

# Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

**June 2025**



**Integrity. Dedication. Professionalism.**

# OFFICE SPACE FOR LEASE

June

## WEST

### 411 Roosevelt Avenue



|           |          |           |                       |
|-----------|----------|-----------|-----------------------|
| Suite 200 | 3,048 sf | Immediate | Price: \$17.50/sf     |
| Suite 202 | 1,761 sf | LEASED    | OPC: \$21.19/sf       |
| Suite 206 | 639 sf   | LEASED    |                       |
| Suite 305 | 2,819 sf | Immediate | } 4,960 sf Contiguous |
| Suite 309 | 2,141 sf | Immediate |                       |

### 250 City Centre Avenue



|           |          |           |                   |
|-----------|----------|-----------|-------------------|
| Suite 400 | 2,151 sf | LEASED    | Price: \$12.00/sf |
| Suite 611 | 1,028 sf | Immediate | OPC: \$15.89/sf   |
| Suite 616 | 1,586 sf | LEASED    |                   |

### 119 Ross Avenue



|           |          |           |                   |
|-----------|----------|-----------|-------------------|
| Suite 100 | 1,787 sf | Immediate | Price: \$14.00/sf |
| Suite 102 | 2,207 sf | Immediate | OPC: \$20.98/sf   |
| Suite 200 | 4,021 sf | Immediate |                   |

### 1339 Wellington Street W.



|           |          |           |                   |
|-----------|----------|-----------|-------------------|
| Suite 202 | 1,776 sf | Immediate | Price: \$14.00/sf |
|           |          |           | OPC: \$20.68/sf   |

### 2249 Carling Avenue



|           |          |                  |                   |
|-----------|----------|------------------|-------------------|
| Suite 202 | 2,917 sf | LEASED           | Price: \$13.50/sf |
| Suite 412 | 2,035    | November 1, 2025 | OPC: \$17.94/sf   |
| Suite 423 | 2,515 sf | Immediate        |                   |

### 2255 Carling Avenue



|           |           |           |                             |
|-----------|-----------|-----------|-----------------------------|
| Suite 204 | 1,981 sf  | LEASED    | Price: \$13.50/sf           |
| Suite 202 | 1,352 sf  | Immediate | OPC: \$14.94/sf             |
| Suite 402 | 4,281 sf  | Immediate | } up to 8,520 sf contiguous |
| Suite 403 | 1,594 sf  | Immediate |                             |
| Suite 410 | 2,645 sf  | Immediate |                             |
| Suite 500 | 11,379 sf | Immediate |                             |



## WEST

### 885 Meadowlands Drive



|            |           |           |                        |  |
|------------|-----------|-----------|------------------------|--|
| Unit 14    | 6,296 sf  | Immediate | } 12,641 sf contiguous | <b>Price: \$15.00/sf</b><br><b>OPC: \$16.02/sf</b> |
| Suite 105  | 6,345 sf  | Immediate |                        |  |
| Suite 200  | 12,949 sf | Immediate |                        | <b>Price: \$14.00/sf</b><br><b>OPC: \$16.26/sf</b> |
| Suite 300  | 7,429 sf  | LEASED    |                        |  |
| Suite 302  | 1,725 sf  | Immediate |                        |  |
| Suite 400A | 1,416 sf  | Immediate |                        |  |
| Suite 402  | 3,989 sf  | Immediate |                        |  |
| Suite 501  | 5,284 sf  | Immediate |                        |  |

### 1130 Morrison Drive



|                 |          |           |  |
|-----------------|----------|-----------|--|
| Suite 260       | 1,611 sf | Immediate | <b>Price: \$15.00/sf</b><br><b>OPC: \$16.10/sf</b> |
| Suite 270       | 2,605 sf | Immediate |  |
| Suite 280       | 3,891 sf | Immediate |  |
| Suite 280 & 260 | 5,502 sf | Immediate |  |

Sunny Suites • Bike Racks & Showers • Indoor & Outdoor Parking • Close to HWY 417

