



Upper Level Warehouse Space **FOR LEASE**

250 City Centre Avenue
Ottawa West



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Price
\$13.00/sf

OPC
\$7.69/sf

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

Bay 222 – 3,200 sf

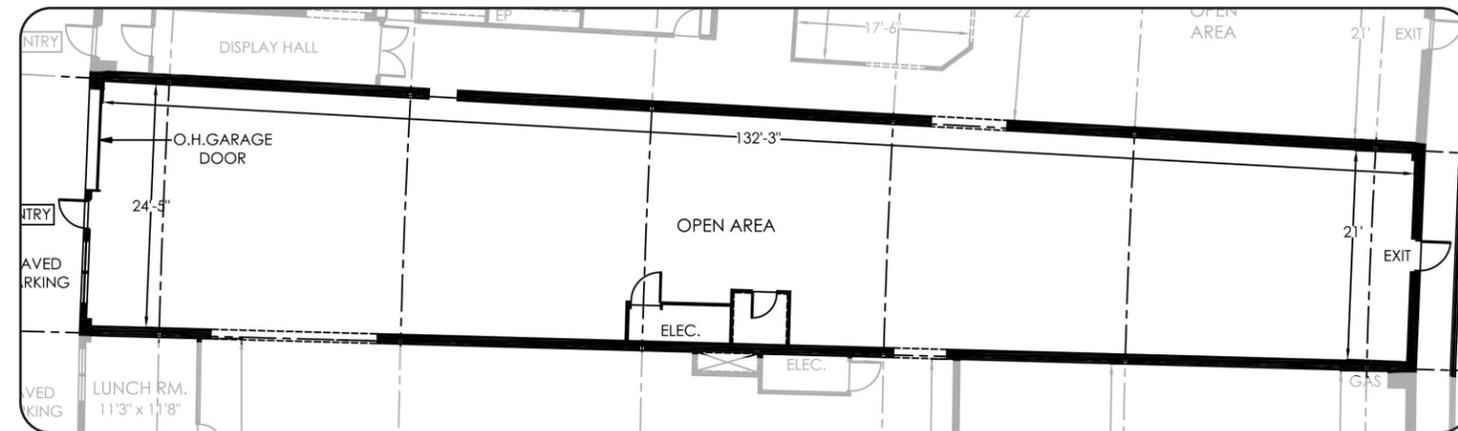
~~**Bay 234** – 3,200 sf~~ **LEASED**



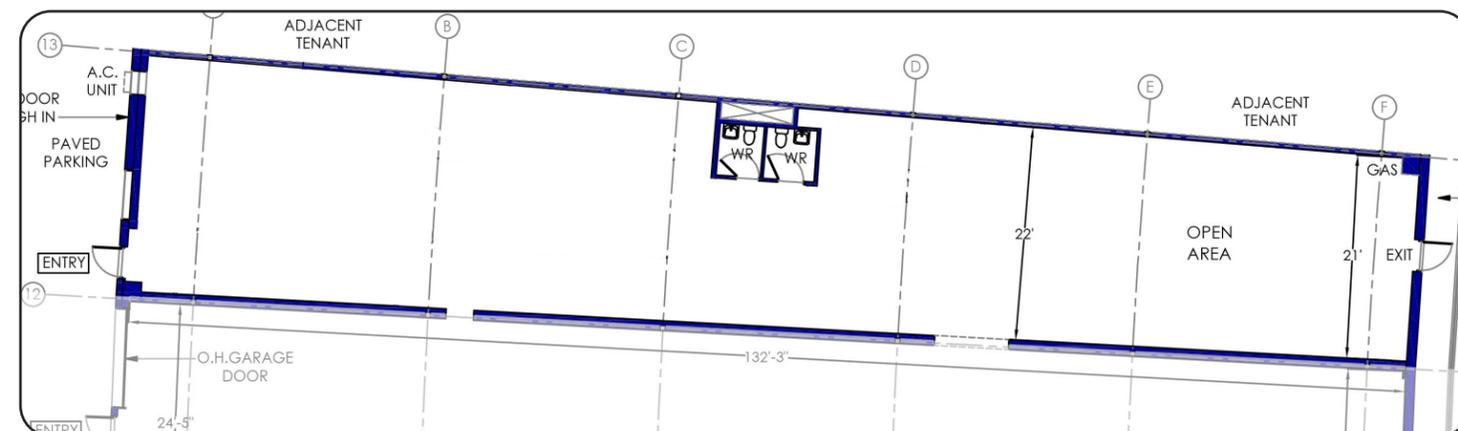
OC Transpo
Bayview LRT

FLOOR PLANS

BAY 220 (Available Aug. 1, 2026)



BAY 222



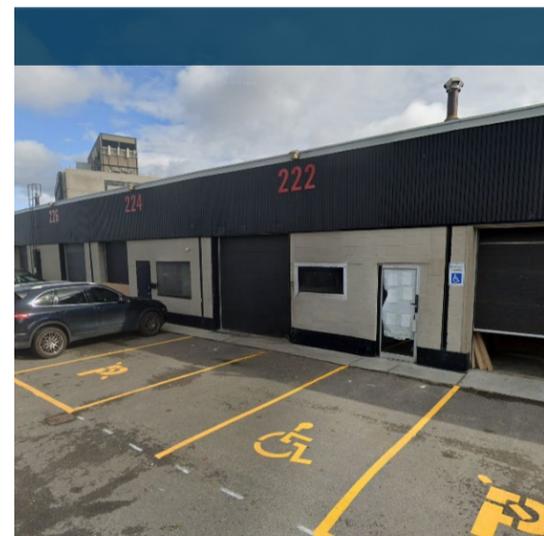
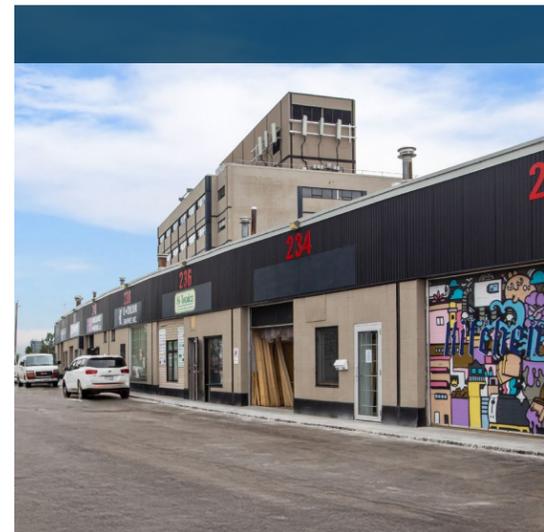
Salient Facts Property

- 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.



CONTACT

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Jason Shinder, Broker of Record
CEO

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COO - Brokerage Services

AREA MAP

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.

Unmatched Central Location

Positioned just west of downtown Ottawa with immediate access to HWY 417, the Parkway, and steps from Bayview LRT (Lines 1 & 2).

Highly Functional Upper-Level Warehouse Units

Each unit features an overhead loading door and two dedicated parking spaces—ideal for storage, distribution, and light industrial users.

