



Price: \$13.00/sf
OPC: \$ 7.25/sf

Bay 234 - 3,200 sf - Available Sept. 1, 2025

- Upper level light industrial unit
- Ceiling: 14'
- 2 parking spaces
- O.H. loading door
- Zoning: MC

CONTACT:

613-759-8383
leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

Warehouse Space for Lease in Ottawa West

This conveniently located upper-level warehouse is situated just west of downtown Ottawa. It offers excellent access to HWY 417 and is only steps from Bayview Station (LRT).

The unit features an overhead loading door and includes two dedicated parking spaces, making it well-suited for storage, distribution, or a variety of light industrial uses. Its central location provides an ideal opportunity for businesses seeking efficiency and connectivity in the city's urban core.

The property also features a variety of on-site amenities including a coffee shop/bakery, lunch spots, and facilities for athletic and recreational use. Just a short walk away, tenants can enjoy the diverse offerings of Little Italy, Chinatown, and Wellington West, with a wide selection of restaurants, shops and services that add vibrancy and convenience to the workday.

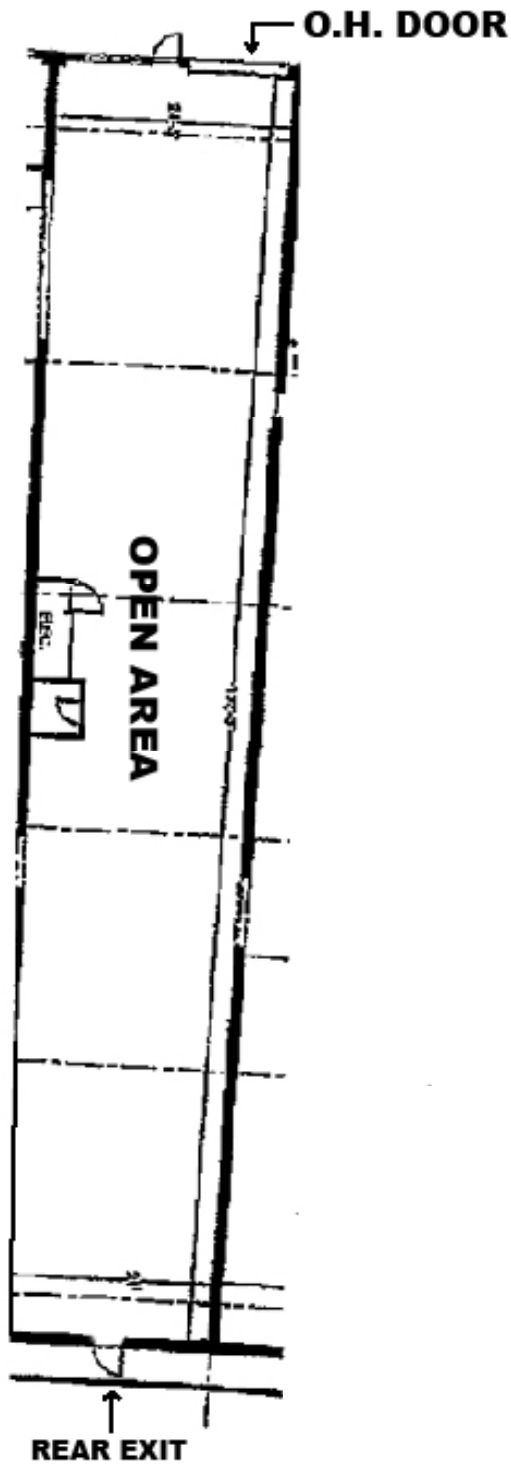
1 250 City Centre Avenue, Ottawa

District Realty Corporation Brokerage
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Rough Floor Plan



Integrity. Dedication. Professionalism.
WAREHOUSE SPACE FOR LEASE

250 City Centre Avenue, Ottawa



Walkable and accessible! Steps from **Bayview OTrain Station** providing quick access to anywhere in the city.

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Sales Representative

- Close to Gatineau
- Minutes from HWY 417 and downtown Ottawa
- Easy access to the Parkway
- Close to Bayview Station: LRT and all major bus routes
- Walk to Wellington West, Little Italy and Chinatown
- Coffee and great lunch options on-site

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