### 2039 Robertson Road



|               |          |           |  |
|---------------|----------|-----------|--|
| Suite 230     | 1,594 sf | Immediate | <b>Price: \$18.00/sf</b><br><b>OPC: \$15.72/sf</b> |
| Suite 234     | 788 sf   | Immediate |  |
| Suite 236     | 716 sf   | Immediate | } 1,504 sf contiguous                              |
| Suite 243     | 1,072 sf | Immediate |  |
| Suite 256     | 613 sf   | Immediate |  |
| Suite 261A    | 940 sf   | Immediate | } 1,726 sf contiguous                              |
| Suite 261B    | 786 sf   | Immediate |  |
| Suite 400     | 1,477 sf | Immediate |  |
| Suite 401     | 1,250 sf | Immediate |  |
| Suite 501/502 | 1,401 sf | Immediate |  |

### 603 March Road



|               |                         |           |  |
|---------------|-------------------------|-----------|--|
| Suite 100-E   | 6,906 sf                | Immediate | <b>Price: \$14.50/sf</b><br><b>OPC: \$12.22/sf</b> |
| Suite 100-S   | 5,876 sf                | LEASED    |  |
| Second Floor* | up to approx. 11,199 sf | Immediate |  |

\*A range of space available on the second floor.



## SOUTH

### 223 Colonnade Road



|           |          |           |                           |
|-----------|----------|-----------|---------------------------|
| Suite 111 | 573 sf   | Immediate | Price: \$15.00/sf         |
| Suite 112 | 1,343 sf | Immediate | OPC: \$15.71/sf           |
| Suite 202 | 1,036 sf | Immediate | up to 5,758 sf contiguous |
| Suite 204 | 884 sf   | Immediate |                           |
| Suite 205 | 581 sf   | Immediate |                           |
| Suite 206 | 1,733 sf | Immediate |                           |
| Suite 210 | 1,534 sf | Immediate |                           |

### 152 Cleopatra Drive



|  |          |        |                   |
|--|----------|--------|-------------------|
| Suite 116                              | 2,262 sf | LEASED | Price: \$16.00/sf |
| Medical Office   Harmony Health Centre |          |        | OPC: \$20.25/sf   |

## CENTRAL

### 1 Nicholas Street



|             |           |                            |                      |
|-------------|-----------|----------------------------|----------------------|
| Suite 200   | 12,764 sf | Immediate                  | Price: \$17.00/sf    |
| Suite 302   | 3,651 sf  | Immediate                  | OPC: \$11.32/sf      |
| 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   | 3,010 sf  | Immediate                  |                      |
| Suite 700   | 1,275 sf  | January 1, 2026            |                      |
| 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                  |                      |



## CENTRAL

### 177 Nepean Street



|           |           |           |                          |
|-----------|-----------|-----------|--------------------------|
| Building  | 21,953 sf | Immediate | <b>Price: \$16.00/sf</b> |
| Suite 200 | 5,494 sf  | Immediate | <b>OPC: \$14.80/sf</b>   |
| Suite 300 | 5,566 sf  | Immediate |                          |
| Suite 400 | 5,466 sf  | Immediate |                          |
| Suite 500 | 5,427 sf  | Immediate |                          |

Suite 200 - Turnkey marketing or call centre with a large breakroom, meeting room, and two private offices. Plenty of natural light.



## EAST

### 815 Taylor Creek Drive



|              |                |           |                          |
|--------------|----------------|-----------|--------------------------|
| Building     | 15,240 sf      | Immediate | <b>Price: \$15.00/sf</b> |
| Ground Floor | 7,522 sf       | Immediate | <b>OPC: \$15.75/sf</b>   |
| Second Floor | up to 7,500 sf | Immediate |                          |
| Suite 201    | 4,012 sf       | Immediate |                          |
| Suite 203    | 1,819 sf       | Immediate |                          |
| Suite 204    | 1,886 sf       | Immediate |                          |

### 2668 Alta Vista Drive



|              |          |           |                          |
|--------------|----------|-----------|--------------------------|
| Second Floor | 6,299 sf | Immediate | <b>Price: \$20.00/sf</b> |
|              |          |           | <b>SEMI GROSS</b>        |

*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 | <b>Price: \$7.00/sf</b> |
| Suite C207 | 766 sf   | Immediate | <b>OPC: \$9.16/sf</b>   |

# RETAIL SPACE FOR LEASE

June

## WEST

### 1337 Wellington Street W.



2,653 sf Immediate

Price: \$30.00/sf

OPC: \$14.77/sf

- Corner unit with large display windows and side loading door.
- Excellent branding opportunity in Wellington Village. Highly visible building signage.

