



# Upper Level Warehouse Space **FOR LEASE**

250 City Centre Avenue  
Ottawa West

## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
**[districtrealty.com](http://districtrealty.com)**

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.



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

**Bay 220** – 3,200 sf [Available Aug. 1, 2026]

**Bay 222** – 3,200 sf

~~**Bay 234** – 3,200 sf~~ **LEASED**



## Salient Facts Property

**Zoning** MC

**Ceiling** 14'

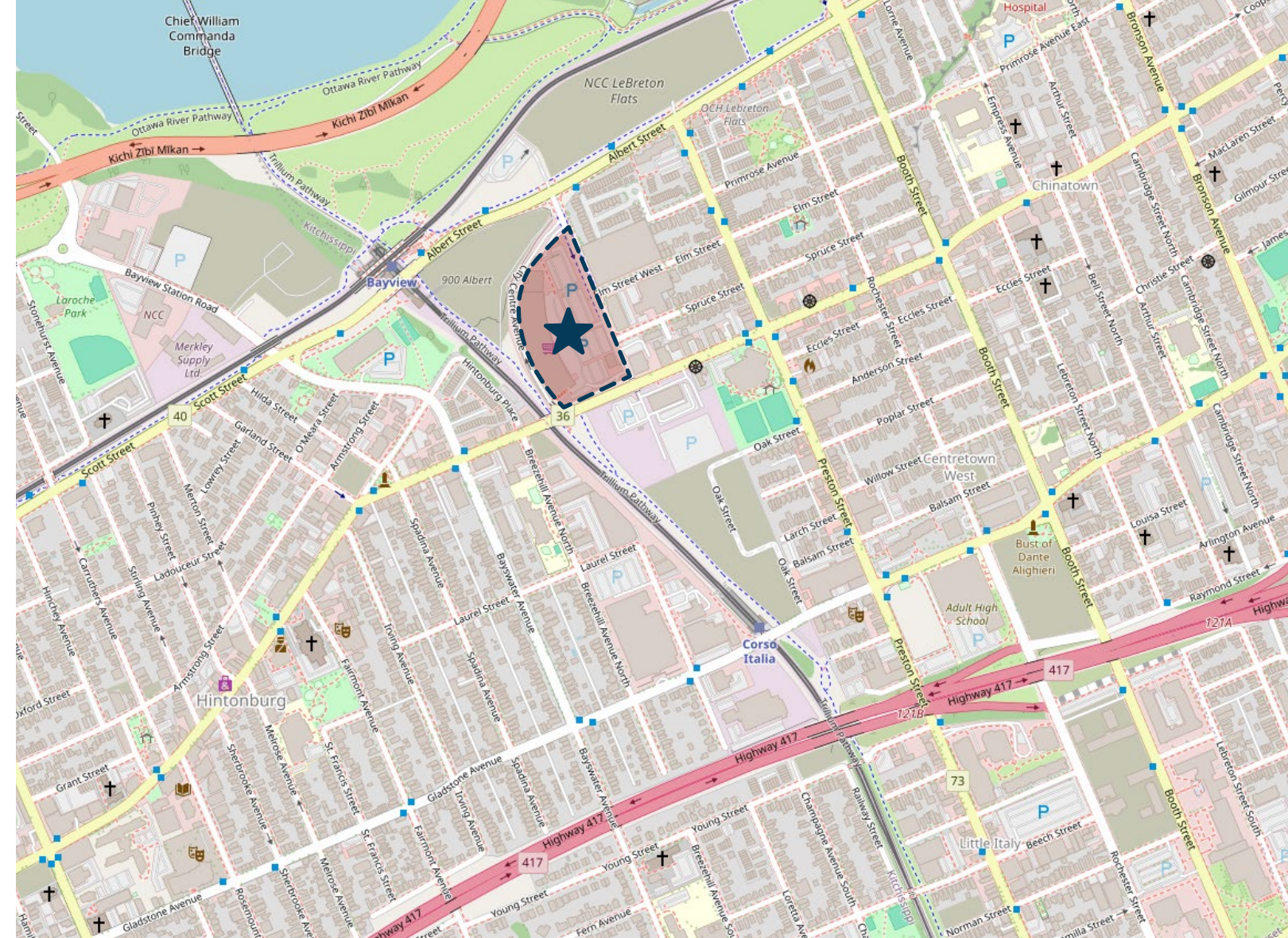
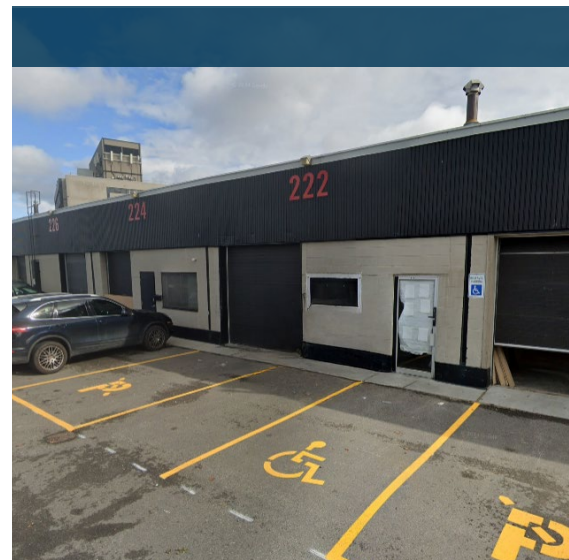
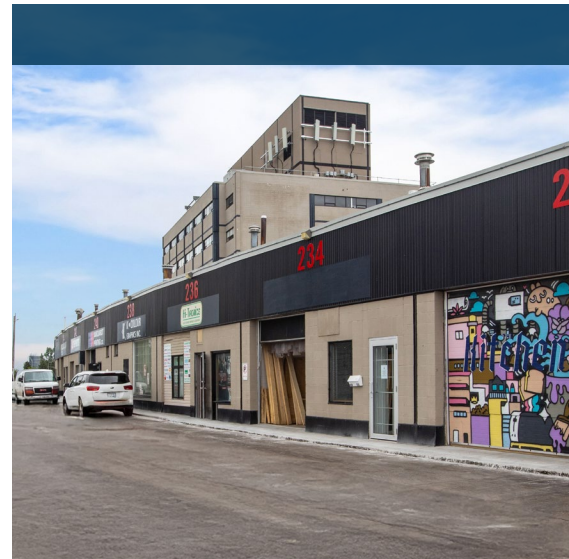
**Loading:** O.H. Door

