

# Commercial Leasing & Investment Availability Report

JANUARY 2021

OFFICE  
RETAIL  
WAREHOUSE



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Integrity. Dedication. Professionalism

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## CENTRAL

### 1 Nicholas Street



Suite 200	12,764 sf	Immediate
Suite 303/305	3,808 sf	Immediate
Suite 412	2,396 sf	Immediate
Suite 432	1,756 sf	Immediate
Suite 500	3,742 sf	Immediate - <i>Can be demised</i>
Suite 700	1,275 sf	Immediate
Suite 710	1,575 sf	Immediate
Suite 712	3,391 sf	Immediate
Suite 726	1,048 sf	Immediate
Suite 800	9,579 sf	Immediate
Suite 900 & 920	10,084 sf	Immediate - <i>Can be demised</i>
Suite 1001	1,992 sf	Immediate
Suite 1105B	3,000 sf	Immediate
Suite 1108B	1,100 sf	Immediate
Suite 1204	2,326 sf	Immediate
Suite 1210-1216	2,477 sf	Immediate
Suite 1408	1,842 sft	Immediate

Price: \$17.00/sf  
OPC: \$12.44/sf

### 200 Elgin Street



Suite 204	1,444 sf	30 Days Notice
Suite 207	1,258 sf	Immediate
Suite 401	2,422 sf	Immediate
Suite 502	2,556 sf	Immediate
Suite 602	2,856 sf	Immediate
Suite 701	1,332 sf	Immediate
Suite 702	4,351 sf	Immediate
Suite 703	722 sf	Immediate
Suite 801	1,069 sf	Immediate
Suite 1105	2,311 sf	Immediate

6,405 sf contiguous

Price: \$32.00/sf  
SEMI GROSS

### 126 York Street



Unit 101	4,965 sf	Immediate
Suite 300	2,975 sf	Immediate
Suite 301	2,572 sf	Immediate
Suite 400	9,945 sf	Immediate

Price: \$26.00/sf  
SEMI GROSS

## CENTRAL

### 20 James Street



Suite 300      4,267 sf    Immediate      Price: \$15.00/sf  
 OPC: \$16.88/sf

For more information and to book a tour of **John Zinati**  
 20 James Street, please contact: **613-853-4106**  
**john@zinatirealty.com**

### 366 Rideau Street

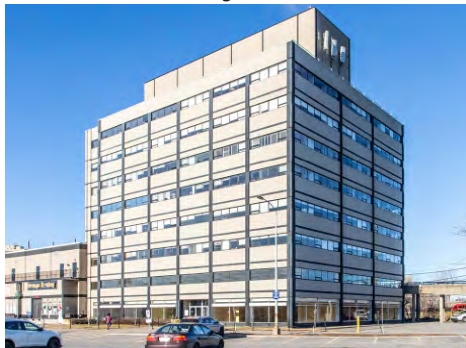


Building      2,971 sf    Immediate      Price: approx. \$6,148/month + HST

May be possible to demise, please inquire.

## WEST

### 250 City Centre



Unit 100	2,052 sf	Immediate	} 7,451 sf contiguous	Price: \$14.00/sf OPC: \$15.24/sf
Unit 101*	5,399 sf	Immediate		
Suite 201	approx. 3,100 sf	Immediate		Price: \$12.00/sf
Suite 506	2,845 sf	Immediate		OPC: \$15.24/sf
Suite 510	2,907 sf	June 1, 2021		

\* Unit 101 can be demised

### 145 Spruce Street



Suite 104      263 sf    Immediate      Price: \$825/mo.  
 GROSS

### 166 Elm Street



8,240 sf    Immediate      Price: \$25.00/sf  
 SEMI GROSS

## WEST

### 1339 Wellington Street



Suite 202	approx. 2,032 sf	Immediate	Price: \$14.00/sf
			OPC: \$18.85/sf

### 119 Ross Avenue



Suite 100	2,000 sf	Immediate	Price: \$14.00/sf
Suite 200	4,021 sf	Immediate	OPC: \$19.19/sf

### 2249 Carling Avenue



Suite 201	1,098 sf	Immediate	Price: \$13.50/sf
Suite 202	approx. 2,918 sf	Immediate	OPC: \$17.48/sf
Suite 312	1,102 sf	Immediate	
Suite 320	2,046 sf	April 1, 2021	
Suite 410	1,992 sf	Immediate	
Suite 416	approx. 500 sf	September 1, 2021	
Suite 418	1,089 sf	Immediate	
Suite 423	2,515 sf	Immediate	

### 2255 Carling Avenue



Suite 202	1,580 sf	Immediate	Price: \$13.50/sf
			OPC: \$17.44/sf

### 885 Meadowlands Drive



Suite 105	6,345 sf	September 1, 2021	Price: \$15.00/sf
Unit 14	7,351 sf	September 1, 2021	OPC: \$13.45/sf
Suite 200	12,949 sf	Immediate	Price: \$14.00/sf
Suite 501	7,490 sf	Immediate	OPC: \$14.09/sf