### 290 City Centre Avenue



5,660 sf September 1, 2025

Price: \$12,000/month

Semi Gross

- Standout property in Ottawa west, steps from Bayview LRT
- Signage facing Somerset St. West
- Just north of Little Italy, and a short walk to Chinatown and Wellington West

### 838 Somerset Street West



Unit 10

1,759 sf **LEASED**

Price: \$15.00/sf

OPC: \$14.00/sf (approx.)

Corner unit retail / office fit for a medical clinic. Reception area, breakroom, lockers. 10 rooms, 5 of which are examination rooms with sinks. Wheelchair accessible rear entrance.

### 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.

### 2039 Robertson Road



New Unit Available!

Unit 1 1,093 sf June 1, 2024

Price: \$22.00/sf

Unit 4 1,217 sf **LEASED**

OPC: \$15.72/sf

Unit 8 (coffee shop) 1,061 sf **LEASED**

Unit 15 1,098 sf **LEASED**

### Rideauview Shopping Plaza

### 885 Meadowlands Drive



Unit 6 1,400 sf Immediate

Price: \$15.00/sf

Unit 14 6,296 sf Immediate

OPC: \$16.02/sf

Unit 105 6,345 sf Immediate } 12,641 sf contiguous



# RETAIL SPACE FOR LEASE

June

## WEST

### 555 March Road



48,000 sf **LEASED**

Price: \$15.00/sf

OPC: \$12.00/sf

- Currently fit for athletic centre. Suitable for a wide variety of uses.
- Grade loading door. Large parking lot.

### 591 March Road

New Unit Available!



Unit 1 3,014 sf August 1, 2026

Price: \$20.00/sf

Unit 10 1,873 sf Immediate

OPC: \$12.22/sf

Unit 13-15 3,919 sf **LEASED**

### 603 March Road



Cafe/Kitchen 3,954 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.
- Potential to refit for office use.

## SOUTH

### 7 Enterprise Avenue

New Listing!



8,941 sf December 1, 2025

Price: \$17.00/sf

OPC: \$ 6.07/sf

- On-site parking
- Dock and grade loading
- Ceiling: 15'
- Power: 75 KVA, 3 phase, 600V, 100 AMP

## CENTRAL

### 1 Nicholas Street



Unit 2 542 sf 30 Days Notice

Price: \$40.00/sf

Unit 5 1,722 sf Immediate

OPC: \$11.32/sf

For more information and to book a tour of 1 Nicholas Street, please contact:  
Neil Mason / [nmason@cwottawa.com](mailto:nmason@cwottawa.com) / 613.236.7777

### 203 Bank Street



1,840 sf Immediate

Price: \$32.00/sf

OPC: \$16.51/sf

- Prime retail on Bank Street in Centretown, downtown Ottawa!
- Fit for a tea shop. Suitable for a variety of retail uses.

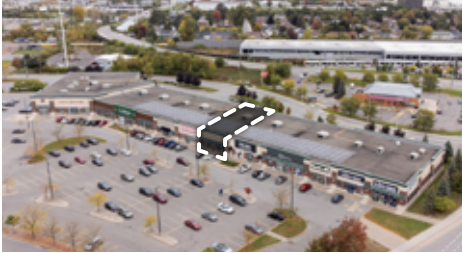
## EAST

### 500 Terminal Avenue



|                        |           |           |                                      |
|------------------------|-----------|-----------|--------------------------------------|
| Unit 10 <sup>[1]</sup> | 3,242 sf  | Immediate | Price: \$32.00/sf<br>OPC: \$14.23/sf |
| Unit 17 <sup>[2]</sup> | 15,423 sf | Immediate | Price: \$32.00/sf<br>OPC: \$12.79/sf |

### 550 Terminal Avenue



|                       |          |           |                                      |
|-----------------------|----------|-----------|--------------------------------------|
| Unit 8 <sup>[3]</sup> | 4,406 sf | Immediate | Price: \$32.00/sf<br>OPC: \$12.79/sf |
|-----------------------|----------|-----------|--------------------------------------|