**Parking:** 2 Dedicated Spaces per Unit

## Highlights

Centrally located just west of downtown Ottawa, these upper level warehouse units offer exceptional convenience and connectivity, with quick access to HWY 417 and the Parkway. Only steps away from Bayview LRT Station with connections for Line 1 and 2.

Each unit is equipped with an overhead loading door and comes with two dedicated parking spaces, making them highly functional for storage, distribution, or a range of light industrial operations. Their strategic location provides businesses with a unique opportunity to operate efficiently within Ottawa's urban core.



## Location Overview

The City Centre Complex enhances the work environment with a great selection of on-site amenities, including a coffee shop and bakery, casual lunch options, and recreational facilities.

Just a short walk away, tenants can enjoy the vibrant surrounding neighbourhoods of Little Italy, Chinatown, and Wellington West – each offering a diverse selection of restaurants, boutiques, grocery stores, and services that add energy and convenience to the workday.



**CONTACT**

**Darren Clare**

Director, Leasing & Investment Sales | Sales Representative

**613-759-8383**

**leasing@districtrealty.com**

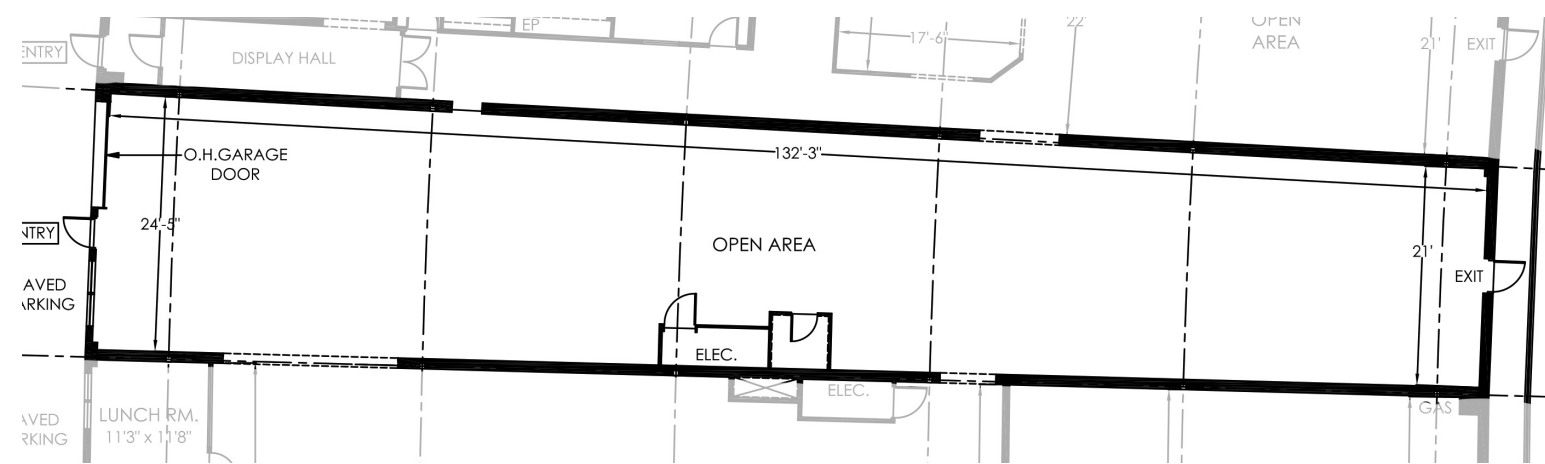
District Realty Corporation Brokerage

**districtrealty.com**

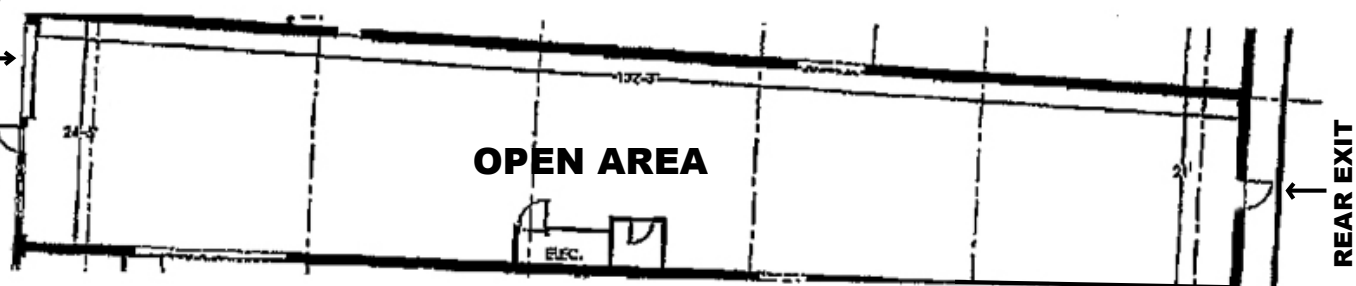


~~BAY 234~~ **LEASED**

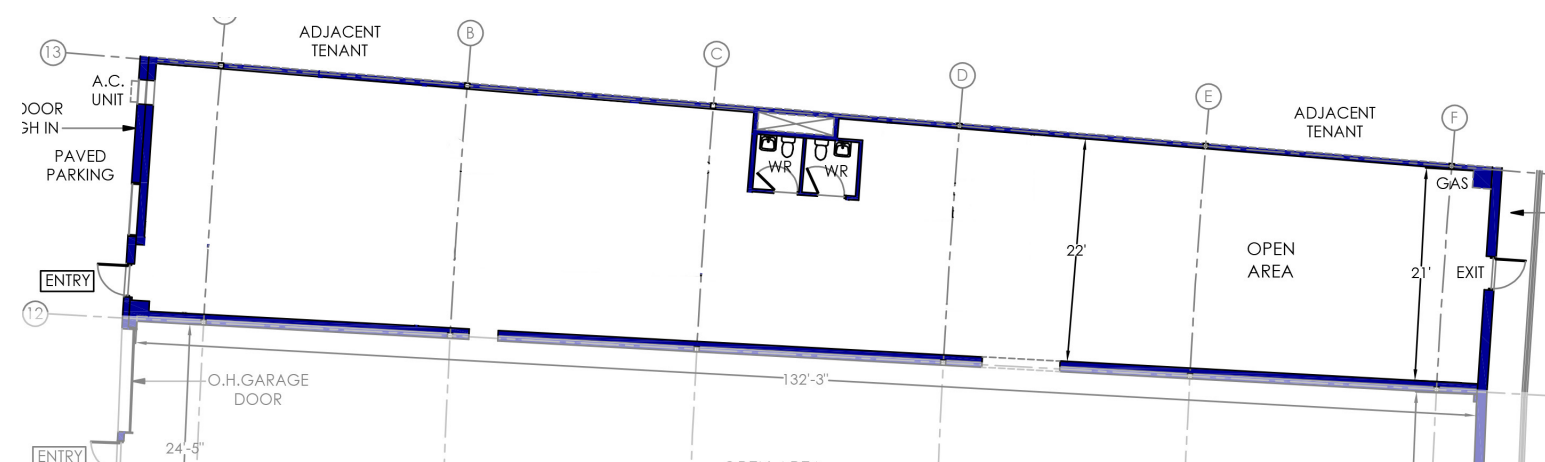
**BAY 220**



2ND LEVEL PARKING  
O.H. DOOR



**BAY 222**



**CONTACT**

**Darren Clare**  
Director, Leasing & Investment Sales | Sales Representative

**613-759-8383**  
[leasing@districtrealty.com](mailto:leasing@districtrealty.com)

District Realty Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)