# OFFICE SPACE FOR LEASE

JANUARY

## WEST

### 880 Lady Ellen Place



Suite G2 1,900 sf Immediate

Suite G6 1,500 sf Immediate

Price: \$12.00/sf

OPC: \$14.96/sf

### 1130 Morrison Drive



Suite 160 2,902 sf Immediate

Suite 240 7,722 sf Immediate

Price: \$15.00/sf

OPC: \$16.10/sf

## SOUTH

### 2668 Alta Vista Drive



Second Floor 5,295 sf Immediate

Price: \$20.00/sf

SEMI GROSS

For more information and to book a tour of  
2668 Alta Vista Drive, please contact:

**John Zagerman**

**613-723-4545**

[john.zagerman@rogers.com](mailto:john.zagerman@rogers.com)

## EAST

### 1417C Cyrville Road



Suite C201 2,109 sf Immediate

Suite C205 565 sf Immediate

Price: \$ 7.00/sf

OPC: \$10.39/sf

# RETAIL SPACE FOR LEASE

JANUARY

## CENTRAL

1 Nicholas Street



Ground Unit 5      1,611 sf      Immediate

Price: \$40.00/sf  
OPC: \$14.10/sf

128-130 York Street



Unit 128-130      7,350 sf      Immediate

Price: \$20.00/sf  
OPC: \$12.40/sf

126 York Street



Unit 101      4,965 sf      Immediate

Price: \$26.00/sf  
SEMI GROSS

366 Rideau Street



Building      2,971 sf      Immediate

Price: approx. \$6,148/month + HST

*May be possible to demise, please inquire.*

## WEST

250 City Centre Avenue



Unit 100      2,052 sf      Immediate  
Unit 101\*      5,399 sf      Immediate

7,451 sf contiguous

Price: \$14.00/sf  
OPC: \$16.13/sf

\* Unit 101 can be demised

Rideauview Shopping Plaza  
885 Meadowlands Drive



Unit 14      7,351 sf      September 1, 2021  
Unit 105      6,345 sf      September 1, 2021

Price: \$15.00/sf  
OPC: \$13.45/sf

## WEST

2255 Carling Avenue



Unit 102

1,031 sf February 1, 2021

Price: \$13.00/sf  
OPC: \$12.18/sf

## EAST

1000-1010 Belfast Road



Unit J

4,868 sf Immediate

Price: \$17.00/sf  
OPC: \$10.62/sf

3885 Innes Road



Unit A

2,143 sf Immediate

Price: \$28.00/sf  
OPC: \$15.68/sf

For more information and to book a tour of **Steve**  
3885 Innes Road, please contact: **613-261-0575**

320 McArthur Avenue



Unit B

1,021 sf 30 Days Notice

Price: \$24.00/sf  
OPC: \$15.18/sf

## SOUTH

3350 Fallowfield Road



Unit 4A

2,167 sf April 1, 2021

Price: \$27.50/sf  
OPC: \$13.50/sf

46 Colonnade Road



6,429 sf Immediate  
**Turnkey Fitness Centre**

Price: \$14.00/sf  
OPC: \$ 7.00/sf

# WAREHOUSE SPACE FOR LEASE

JANUARY

## WEST

250 City Centre Avenue



*Upper Level*

Bay 208-218	19,169 sf	June 15 <sup>th</sup> , 2021
Bay 222	approx. 3,200 sf	Immediate
Bay 238	3,200 sf	Immediate

Price: \$10.00/sf  
OPC: \$ 6.04/sf

166 Elm Street



8,240 sf Immediate

Price: \$25.00/sf  
SEMI GROSS

160 Elm Street (*Basement Storage Units*)



Unit B104	981 sf	Immediate
Unit B106	785 sf	Immediate
Unit B107	476 sf	June 1, 2021
Unit B108	466 sf	Immediate

Price: \$12.00/sf  
SEMI GROSS

## EAST

1000-1010 Belfast Road



Unit 160 3,964 sf 60 Days Notice

Price: \$10.00/sf  
OPC: \$ 5.00/sf

1435 Cyrville Road



Unit 1 9,213 sf Sublease  
*Term ends: Sept. 31, 2023*

Price: \$9.00/sf  
OPC: \$4.88/sf



## RETAIL / OFFICE

366 Rideau Street



CENTRAL

2,971 sf

Price: \$1,500,000

Retail-Office Building

New Edinburgh/Rockliffe  
29 Beechwood Avenue



EAST

16,437 sf

Unpriced

Please Contact

Ground Level Retail Space

Alternate Address: 409 MacKay Street

## LAND

1545 Merivale Road



WEST

99,060 sf

Unpriced

Please Contact

Redevelopment Land

## MULTI-FAMILY

488 Albert Street



CENTRAL

Lot Size: 6,426 sf

Price: \$3,250,000

**PENDING CLOSING**

13 Units

467 Slater Street



CENTRAL

Lot Size: 6,415 sf

Price: \$3,650,000

**PENDING CLOSING**

15 Units