### 665 Industrial Avenue



|                        |          |           |                                      |
|------------------------|----------|-----------|--------------------------------------|
| Unit 2B <sup>[4]</sup> | 5,155 sf | Immediate | Price: \$32.00/sf<br>OPC: \$13.95/sf |
|------------------------|----------|-----------|--------------------------------------|

- Inline space beside LCBO

### 610 Industrial Avenue



|                |           |           |                               |
|----------------|-----------|-----------|-------------------------------|
| <sup>[5]</sup> | 36,502 sf | Immediate | Price: TBD<br>OPC: \$11.85/sf |
|----------------|-----------|-----------|-------------------------------|

- Freestanding building with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock
- Plenty of natural light

### 590 Industrial Avenue



|                       |          |           |                                      |
|-----------------------|----------|-----------|--------------------------------------|
| Unit 6 <sup>[6]</sup> | 6,747 sf | Immediate | Price: \$32.00/sf<br>OPC: \$12.34/sf |
|-----------------------|----------|-----------|--------------------------------------|

- Endcap unit located next to Urban Barn and Healthy Planet
- Large display windows bring in abundant natural light

### 595 Industrial Avenue



|                       |           |           |                                      |
|-----------------------|-----------|-----------|--------------------------------------|
| Unit 2 <sup>[7]</sup> | 23,519 sf | Immediate | Price: \$32.00/sf<br>OPC: \$13.95/sf |
|-----------------------|-----------|-----------|--------------------------------------|

- Highly visible unit with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock



## EAST

### 575 Industrial Avenue



|   |          |           |                                      |
|---|----------|-----------|--------------------------------------|
| Unit 4 <sup>[8]</sup>   | 6,018 sf | Immediate | Price: \$32.00/sf<br>OPC: \$13.95/sf |
| <ul style="list-style-type: none"> <li>• Inline unit between Skecher and Banana Republic</li> <li>• Building signage faces Industrial Avenue</li> <li>• Ceiling: 20' clear</li> </ul> |          |           |                                      |

### 515 Industrial Avenue



|   |          |           |                                      |
|---|----------|-----------|--------------------------------------|
| Unit 1 <sup>[9]</sup>   | 2,675 sf | Immediate | Price: \$32.00/sf<br>OPC: \$12.86/sf |
| <ul style="list-style-type: none"> <li>• Potential to demise in half</li> <li>• 42' of frontage on Industrial Avenue</li> <li>• Highly effective building signage and large display windows.</li> </ul> |          |           |                                      |

### 505 Industrial Avenue



|                        |          |           |                        |  |
|------------------------|----------|-----------|------------------------|--|
| Unit 3 <sup>[10]</sup> | 4,100 sf | Immediate | } 12,391 sf contiguous | <b>Price: \$18.00/sf</b><br><b>OPC: \$ 6.73/sf</b> |
| Unit 4 <sup>[11]</sup> | 3,387 sf | Immediate |                        |  |
| Unit 5 <sup>[12]</sup> | 4,904 sf | Immediate |                        |  |

• Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.

### 100 Trainyards Drive



|                          |          |           |                               |                                      |
|--------------------------|----------|-----------|-------------------------------|--------------------------------------|
| Unit 14 <sup>[13]</sup>  | 4,596 sf | Immediate | up to<br>13,166 sf contiguous | Price: \$32.00/sf<br>OPC: \$12.93/sf |
| Unit 16 <sup>[14]</sup>  | 4,386 sf | Immediate |                               |                                      |
| Unit 18 <sup>[15]</sup>  | 4,184 sf | Immediate |                               |                                      |
| Unit 25 <sup>[16]</sup>  | 1,896 sf | Immediate | up to<br>16,190 sf contiguous | Price: \$32.00/sf<br>OPC: \$12.86/sf |
| Unit 26 <sup>[17]</sup>  | 4,150 sf | Immediate |                               |                                      |
| Unit 28 <sup>[18]</sup>  | 5,072 sf | Immediate |                               |                                      |
| Unit 30A <sup>[19]</sup> | 2,403 sf | Immediate |                               | Price: \$32.00/sf<br>OPC: \$12.86/sf |
| Unit 30B <sup>[20]</sup> | 2,669 sf | Immediate |                               |                                      |
| Unit 32 <sup>[21]</sup>  | 5,184 sf | Immediate |                               | Price: \$32.00/sf<br>OPC: \$12.86/sf |

