

**DECEMBER**

# Commercial Leasing & Investment Availability Report



50 Bayswater Avenue  
Ottawa, ON.  
K1Y 2E9

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**Integrity. Dedication. Professionalism**

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

# OFFICE SPACE FOR LEASE

DECEMBER

## CENTRAL

### 1 Nicholas Street



Suite 200	12,764 sf	Immediate	
Suite 302	3,651 sf	Immediate	
Suite 303	3,820 sf	Immediate	
Suite 412	2,396 sf	Immediate	
Suite 430	2,293 sf	Immediate	
Suite 432	1,765 sf	Immediate	
Suite 500	3,769 sf	Immediate - Can be demised	
Suite 520	3,473 sf	February 1, 2024	
Suite 702	1,054 sf	Immediate	
Suite 708	2,076 sf	Immediate	
Suite 712	3,391 sf	Immediate	
Suite 800	9,579 sf	Immediate	
Suite 900	6,999 sf	Immediate	10,084 sf contiguous
Suite 920	3,084 sf	Immediate	
Suite 1001	2,318 sf	Immediate	
Suite 1105B	2,982 sf	Immediate	
Suite 1108B	1,504 sf	Immediate	
Suite 1210	1,573 sf	Immediate	2,477 sf contiguous
Suite 1216	904 sf	Immediate	
Suite 1408	2,912 sf	Immediate	

Price: \$17.00/sf  
OPC: \$11.86/sf

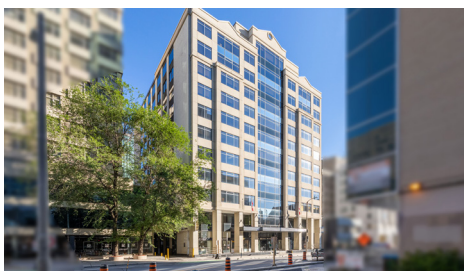
### 200 Elgin Street



Suite 200	1,650 sf	Immediate	
Suite 203	1,076 sf	Immediate	
Suite 207	1,258 sf	Immediate	
Suite 401	1,927 sf	Immediate	
Suite 502	2,556 sf	30 Days Notice	
Suite 602	2,856 sf	Immediate	
Suite 701	1,365 sf	Immediate	6,620 sf contiguous
Suite 702	4,516 sf	Immediate	
Suite 703	739 sf	Immediate	
Suite 1105	2,311 sf	Immediate	

Price: \$32.00/sf  
SEMI GROSS

### 141 Laurier Avenue West



Suite 516	2,839 sf	Immediate
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Price: \$30.00/sf  
GROSS



# OFFICE SPACE FOR LEASE

DECEMBER

## CENTRAL

### 177 Nepean Street



Building	22,091 sf	Immediate
Suite 200	5,494 sf	Immediate
Suite 300	5,566 sf	Immediate
Suite 400	5,466 sf	Immediate
Suite 500	5,565 sf	Immediate

Price: \$16.00/sf  
OPC: \$14.80/sf

### 20 James Street



Lower Level	5,171 sf	Immediate
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Price: \$10.00/sf  
OPC: \$16.88/sf

For more information and to book a tour of  
20 James Street, please contact:

**John Zinati**  
**613-853-4106**  
[john@zinatirealty.com](mailto:john@zinatirealty.com)

## WEST

### 250 City Centre



Suite 300	1,962 sf	LEASED
Suite 303	1,521 sf	Immediate
Suite 400	2,151 sf	Immediate
Suite 600	1,705 sf	Immediate
Suite 603	1,105 sf	Immediate
Suite 611	1,028 sf	Immediate
Suite 616	1,586 sf	Immediate
Suite 616 & 600	3,291 sf	Immediate

Price: \$12.00/sf  
OPC: \$14.64/sf

### 411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate
Suite 202	1,761 sf	LEASED
Suite 206	639 sf	Immediate
Suite 305	2,819 sf	30 Days Notice
Suite 309	2,414 sf	Immediate

4,960 sf  
contiguous

Price: \$17.50/sf  
OPC: \$20.94/sf

### 119 Ross Avenue



Suite 100	1,787 sf	Immediate
Suite 102	2,207 sf	Immediate
Suite 200	4,021 sf	Immediate

Price: \$14.00/sf  
OPC: \$20.60/sf

# OFFICE SPACE FOR LEASE

DECEMBER

## WEST

1071 Wellington St. West



WEST

1,068 sf

Price: \$3,500/month + HST

OPC: TBD

Commercial building suitable for retail stores, medical/dental clinic, or professional office.