Operate Efficiently in the Urban Core

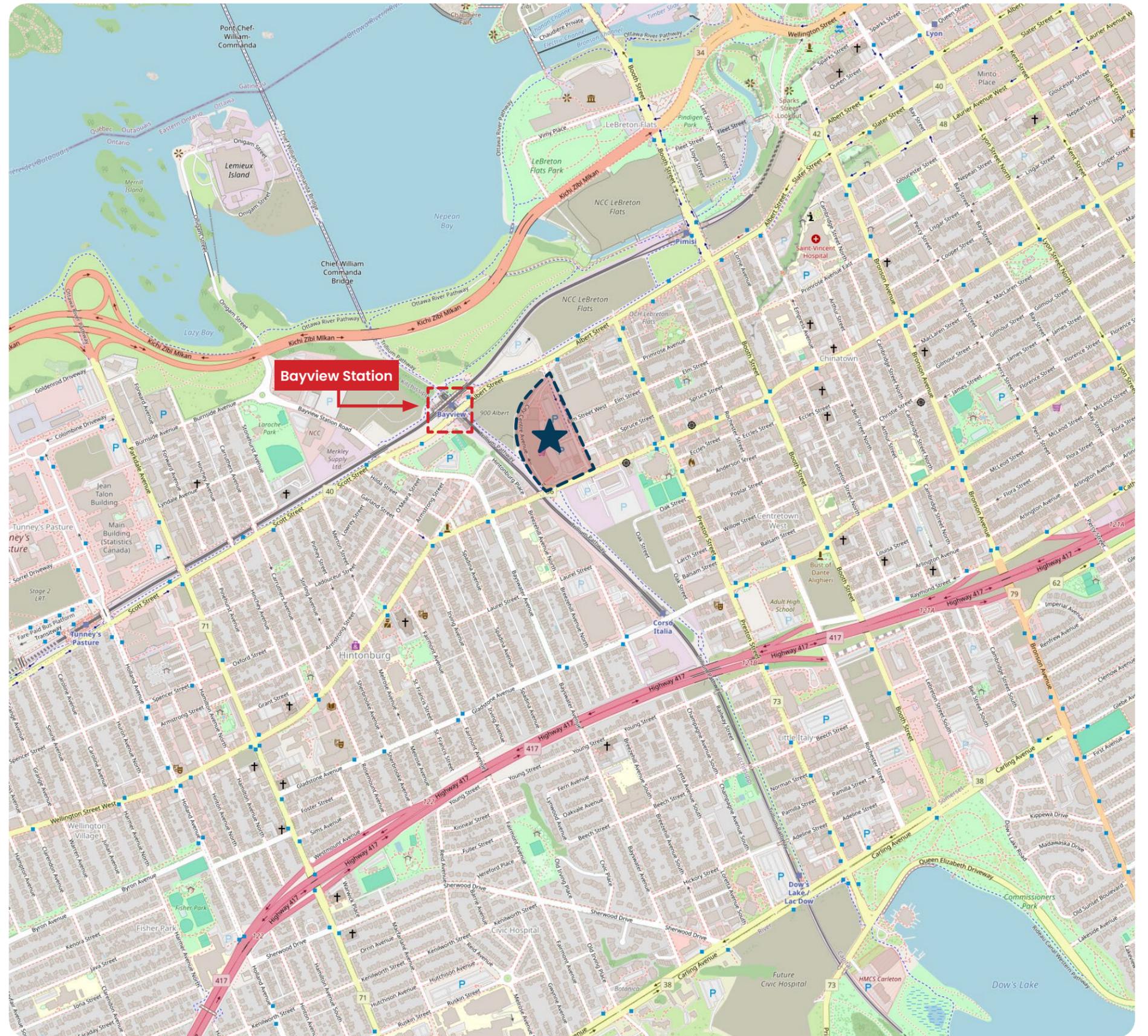
A rare opportunity to combine industrial functionality with a central, transit-connected location.

On-Site Amenities That Elevate the Workday

Coffee shop, bakery, casual dining, and recreational facilities within the City Centre Complex.

Surrounded by Ottawa's Most Dynamic Neighbourhoods

Walking distance to Little Italy, Chinatown, and Wellington West, offering an exceptional mix of dining, retail, and everyday services.