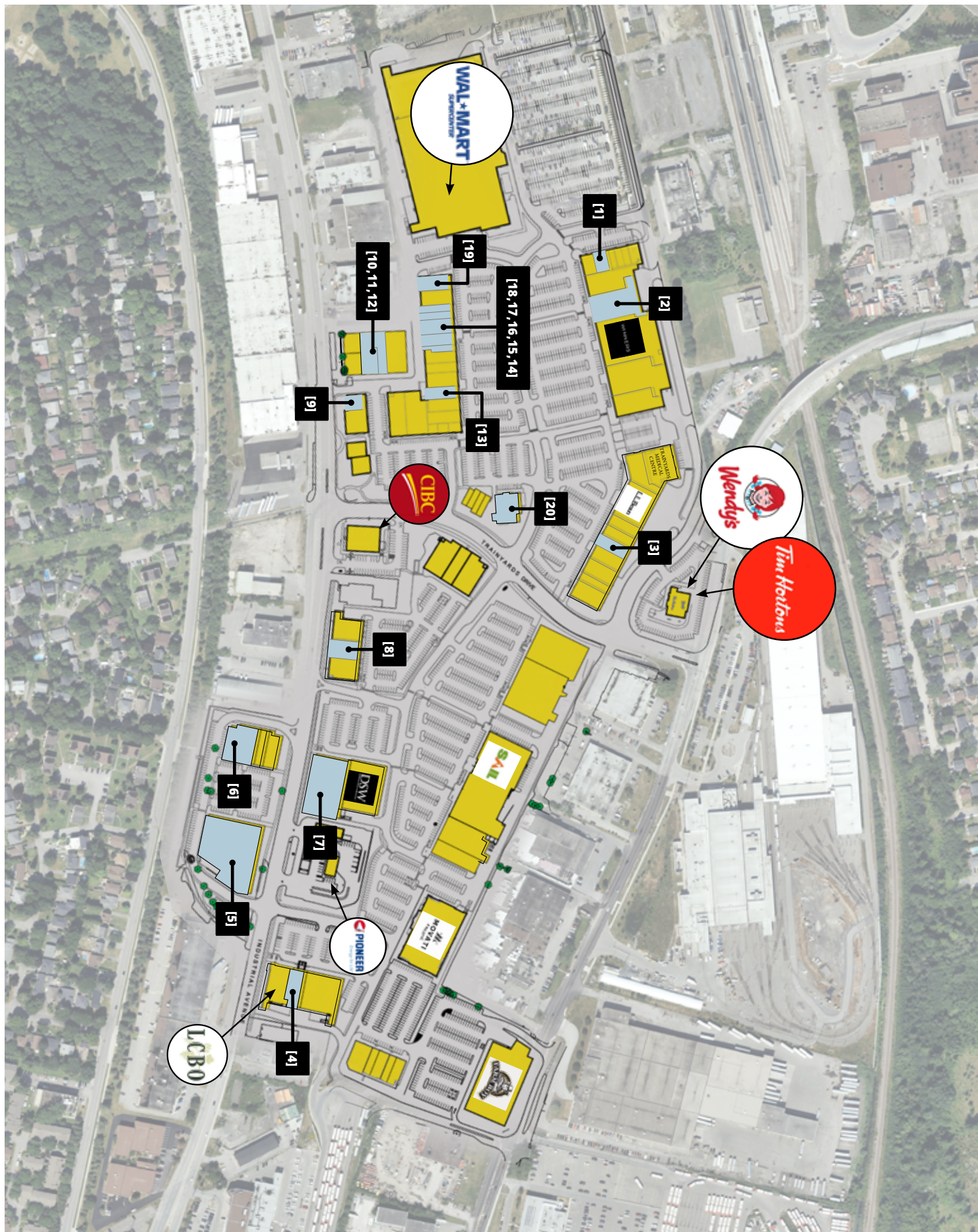
### 150 Trainyards Drive



|                            |          |           |                                      |
|----------------------------|----------|-----------|--------------------------------------|
| restaurant <sup>[20]</sup> | 7,036 sf | Immediate | Price: \$32.00/sf<br>OPC: \$11.78/sf |
|----------------------------|----------|-----------|--------------------------------------|



## The Train Yards - Availability Site Plan





## EAST

### 1000 Belfast Road

New Listing!