## DEMOGRAPHICS

## Population

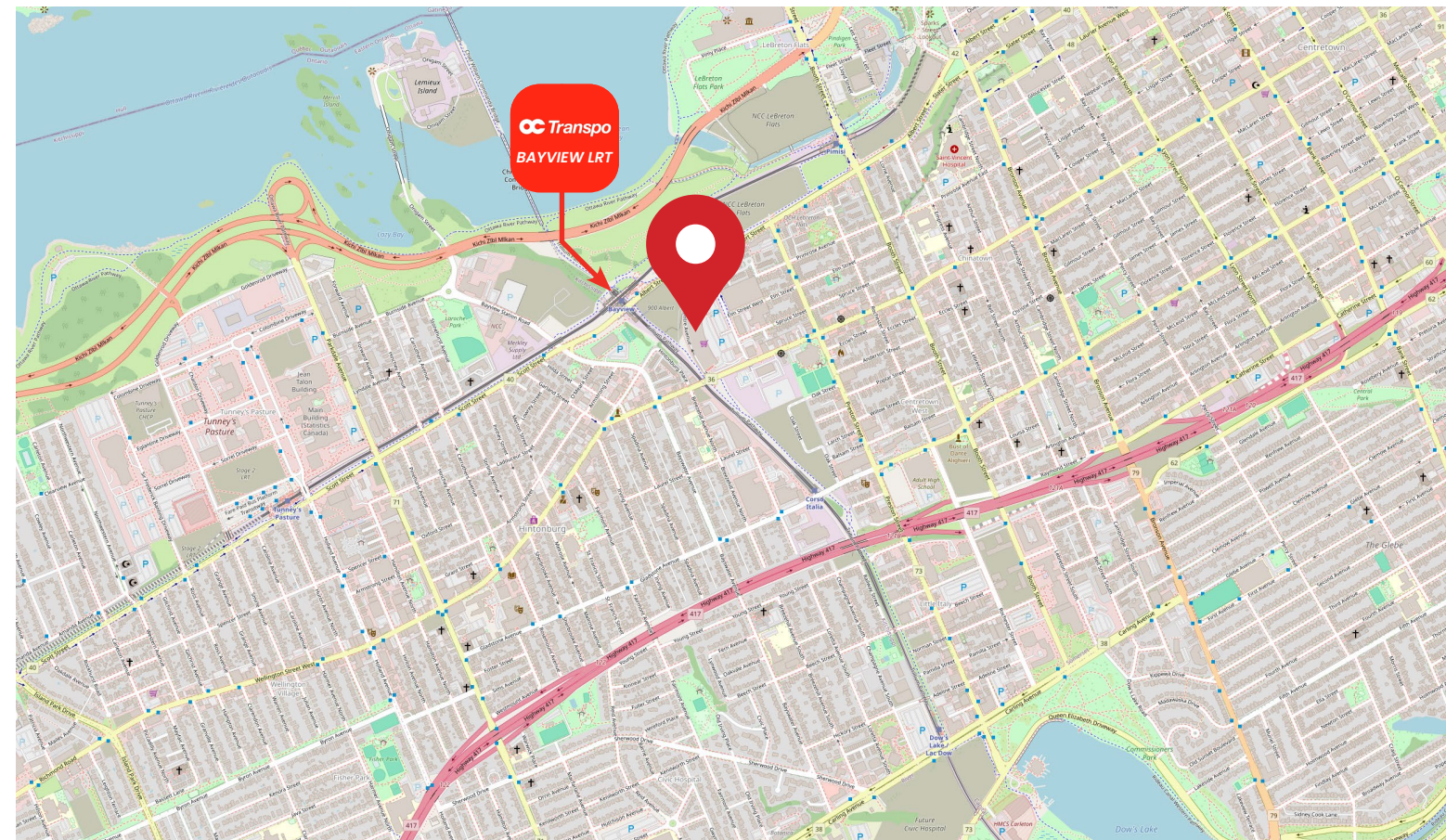
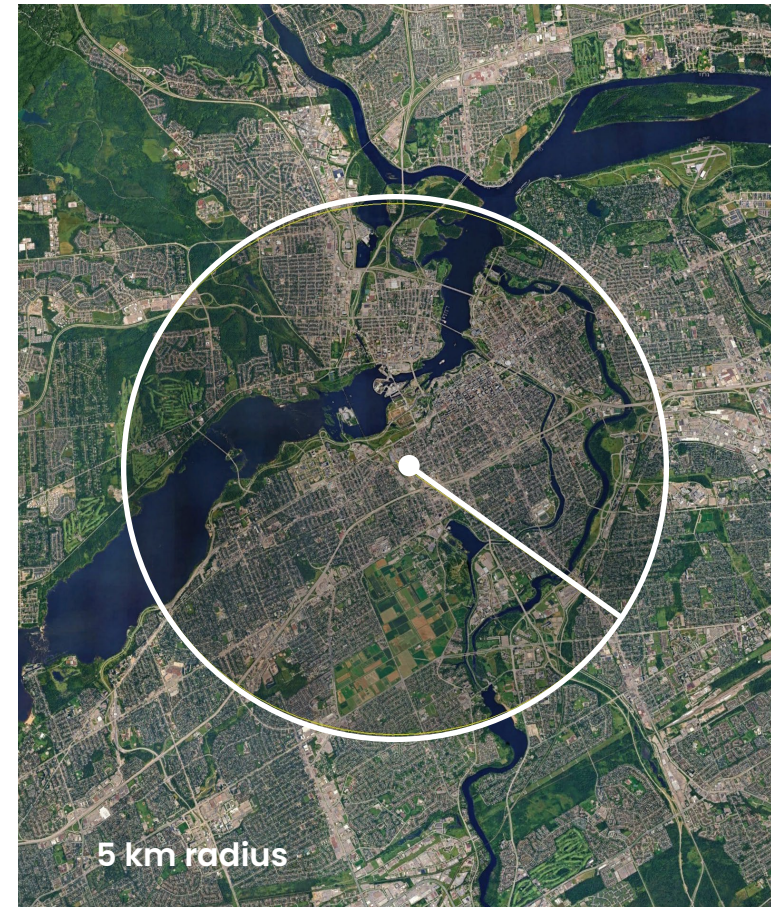
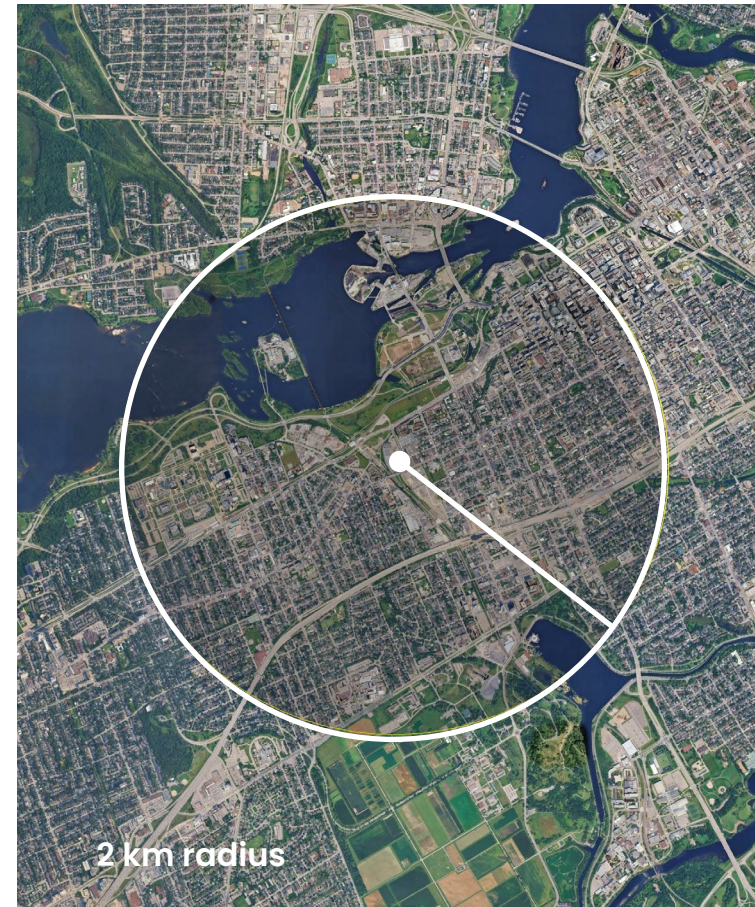
	2 km	5 km	10 km
2023 Population	51,480	232,259	677,645
2028 Population Projection	56,913	256,498	745,903
2033 Population Projection	61,652	278,044	806,859
Annual Growth 2023 – 2028	2.1%	2.1%	2.0%
Annual Growth 2023 – 2033	2.0%	2.0%	1.9%
Daytime Population	91,170	372,963	818,212
Median Age	38.8	38.8	39.9

