

January

Commercial Leasing & Investment Availability Report



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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

January

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: \$11.94/sf

141 Laurier Avenue West



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

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: \$18.07/sf

For more information and to book a tour of 20 James Street, please contact:
John Zinati / john@zinatirealty.com / 613.853.4106

OFFICE SPACE FOR LEASE

January

WEST

356-360 Kirkwood Avenue



Suite 300

6,374 sf Immediate

Price: \$16.00/sf

OPC: \$5.92/sf

411 Roosevelt Avenue



Suite 200

3,048 sf Immediate

Price: \$17.50/sf

Suite 202

1,761 sf LEASED

OPC: \$20.32/sf

Suite 206

639 sf Immediate

Suite 305

2,819 sf 30 Days Notice

Suite 309

2,414 sf Immediate

4,960 sf Contiguous

250 City Centre Avenue



Suite 300

1,962 sf LEASED

Price: \$12.00/sf

Suite 303

1,521 sf Immediate

OPC: \$16.36/sf

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

119 Ross Avenue



Suite 100

1,787 sf Immediate

Price: \$14.00/sf

Suite 102

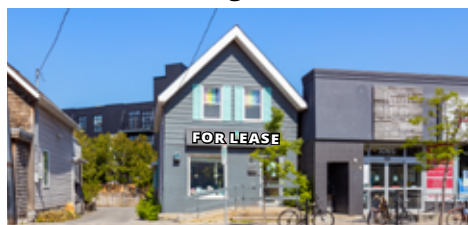
2,207 sf Immediate

OPC: \$20.60/sf

Suite 200

4,021 sf Immediate

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

OFFICE SPACE FOR LEASE

January

WEST

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
Suite 410 1,997 sf **LEASED**
Suite 423 2,515 sf Immediate

Price: \$13.50/sf
OPC: \$18.36/sf

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: \$17.11/sf

885 Meadowlands Drive



Unit 14 6,296 sf Immediate
Suite 105 6,345 sf Immediate
Suite 200 12,949 sf Immediate
Suite 300 7,429 sf Immediate
Suite 400A 1,416 sf Immediate
Suite 501 5,284 sf Immediate

12,641 sf contiguous

Price: \$15.00/sf
OPC: \$16.47/sf

Price: \$14.00/sf
OPC: \$16.00/sf

1130 Morrison Drive



Suite 160 2,902 sf **LEASED**
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 **LEASED**
Suite 200-E 8,552 sf **LEASED**
Suite 200-SE 1,301 sf **LEASED**

Price: \$14.50/sf
OPC: \$12.13/sf



www.districtrealty.com

OFFICE SPACE FOR LEASE

January

WEST

135 Michael Cowpland Drive



Suite 160 3,404 sf Immediate

Price: \$15.00/sf

OPC: \$12.20/sf

Office suite with private outdoor green space.

SOUTH

152 Cleopatra Drive



Suite 116 approx. 2,261 sf Immediate

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

Price: \$20.00/sf

SEMI GROSS

For more information and to book a tour of 2668 Alta Vista Drive, please contact:
Brent Taylor / brent@brentcomrealty.com / 613.726.7323

1417C Cyrville Road



Suite C201 2,109 sf Immediate

Price: \$7.00/sf

Suite C205A 372 sf Immediate

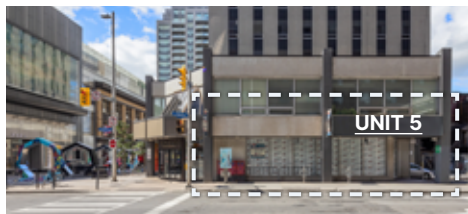
OPC: \$11.02/sf

RETAIL SPACE FOR LEASE

January

CENTRAL

1 Nicholas Street



Unit 2

approx. 542 sf 30 Days Notice

Price: \$40.00/sf

Unit 5

approx. 1,611 sf Immediate

OPC: \$11.94/sf

377 O'Connor Street



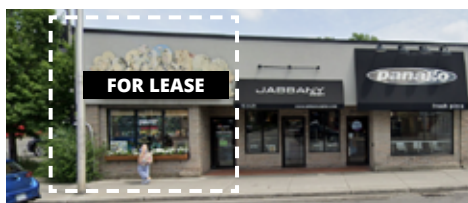
approx. 1,807 sf Immediate

Price: \$30.00/sf

OPC: \$14.00/sf*

* approx. OPC

1065 Bank Street



1,189 sf Immediate

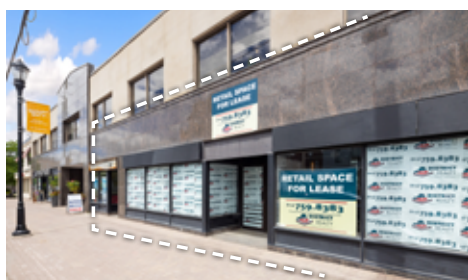
Price: \$30.00/sf

OPC: \$13.05/sf*

* approx.

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

RETAIL SPACE FOR LEASE

January

WEST

2249 Carling Avenue



Unit 105 2,871 sf Immediate

Price: \$22.00/sf

OPC: \$16.51/sf

Currently fit for physiotherapy clinic.

Rideauview Shopping Plaza

885 Meadowlands Drive



Unit 6 1,400 sf Immediate

Price: \$15.00/sf

Unit 14 6,296 sf Immediate

OPC: \$16.47/sf

Unit 105 6,345 sf Immediate } 12,641 sf contiguous

591 March Road



Unit 9 1,014 sf LEASED

Price: \$15.00/sf

Unit 10 1,873 sf Immediate

OPC: \$10.98/sf

603 March Road



Cafe/Kitchen 4,535 sf Immediate

Price: \$20.00/sf

OPC: \$10.15/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

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]

RETAIL SPACE FOR LEASE

January

EAST

3500 Hawthorne Road



1,250 sf Immediate

Price: \$40.00/sf

OPC: \$15.00/sf*
approx. OPC

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

SOUTH

Nepean Crossroads Centre

595 Hunt Club Road



Unit 3B

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

January

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: \$7.74/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: \$7.74/sf

160 Elm Street



Unit B107 475 sf Immediate

Price: \$12.00/sf

Lower level storage unit.

SEMI GROSS

164 Elm Street



Unit B114 3,080 sf Immediate

Price: \$13.50/sf

Lower Level Showroom/Storage Space

Private Entrance | Customizable Conopy | Building Signage

SEMI GROSS

SOUTH

17 Enterprise Avenue



Unit A/B/C 10,232 sf **LEASED**

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

January

MULTI-FAMILY

1071 Wellington St. West



WEST

1,068 sf

Price: \$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

Price: Contact

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

Ideal redevelopment site with frontage on 3 streets.

