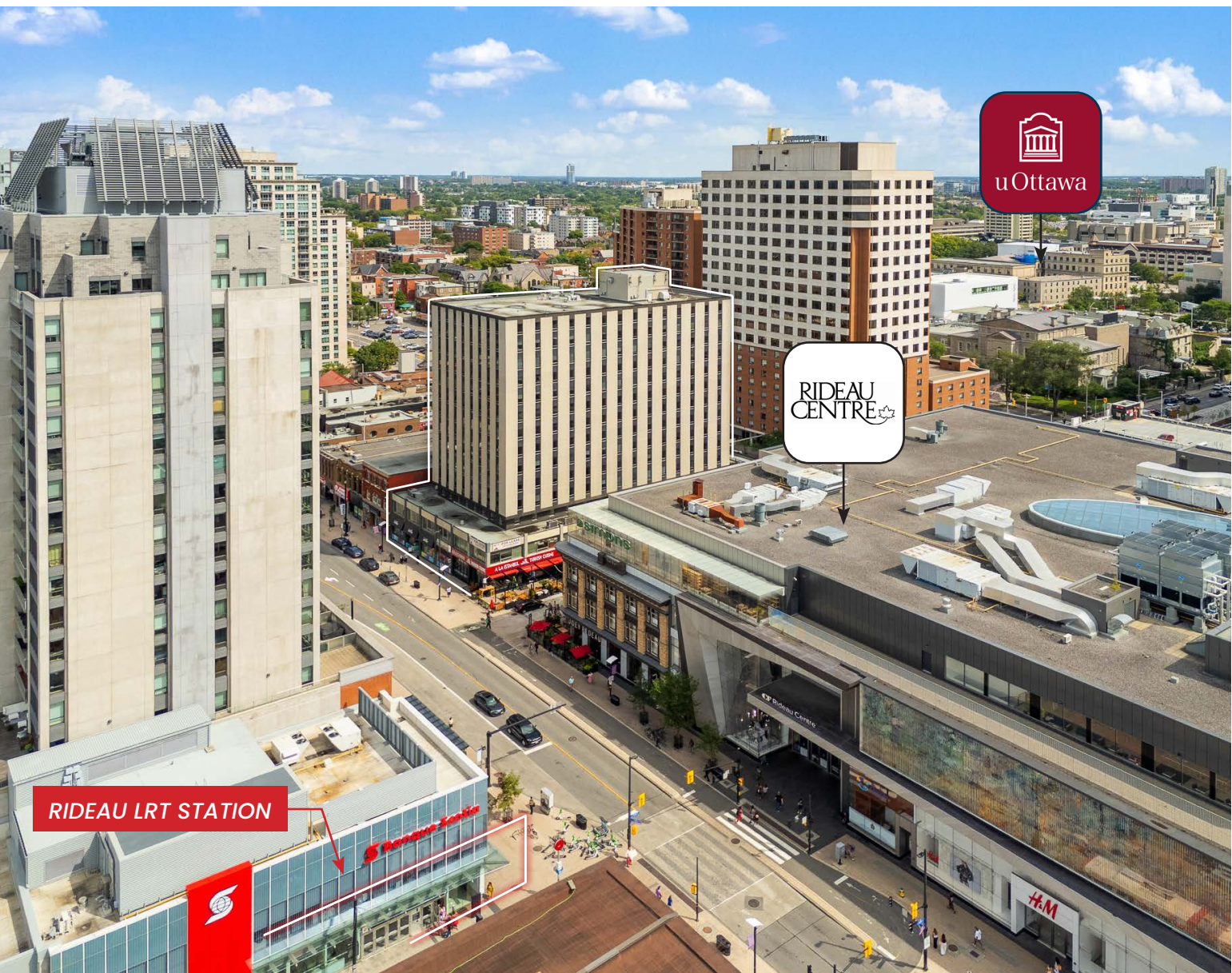
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Demographic Data

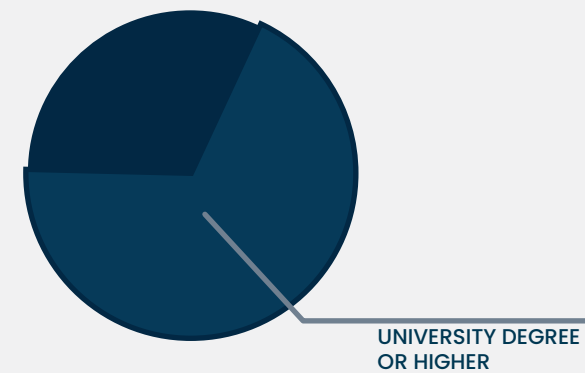
CoStar Demographics (2026)

The surrounding 5 km area is characterized by a highly educated and professionally oriented population, with a strong concentration of individuals holding post-secondary and advanced university credentials. This talent base supports a workforce aligned with knowledge-driven industries, including government, professional services, technology, and administration. Ideal for office users seeking access to skilled labour, and associates of the University of Ottawa.

The demographic profile also reflects a stable and growing urban population with a high level of workforce participation and a diverse mix of occupations. Combined with its downtown location, this creates a dynamic environment well-suited for businesses that value connectivity, talent accessibility, and proximity to Ottawa's core economic drivers.

Educational Attainment

Over 69% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 34% earning under \$40,000, the range of average household incomes is:

\$58K
TO \$91,846K

Labor Force Participation

66%

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%, with household growth expected to reach

**22.7%
BY 2033**

Over 28,011 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Population Growth

The population within a 5 km radius is projected to reach 283,357 by 2033.

18.83%
GROWTH
BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 81% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

39

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