## Households

	2 km	5 km	10 km
2023 Households	28,263	118,511	307,625
2028 Households Projection	32,032	133,992	346,326
2033 Households Projection	35,044	146,584	378,280
Annual Growth 2023 – 2028	2.7%	2.6%	2.5%
Annual Growth 2023 – 2033	2.4%	2.4%	2.3%
Average Household Size	1.8	1.9	2.2
Private Household Population	50,408	224,315	662,293

## Income

	2 km	5 km	10 km
Average Household Income	\$ 94,570	\$ 99,045	\$ 99,550
Median Household Income	\$ 64,033	\$ 64,069	\$ 68,179
Per Capita Income	\$ 51,920	\$ 50,538	\$ 45,192
Agg. Household Expenditure	\$ 2.6B	\$ 11.2B	\$ 29.2B
Avg. Household Expenditure	\$ 91,990	\$ 94,674	\$ 94,764
\$40,000 – \$60,000	4,082	17,778	49,259
\$60,000 – \$80,000	3,596	14,881	41,744
\$80,000 – \$100,000	3,064	12,450	35,834
\$100,000 – \$150,000	4,220	17,141	49,416
\$150,000 – \$200,000	2,353	9,909	26,239



## CONTACT

## Darren Clare

Director, Leasing & Investment Sales | Sales Representative

**613-759-8383**

**leasing@districtrealty.com**



District Realty Corporation Brokerage

**districtrealty.com**





20 James Street, Suite 100  
Ottawa, ON., K2P 0T6

 613.759.8383  
 [LEASING@DISTRICTREALTY.COM](mailto:LEASING@DISTRICTREALTY.COM)