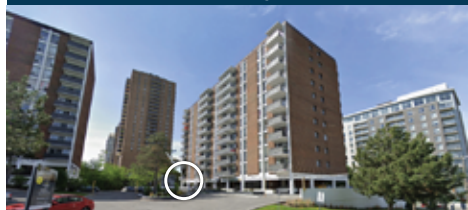
Unit J 4,868 sf Immediate

Price: \$20.00/sf

OPC: \$13.05/sf

- Ceiling: 19'
- Loading: Double man door
- Two washrooms
- Building signage visible from St. Laurent Blvd.

### 230 Brittany Drive



1,827 sf Immediate

Price: \$30.00/sf

GROSS + Utilities

- Retail unit on the ground level of a 275 unit residential highrise complex.
- Located just off St. Laurent Blvd.

### Innes Crossing

### 1491 Innes Road



Building A

Unit 101-A approx. 7,300 sf Immediate

Price: \$20.00/sf

OPC: \$10.00/sf (approx.)

- Ceiling: 18'6" to the beams; 20' to roof deck
- Loading: Double man door
- Potential to demise

### 1495 Innes Road



Building D 3,604 sf Immediate

Price: \$25.00/sf

OPC: \$10.00/sf (approx.)



# WAREHOUSE SPACE FOR LEASE

June

## WEST

### 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

### 250 City Centre Avenue

New Listing!



Upper Level

Bay 234 3,200 sf October 1, 2025

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

- Ceiling: 14'
- Grade Loading Door

## SOUTH

### 7 Enterprise Avenue

New Listing!



8,941 sf December 1, 2025

Price: \$17.00/sf  
OPC: \$ 6.07/sf

- On-site parking
- Dock and grade loading
- Ceiling: 12' clear, 15' to roof deck
- Power: 75 KVA, 3 phase, 600V, 100 AMP

## EAST

### 3020 Hawthorne Road



Unit 200A 15,175 sf Immediate

Price: \$18.00/sf  
OPC: \$ 5.13/sf (approx.)

- Showroom space with large display windows and customer parking
- Ceiling: 23' to joist, 25' to roof deck
- Grade loading door
- Dock loading door with leveller



Unit 100C 6,800 sf Immediate

Price: \$18.00/sf  
OPC: \$ 5.16/sf

- Showroom space with large display windows and customer parking
- Ceiling: 23' to joist, 25' to roof deck
- Two Dock loading doors

### 1275 Humber Place



Unit 300-400 40,000 sf Immediate

Price: \$16.50/sf

Unit 700 6,440 sf Immediate

OPC: \$ 6.00/sf (approx.)

- Ceiling Height: 30'
- Sprinkler System
- 3 Phase Power
- Dock Loading



## INDUSTRIAL DEVELOPMENT LAND

### 1566 Raven Avenue



WEST

0.113 Acres | 4,929 sf

Price: \$549,000.00

- Zoning: IG1 - General Industrial Zone
- Storage containers currently on the property can be included in the sale.

