

April

# Commercial Leasing & Investment Availability Report



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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

April

## 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	} 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	
Suite 1500	3,290 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	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
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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](mailto:john@zinatirealty.com) / 613.853.4106

# OFFICE SPACE FOR LEASE

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## 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  
Suite 202 4,761 sf LEASED  
Suite 206 639 sf LEASED  
Suite 305 2,819 sf 30 Days Notice  
Suite 309 2,141 sf Immediate

} 4,960 sf Contiguous

Price: \$17.50/sf  
OPC: \$20.32/sf

### 250 City Centre Avenue



Suite 303 1,521 sf Immediate  
Suite 400 2,151 sf Immediate  
Suite 402 1,136 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: \$16.36/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

### 1339 Wellington Street W.



Suite 202 1,776 sf Immediate

Price: \$14.00/sf  
OPC: \$21.90/sf

# OFFICE SPACE FOR LEASE

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## 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

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## 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](mailto: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

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## CENTRAL

### 1 Nicholas Street



Unit 2  
Unit 5

approx. 542 sf 30 Days Notice  
approx. 1,611 sf Immediate

Price: \$40.00/sf  
OPC: \$11.94/sf

### 377 O'Connor Street



approx. 1,807 sf Immediate

Price: \$30.00/sf  
OPC: \$14.00/sf\*  
\* approx. OPC

## 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 **LEASED**

Price: \$22.00/sf  
OPC: \$16.51/sf

Currently fit for physiotherapy clinic.

### 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.

# RETAIL SPACE FOR LEASE

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## WEST

### Rideauview Shopping Plaza 885 Meadowlands Drive



Unit 6	1,400 sf	LEASED	
Unit 14	6,296 sf	Immediate	} 12,641 sf contiguous
Unit 105	6,345 sf	Immediate	

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

Retail unit on the ground level of a residential highrise with 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

# WAREHOUSE SPACE FOR LEASE

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## 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.