3 Parking Spaces | Accessibility Ramp | 28' Frontage | Customizable Canopy

1339 Wellington Street W.



Suite 202

1,776 sf Immediate

Price: \$14.00/sf

OPC: \$21.90/sf

2249 Carling Avenue



Suite 202

2,917 sf Immediate

Price: \$13.50/sf

~~Suite 410~~

~~1,997 sf~~ **LEASED**

OPC: \$17.55/sf

Suite 423

2,515 sf Immediate

2255 Carling Avenue



Suite 201

1,981 sf Immediate

Suite 202

1,582 sf Immediate

Suite 410

2,645 sf Immediate

Suite 500

11,379 sf Immediate

3,563 sf  
contiguous

Price: \$13.50/sf

OPC: \$15.16/sf

885 Meadowlands Drive



Unit 14

6,296 sf Immediate

Suite 105

6,345 sf Immediate

12,641 sf  
contiguous

Price: \$15.00/sf

OPC: \$14.32/sf

Suite 200

12,949 sf Immediate

Suite 300

7,429 sf Immediate

Suite 400A

1,416 sf Immediate

Suite 501

5,284 sf Immediate

Price: \$14.00/sf

OPC: \$14.50/sf



# OFFICE SPACE FOR LEASE

DECEMBER

## WEST

1130 Morrison Drive



Suite 160	2,902 sf	Immediate
Suite 240	2,605 sf	Immediate
Suite 260	1,611 sf	Immediate

Price: \$15.00/sf  
OPC: \$16.10/sf

Sunny Suites • Bike Racks & Showers  
Indoor & Outdoor Parking • Close to HWY 417

603 March Road



Suite 100-E	6,906 sf	Immediate
Suite 100-S	5,876 sf	Immediate
Suite 200-N	16,020 sf	Immediate
Suite 200-E	8,552 sf	LEASED
Suite 200-SE	1,301 sf	LEASED

Price: \$14.50/sf  
OPC: \$10.56/sf

## SOUTH

152 Cleopatra Drive



Suite 116	approx. 2,166 sf	Immediate
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Price: \$16.00/sf  
OPC: \$16.60/sf

Medical Office | Harmony Health Centre  
Customer parking and café on-site.

## EAST

2668 Alta Vista Drive



Second Floor	6,299 sf	Immediate
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Price: \$20.00/sf  
SEMI GROSS

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

**Brent Taylor**  
**613-726-7323**  
[brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)

1417C Cyrville Road



Suite C201	2,109 sf	Immediate
Suite C205A	372 sf	Immediate

Price: \$7.00/sf  
OPC: \$10.86/sf

# RETAIL SPACE FOR LEASE

DECEMBER

## CENTRAL

200 Elgin Street



Unit 100

1,296 sf Immediate

Price: \$48.00/sf  
SEMI GROSS

Currently fit for a dental clinic.

1 Nicholas Street



Unit 2

approx. 542 sf 30 Days Notice

Price: \$40.00/sf

Unit 5

approx. 1,611 sf Immediate

OPC: \$11.86/sf

377 O'Connor Street



approx. 1,807 sf Immediate

Price: \$30.00/sf

OPC: \$14.00/sf\*

\* approx. OPC

192 Bronson Avenue



~~1,767~~ sf **LEASED**

Price: \$30.00/sf

OPC: \$14.00/sf\*

\* approx.

1065 Bank Street



1,189 sf Immediate

Price: \$30.00/sf

OPC: \$13.05/sf\*

\* approx.



# RETAIL SPACE FOR LEASE

DECEMBER

## WEST

1337 Wellington Street W.



2,653 sf Immediate

Price: \$30.00/sf  
OPC: \$16.03/sf

1071 Wellington St. West



WEST

1,068 sf

Price: \$3,500/month + HST  
OPC: TBD

Commercial building suitable for retail stores, medical/dental clinic, or professional office.  
3 Parking Spaces | Accessibility Ramp | 28' Frontage | Customizable Canopy

2249 Carling Avenue



Unit 105

2,871 sf Immediate

Price: \$22.00/sf  
OPC: \$14.22/sf

Currently fit for physiotherapy clinic.