### 4070 Riverside Drive



SOUTH

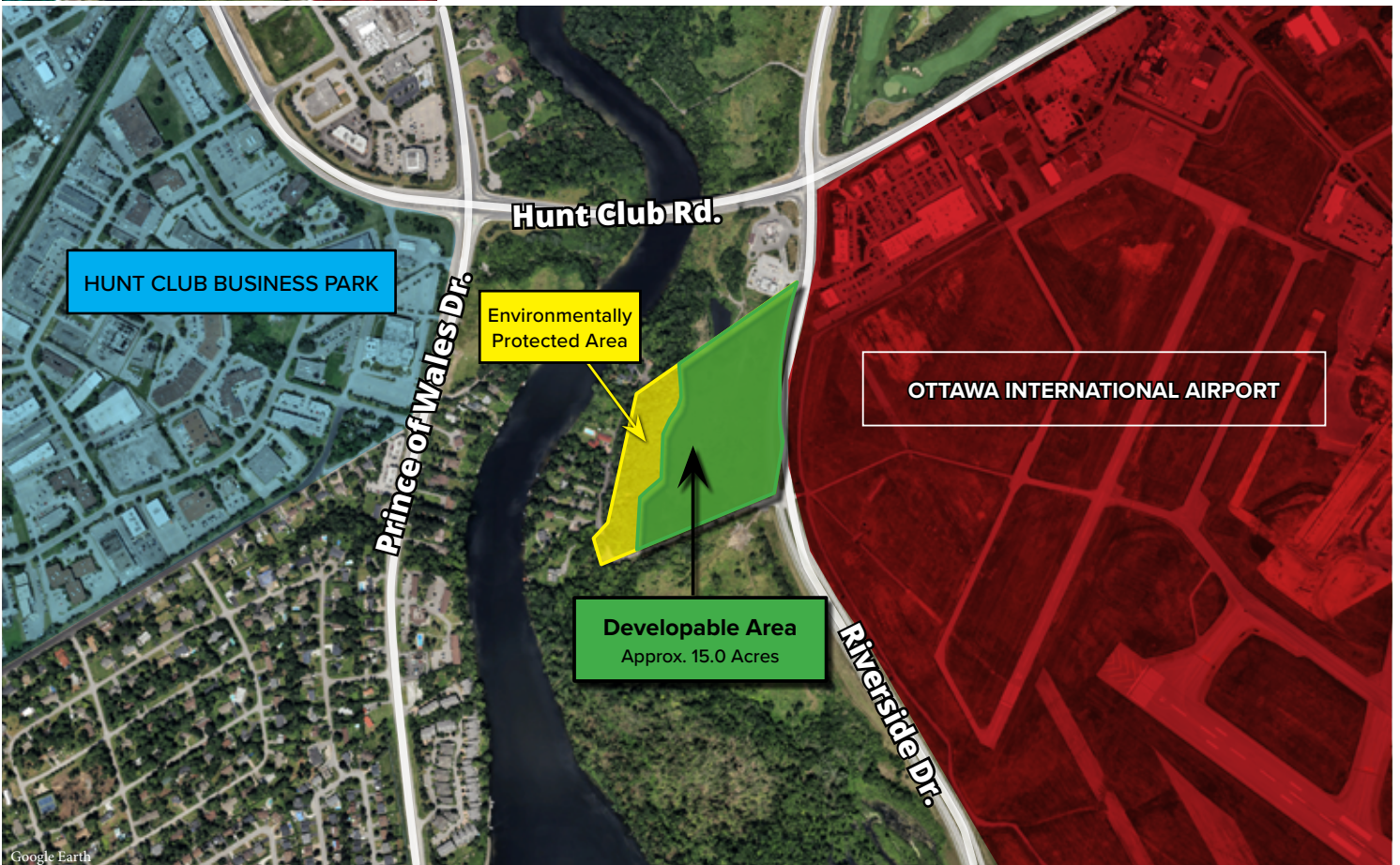
19.739 Acres \* | 859,831 sf

Price: \$16,000,000.00

Development land suitable for light industrial uses. Close to the Ottawa International Airport and the Hunt Club Business Park.

\* Net Developable Area: 15.04 Acres.

Seller will sever smaller parcels (2.0+ Acres).





## MULTI-FAMILY

### 5 Wolff Street

Coming Soon!



EAST

19,170.51 sf 0.440 Acres

Price: \$4,850,000.00

2 Fully Occupied Multi-Family Buildings | 16 Units Total | Gross Building Area: approx. 37,352 sf

- On-site parking
- Unit Mix:
  - 2x 1-bedroom
  - 9 x 2-bedroom
  - 5 x 3-bedroom

## MULTI-FAMILY / REDEVELOPMENT LAND

### 207-227 Murray Street, 328-340 & 346 St-Patrick Street, 281-287 Cumberland Street



CENTRAL

48,922 sf 1.12 Acres

Price: Contact

14 Occupied Multi-Family Buildings | Gross Building Area: 25,908 sf

- Ideal redevelopment site with frontage on 3 streets.
- Rent Roll available.

