

# Office Space **FOR LEASE**

411 Roosevelt Avenue,  
Ottawa | Westboro



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
**[districtrealty.com](http://districtrealty.com)**

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# 411 Roosevelt Avenue

Ottawa | Westboro

## Price

\$17.50/sf

## OPC

\$21.19/sf



## Availability

**Suite 200** 3,048 SF

**Suite 305** 2,819 SF

**Suite 309** 2,141 SF

4,960 SF contiguous

## Salient Facts Property

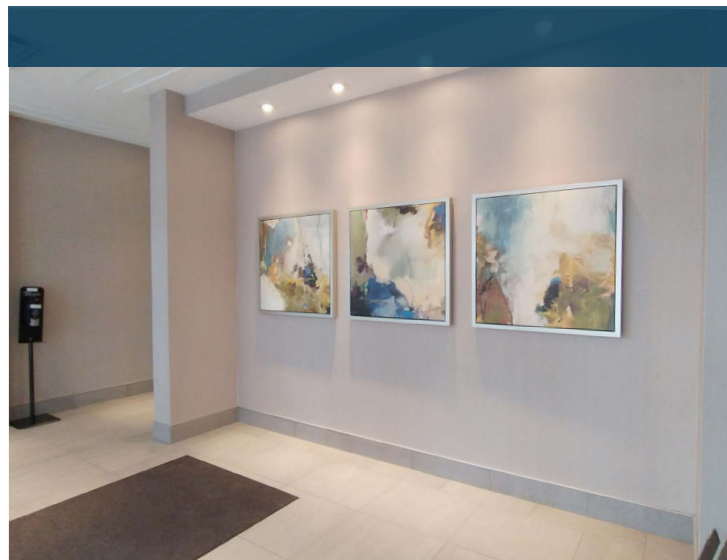
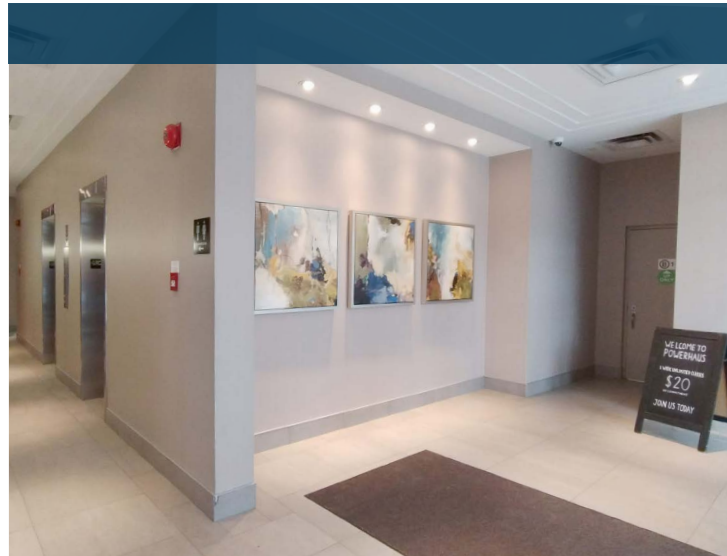
**Parking Ratio** 1/663 SF

**Indoor Parking** \$120.00/month + HST

**Outdoor Parking** \$85/month + HST

## Highlights

An exceptional opportunity to establish your business in the heart of Westboro, one of Ottawa's most desirable and dynamic neighbourhoods. This modern office building offers abundant natural light and a thoughtfully appointed lobby that conveys a polished, professional ambiance. A charming bakery adjoins the lobby, adding convenience and functionality to the everyday workplace experience.