2353-2369 Carling Avenue



2369

3,189 sf **LEASED**

Price: \$25.00/sf  
OPC: \$20.06/sf

Restaurant

Rideauview Shopping Plaza  
885 Meadowlands Drive



Unit 6

1,400 sf Immediate

Unit 14

6,296 sf Immediate

Unit 105

6,345 sf Immediate

12,641 sf  
contiguous

Price: \$15.00/sf  
OPC: \$14.50/sf

591 March Road



Unit 9

1,014 sf **LEASED**

Unit 10

1,873 sf Immediate

Price: \$15.00/sf  
OPC: \$10.90/sf\*  
\*approx. OPC

# RETAIL SPACE FOR LEASE

DECEMBER

## WEST

603 March Road



Cafe/Kitchen 4,535 sf Immediate

Price: \$20.00/sf

OPC: \$9.46/sf

Commercial Kitchen & Cafeteria - Ideal for ghost kitchen and catering.  
Indoor seating area and potential for patio seating.  
Direct access to loading door and entrance

## EAST

320 McArthur Avenue



Unit 200B 1,021 sf Immediate

Price: \$24.00/sf

OPC: \$17.20/sf

178 Beechwood Avenue



1,424 sf Immediate

Price: \$31.50/sf

OPC: \$19.92/sf

37' frontage on Beechwood Avenue | Customer parking | Corner lot plaza

1749 Bank Street



5,437 sf Immediate

Price: \$22.00/sf

OPC: \$7.57/sf

Ceiling: 16'4" - 18'4" | O.H. Door: 2 | Zoning: AM1[1913]

3500 Hawthorne Road



1,250 sf Immediate

Price: \$40.00/sf

OPC: \$15.00/sf  
(approx.)

Drive-through restaurant space. Corner lot gas bar at HWY 417 interchange.



# RETAIL SPACE FOR LEASE

DECEMBER

## SOUTH

Nepean Crossroads Centre  
595 Hunt Club Road



Unit 3B approx. 5,513 sf Immediate

Price: \$15.00/sf  
OPC: \$10.00/sf

5,200 sf New Construction - To Be Built Price: Contact  
6,000 sf New Construction - To Be Built  
10,000 sf New Construction - To Be Built

Join national retailers such as Canadian Tire, The Brick, LCBO, and many more!  
Unit 3B is free of obstructing columns, ceilings approx. 20' high.  
Ideal for fitness or recreational uses.



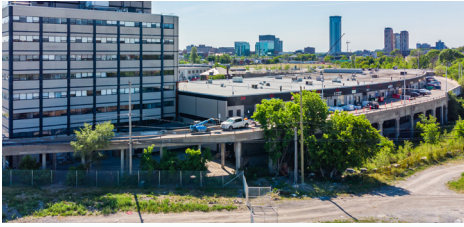


# WAREHOUSE SPACE FOR LEASE

DECEMBER

## WEST

250 City Centre Avenue



### Upper Level

Bay 208-218\* 19,169 sf Immediate

Price: \$13.00/sf

Bay 220 3,200 sf **LEASED**

OPC: \$ 6.75/sf

Ceiling: 14' | Grade Loading Doors

\*Bay 208-218: 12,800 sf open warehouse space; 6,400 sf fit for office use.

### Ground Level

Bay 116-118 7,300 sf Immediate

Price: \$16.00/sf

Ceiling: 18' | Common Loading Dock | Building Signage

OPC: \$ 6.75/sf



160 Elm Street



Unit B107 475 sf Immediate

Price: \$12.00/sf

SEMI GROSS

Lower level storage unit.

164 Elm Street



Unit B114 3,080 sf Immediate

Price: \$13.50/sf

SEMI GROSS

Lower Level Showroom/Storage Space  
Private Entrance | Customizable Conopy | Building Signage

## SOUTH

17 Enterprise Avenue



Unit A/B/C 10,232 sf Immediate

Price: \$16.00/sf

OPC: \$ 6.68/sf

Ceiling: 18' | Dock Loading | Power: 200A / 600V / 3 Phase | Showroom Front

## EAST

1435 Cyrville Road



Unit 1 9,213 sf **LEASED**

Price: \$16.00/sf

OPC: \$ 6.04/sf

Ceiling: 18' | Dock & Grade Loading Door | Power: 200A / 240V / 3 Phase



# INVESTMENT PROPERTIES FOR SALE

DECEMBER

## MULTI-FAMILY

1071 Wellington St. West



WEST

1,068 sf

\$995,000.00

Commercial building suitable for retail stores, medical/dental clinic, or professional office.

3 Parking Spaces | Accessibility Ramp | 28' Frontage

Elmvale Acres

1921 St. Laurent Blvd.



EAST

15,557.57 sf

Price: \$2,065,000.00

8 unit townhouse complex with tenant parking.

Unit Mix: 7 Three Bedroom & 1 Two Bedroom

## MULTI-FAMILY / REDEVELOPMENT LAND

Lowertown | Downtown

207-227 Murray Street, 328-340 & 346 St. Patrick Street, 281-287 Cumberland Street



CENTRAL

48,922 sf

Contact

1.12 acres | Gross Building Area: 25,908 sf | 14 Occupied Multi-Family Buildings

Ideal redevelopment site with frontage on 3 streets.

