

March

Commercial Leasing & Investment Availability Report



50 Bayswater Avenue
Ottawa, ON.
K1Y 2E9

613.759.8383
leasing@districtrealty.com



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

March

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 | Immediate |
| Suite 600 | 4,010 sf | Immediate |
| 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 |
| 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 |
| Suite 1216 | 904 sf | Immediate |
| Suite 1408 | 2,912 sf | Immediate |

Price: \$17.00/sf
OPC: \$11.94/sf

10,084 sf contiguous

2,477 sf contiguous

141 Laurier Avenue West



| | | |
|-----------|----------|-----------|
| Suite 516 | 2,839 sf | Immediate |
|-----------|----------|-----------|

Price: \$30.00/sf
GROSS

177 Nepean Street



| | | |
|-----------|-----------|-----------|
| Building | 21,953 sf | Immediate |
| Suite 200 | 5,494 sf | Immediate |
| Suite 300 | 5,566 sf | Immediate |
| Suite 400 | 5,466 sf | Immediate |
| Suite 500 | 5,427 sf | Immediate |

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

20 James Street



| | | |
|-------------|----------|-----------|
| Lower Level | 5,171 sf | Immediate |
|-------------|----------|-----------|

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

March

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 LEASED

Suite 305 2,819 sf 30 Days Notice

Suite 309 2,141 sf Immediate

4,960 sf Contiguous

250 City Centre Avenue



Suite 303 1,521 sf Immediate

Price: \$12.00/sf

Suite 400 2,151 sf Immediate

OPC: \$16.36/sf

Suite 402 1,136 sf April 1, 2024

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

1339 Wellington Street W.



Suite 202 1,776 sf Immediate

Price: \$14.00/sf

OPC: \$21.90/sf

OFFICE SPACE FOR LEASE

March

WEST

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 | } 3,563 sf contiguous |
| Suite 202 | 1,582 sf | Immediate | |
| Suite 410 | 2,645 sf | Immediate | |
| Suite 500 | 11,379 sf | Immediate | |

Price: \$13.50/sf
OPC: \$17.11/sf

885 Meadowlands Drive



| | | | |
|------------|-----------|-----------|------------------------|
| Unit 14 | 6,296 sf | Immediate | } 12,641 sf contiguous |
| Suite 105 | 6,345 sf | Immediate | |
| Suite 200 | 12,949 sf | Immediate | |
| Suite 300 | 7,429 sf | LEASED | |
| Suite 302 | 1,725 sf | Immediate | |
| Suite 400A | 1,416 sf | Immediate | |
| Suite 501 | 5,284 sf | Immediate | |

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-E | 8,552 sf | Immediate |

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

OFFICE SPACE FOR LEASE

March

WEST

135 Michael Cowpland Drive



Suite 160 3,404 sf Immediate

Price: \$15.00/sf

OPC: \$12.20/sf

Ground floor office suite with private outdoor green space. Parking on-site.

SOUTH

152 Cleopatra Drive



Suite 116 2,262 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 **LEASED**

OPC: \$11.02/sf

RETAIL SPACE FOR LEASE

March

CENTRAL

1 Nicholas Street



Unit 2

approx. 542 sf 30 Days Notice

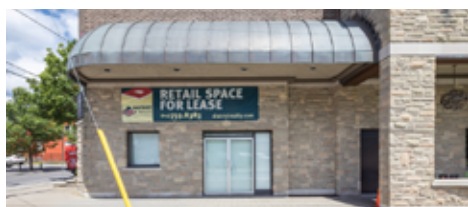
Price: \$40.00/sf

Unit 5

approx. 1,611 sf Immediate

OPC: \$11.94/sf

377 O'Connor Street



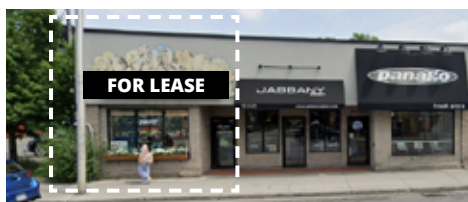
approx. 1,807 sf Immediate

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

2249 Carling Avenue



Unit 105

2,871 sf Immediate

Price: \$22.00/sf

OPC: \$16.51/sf

Currently fit for physiotherapy clinic.

RETAIL SPACE FOR LEASE

March

WEST

360 Croydon Avenue



490 sf Immediate

Price: \$30.00/sf
GROSS + Utilities

Glass front retail space on the ground level of a 217 unit apartment building. Close to Lincoln Fields Station.

Rideauview Shopping Plaza 885 Meadowlands Drive



Unit 6

1,400 sf LEASED

Unit 14

6,296 sf Immediate

Unit 105

6,345 sf Immediate

12,641 sf contiguous

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

591 March Road



Unit 10

1,873 sf Immediate

Price: \$15.00/sf
OPC: \$10.98/sf

603 March Road



Cafe/Kitchen

4,535 sf Immediate

Price: \$20.00/sf
OPC: \$10.15/sf

Commercial Kitchen & Cafeteria
Indoor seating area and potential for patio seating.
Direct access to loading door.

EAST

230 Brittany Drive



1,827 sf Immediate

Price: \$30.00/sf
GROSS + Utilities

End-cap retail unit on the ground level of a residential highrise. 275 units on-site. Located just off St. Laurent Blvd.

320 McArthur Avenue



Unit 200B

1,021 sf LEASED

Price: \$24.00/sf
OPC: \$17.20/sf

RETAIL SPACE FOR LEASE

March

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
565 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

6,000 sf New Construction - To Be Built

10,000 sf New Construction - To Be Built

Price: Contact

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

March

WEST

250 City Centre Avenue



Upper Level

Bay 208-218* 19,169 sf Immediate

Price: \$13.00/sf

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

OPC: \$7.74/sf

Ceiling: 18' | Common Loading Dock | Building Signage



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

18 Enterprise Avenue



Unit J 2,087 sf June 1, 2024

Price: \$16.00/sf

OPC: \$ 6.15/sf

Ceiling: 14' | Grade Loading Door | Power: 60A / 120/208V / 3 Phase / approx. 40 KVA | Parking

MULTI-FAMILY

1071 Wellington St. West



WEST

1,068 sf

SOLD

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.