**CONTACT**

**Darren Clare**

Director, Leasing & Investment Sales | Sales Representative

613-759-8383

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## Location Overview

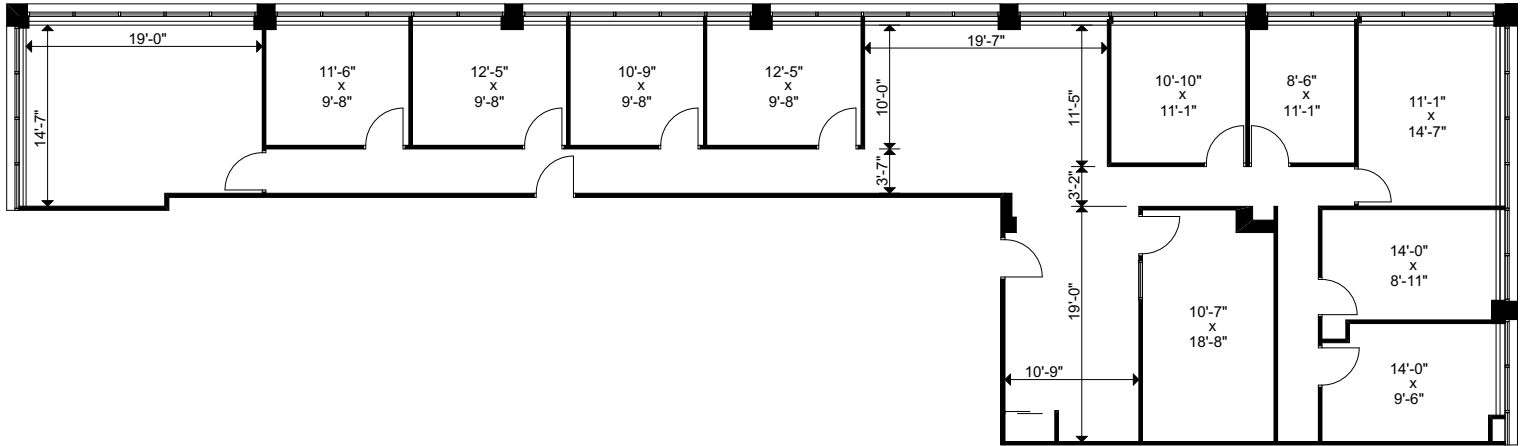
The surrounding neighbourhood is a vibrant, highly walkable area lined with boutique shops. A fitness centre is located on-site and a wide range of convenient amenities are just steps away.

Tenants benefit from indoor and outdoor parking options, and the property enjoys quick access to HWY 417, the Parkway, and other arterial routes.

Located within walking distance of Westboro Station, the site will soon offer even greater connectivity with the completion of the light rail extension in 2027. A bus stop is located directly at the building's entrance, ensuring ease of access to public transit.