DEMOGRAPHICS

Population

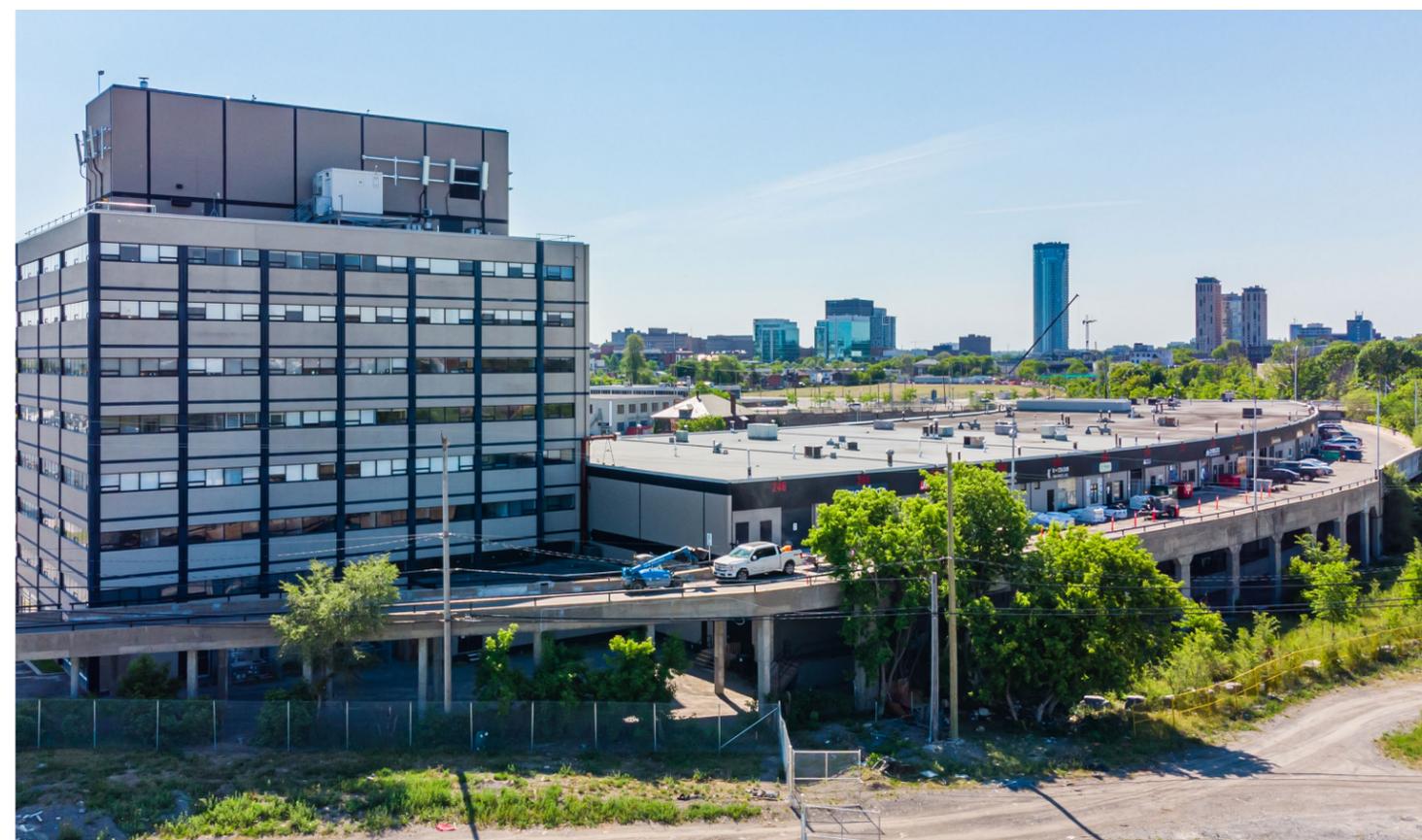
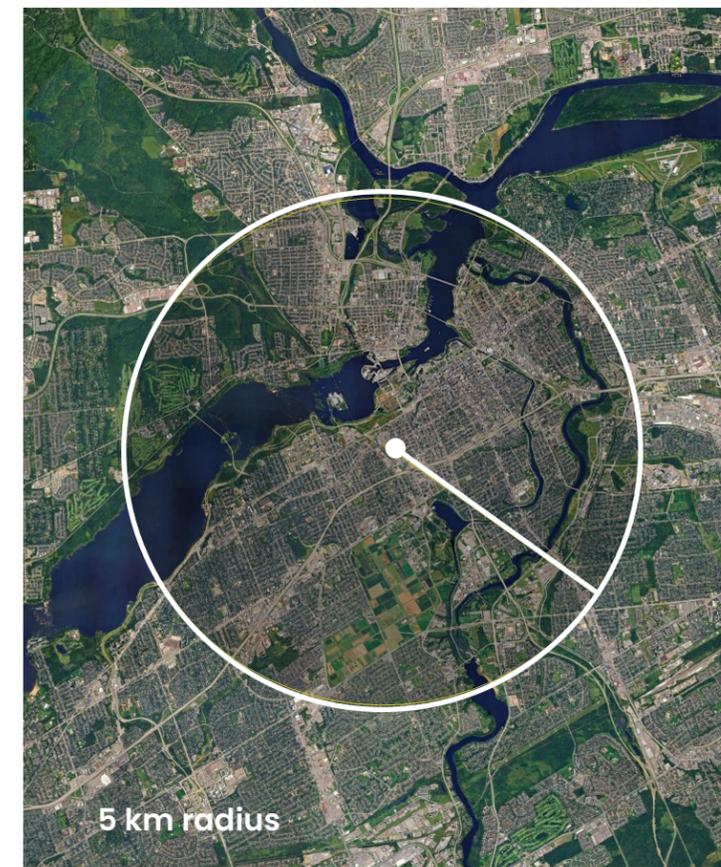
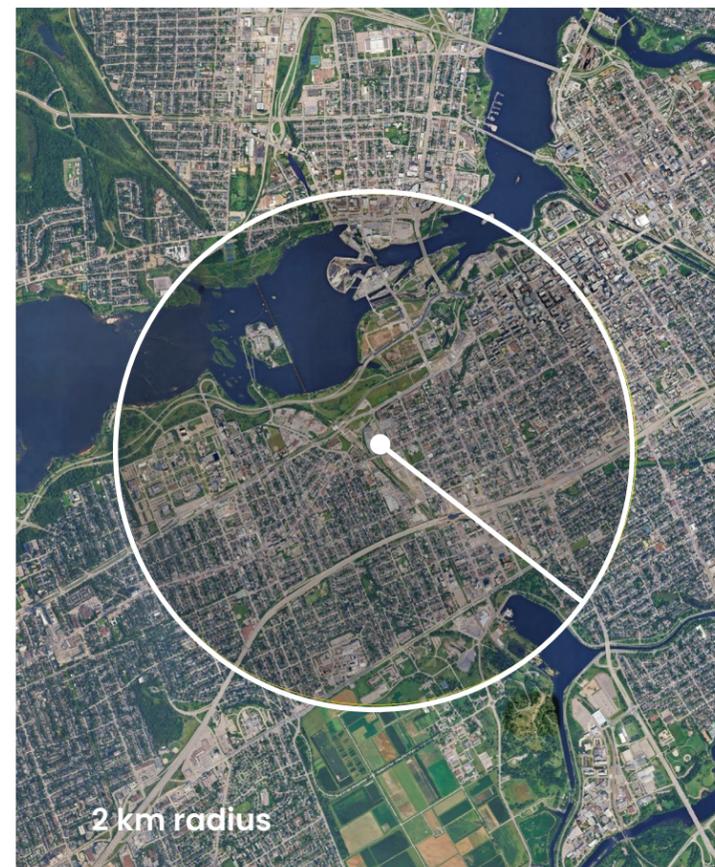
	2 km	5 km	10 km
2023 Population	51,480	232,259	677,645
2028 Population Projection	56,913	256,498	745,903
2033 Population Projection	61,652	278,044	806,859
Annual Growth 2023 - 2028	2.1%	2.1%	2.0%
Annual Growth 2023 - 2033	2.0%	2.0%	1.9%
Daytime Population	91,170	372,963	818,212
Median Age	38.8	38.8	39.9

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



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