# Suite 200



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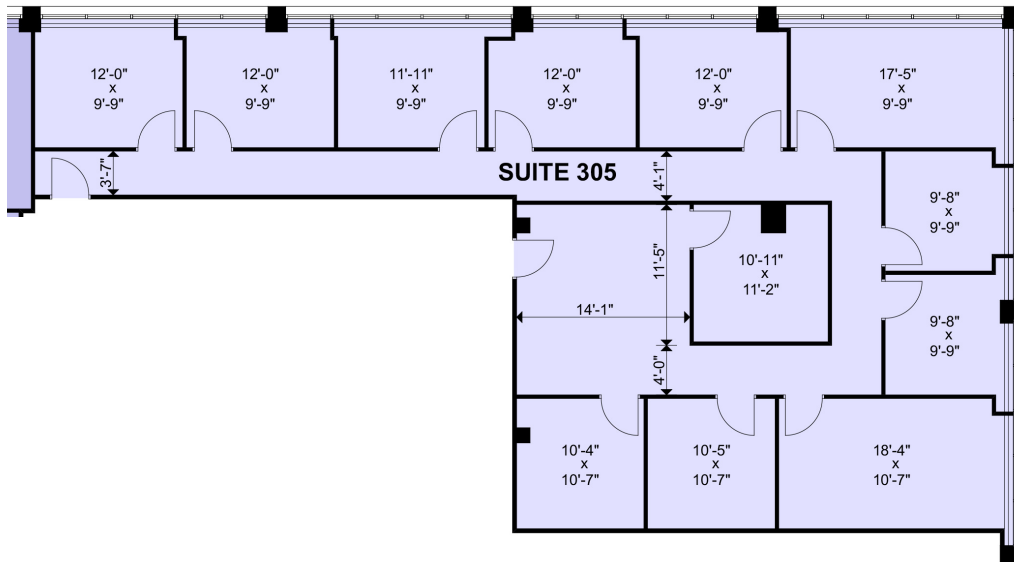
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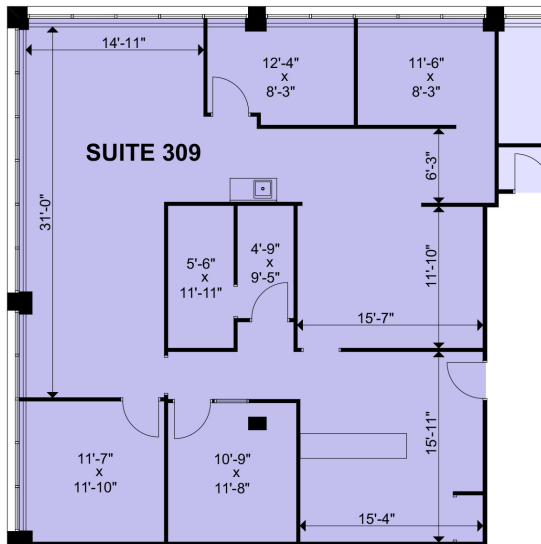
**613-759-8383**

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# Suite 305



# Suite 309



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## Population

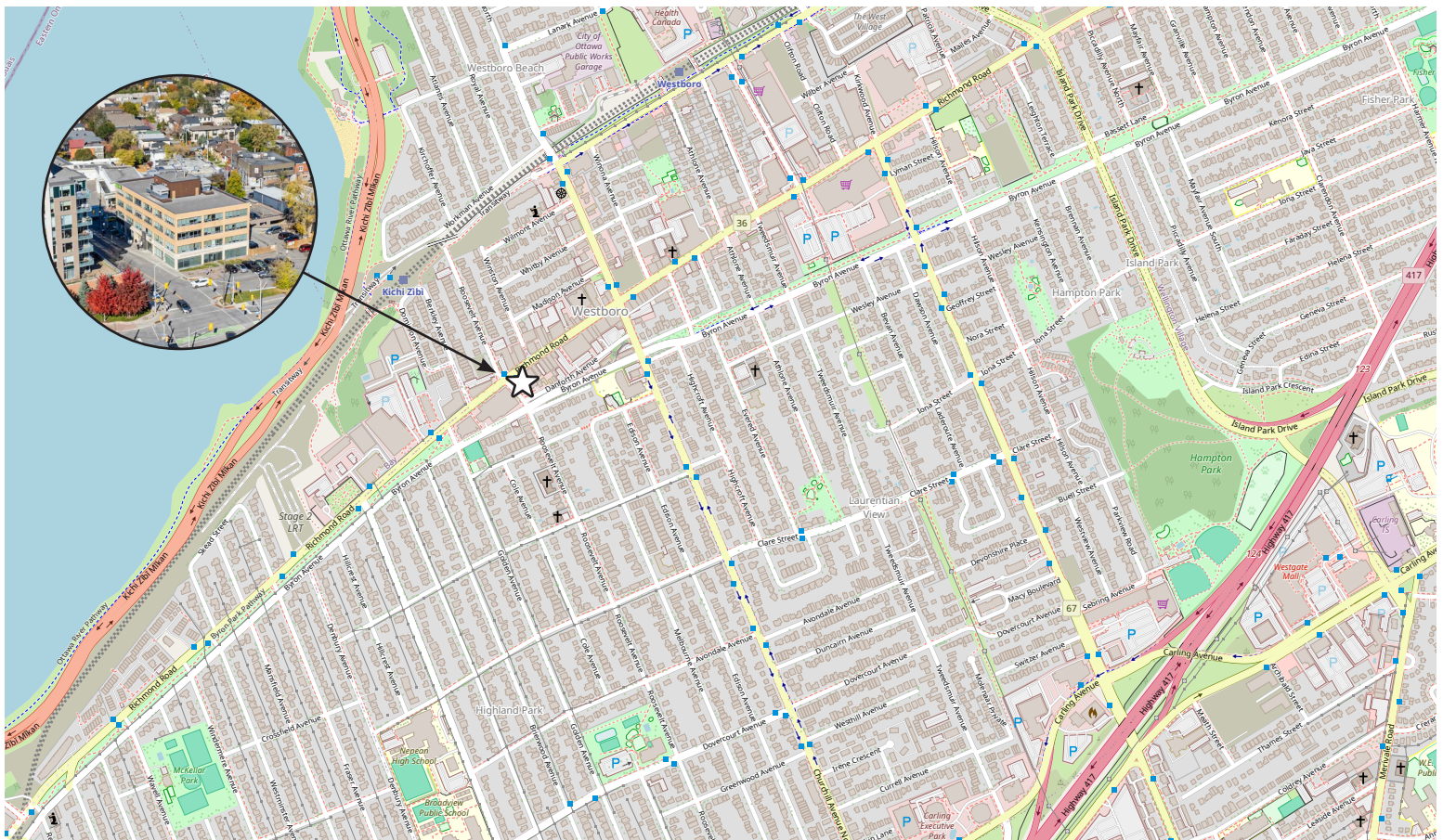
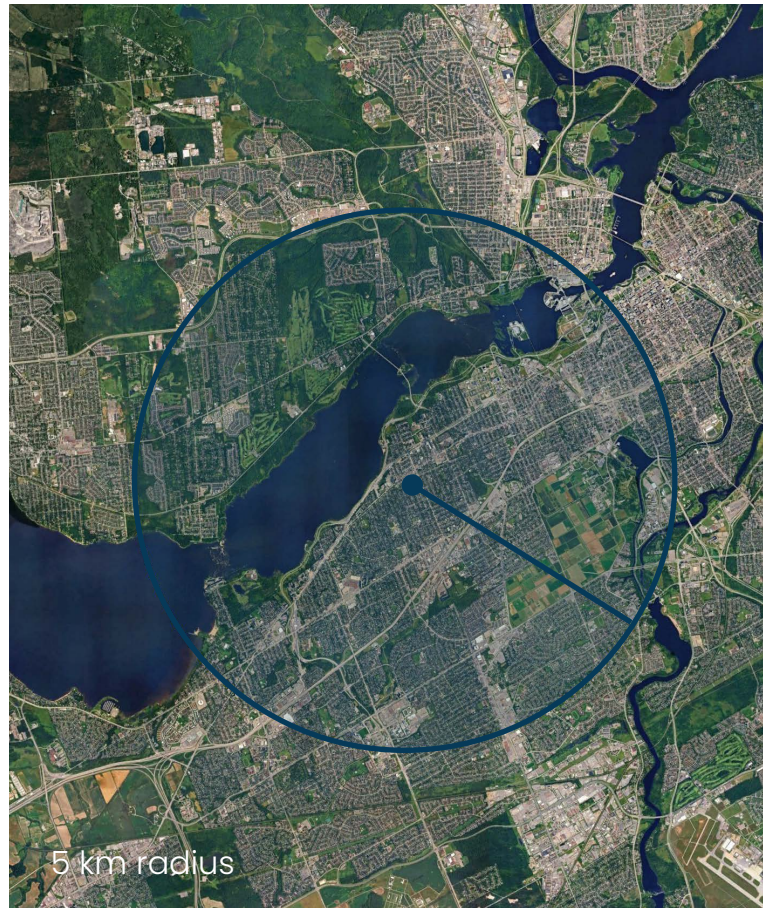
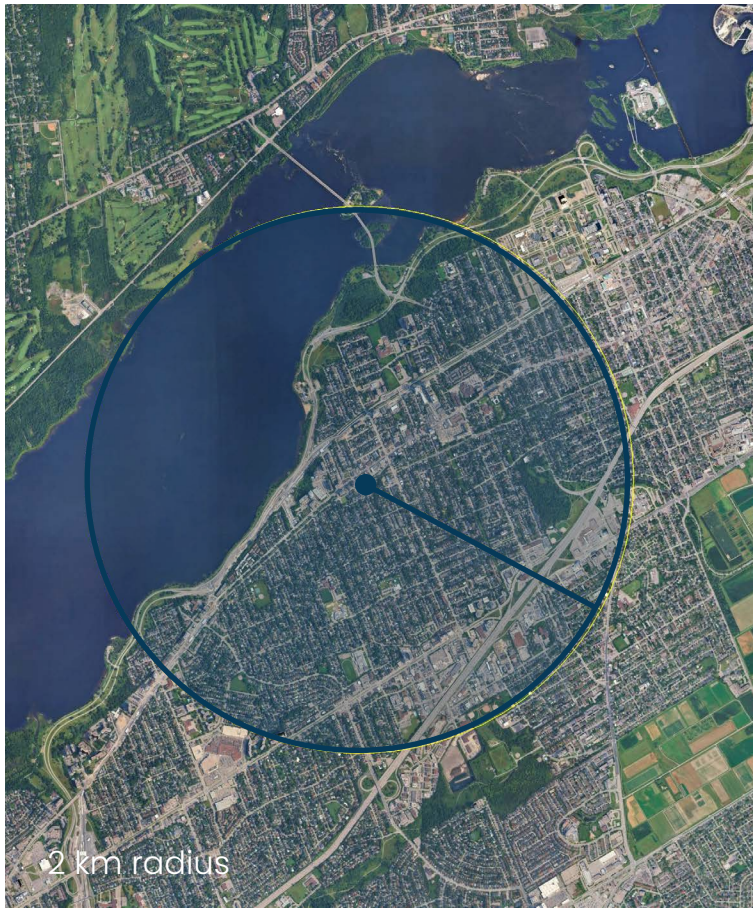
	2 km	5 km	10 km
2023 Population	31,782	182,683	592,133
2028 Population Projection	36,391	203,004	652,711
2033 Population Projection	40,405	221,154	706,860
Annual Growth 2023 - 2028	2.9%	2.2%	2.0%
Annual Growth 2023 - 2033	2.7%	2.1%	1.9%
Daytime Population	33,736	184,650	692,865
Median Age	43.7	40.2	39.5

## Households

	2 km	5 km	10 km
2023 Households	14,164	85,239	271,172
2028 Households Projection	16,660	16,660	305,646
2033 Households Projection	18,724	106,662	334,198
Annual Growth 2023 - 2028	3.5%	2.7%	2.5%
Annual Growth 2023 - 2033	3.2%	2.5%	2.3%
Average Household Size	2.2	2.1	2.2
Private Household Population	30,996	178,678	578,762

## Income

	2 km	5 km	10 km
Average Household Income	\$ 148,689	\$ 104,581	\$ 101,226
Median Household Income	\$ 93,480	\$ 70,436	\$ 68,772
Per Capita Income	\$ 66,265	\$ 48,797	\$ 46,357
Agg. Household Expenditure	\$ 1.8B	\$ 8.4B	\$ 26B
Avg. Household Expenditure	\$ 128,807	\$ 98,410	\$ 95,907
\$40,000 - \$60,000	1,625	13,030	42,687
\$60,000 - \$80,000	1,558	11,228	36,228
\$80,000 - \$100,000	1,445	9,713	31,237
\$100,000 - \$150,000	2,564	13,931	43,915
\$150,000 - \$200,000	1,976	8,020	23,785



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