



# Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

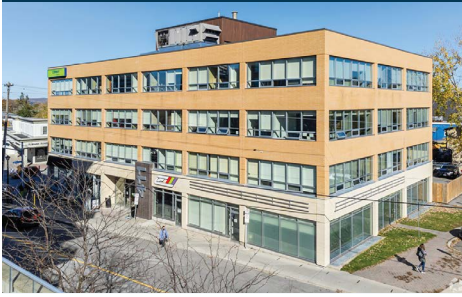
July 2025



Integrity. Dedication. Professionalism.

## 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	LEASED	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.



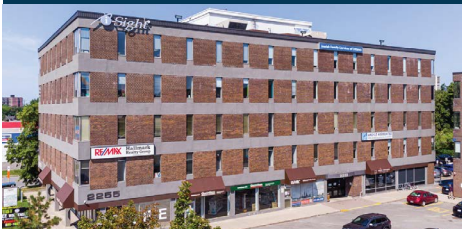
Suite 202	1,776 sf	Immediate	Price: \$14.00/sf
			OPC: \$20.68/sf

### 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 201	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	Price: \$15.00/sf
Suite 105	6,345 sf	Immediate		OPC: \$16.02/sf
Suite 200	12,949 sf	Immediate		Price: \$14.00/sf
Suite 300	7,429 sf	LEASED		OPC: \$16.26/sf
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		Price: \$15.00/sf
Suite 270	2,605 sf	Immediate		OPC: \$16.10/sf
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	} 1,504 sf contiguous	Price: \$18.00/sf
Suite 234	788 sf	Immediate		OPC: \$15.72/sf
Suite 236	716 sf	Immediate		
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		Price: \$14.50/sf
Suite 100-S	5,876 sf	LEASED		OPC: \$12.99/sf
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

Fully Leased!



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

## Central

### 1 Nicholas Street

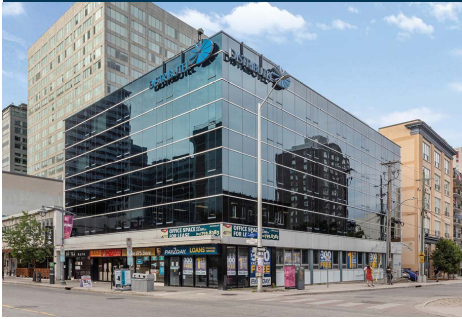


Suite 200	12,764 sf	Immediate	Price: \$17.00/sf
Suite 302	3,651 sf	Immediate	OPC: \$11.32/sf
Suite 303	3,820 sf	Immediate	
Suite 412	2,396 sf	Immediate	
Suite 430	2,293 sf	Immediate	
Suite 432	1,765 sf	Immediate	
Suite 500	3,769 sf	Immediate - Can be demised	
Suite 520	3,473 sf	Immediate	
Suite 600	3,010 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	Price: \$16.00/sf
Suite 200	5,494 sf	Immediate	OPC: \$14.80/sf
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	Price: \$15.00/sf
Ground Floor	7,522 sf	Immediate	OPC: \$15.75/sf
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	Price: \$20.00/sf
			SEMI GROSS






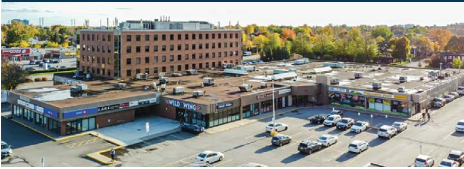

For more information and to book a tour of 2668 Alta Vista Drive, please contact:  
Brent Taylor / [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com) / 613.726.7323

### 1417C Cyrville Road



Suite C201	2,109 sf	Immediate	Price: \$7.00/sf
Suite C207	766 sf	Immediate	OPC: \$9.16/sf

## West

<div>1337 Wellington Street W.</div> 	<div>2,653 sf   <b>LEASED</b></div> <div>Price: \$30.00/sf OPC: \$14.77/sf</div> <ul style="list-style-type: none"><li>• Corner unit with large display windows and side loading door.</li><li>• Excellent branding opportunity in Wellington Village. Highly visible building signage.</li></ul>
<div>290 City Centre Avenue</div> 	<div>5,660 sf   September 1, 2025</div> <div>Price: \$12,000/month Semi Gross</div> <ul style="list-style-type: none"><li>• Standout property in Ottawa west, steps from Bayview LRT</li><li>• Signage facing Somerset St. West</li><li>• Just north of Little Italy, and a short walk to Chinatown and Wellington West</li></ul>
<div>838 Somerset Street West</div> 	<div>Unit 10   4,759 sf   <b>LEASED</b></div> <div>Price: \$15.00/sf OPC: \$14.00/sf (approx.)</div>
<div>360 Croydon Avenue</div> 	<div>490 sf   Immediate</div> <div>Price: \$30.00/sf GROSS + Utilities</div> <ul style="list-style-type: none"><li>• Glass front retail space on the ground level of a 217-unit apartment building.</li><li>• Close to Lincoln Fields Station.</li></ul>
<div>2039 Robertson Road</div> <div>Fully Leased!</div> 	<div>Unit 1   4,093 sf   <b>LEASED</b></div> <div>Unit 4   4,217 sf   <b>LEASED</b></div> <div>Unit 8 (coffee shop)   4,061 sf   <b>LEASED</b></div> <div>Unit 15   4,098 sf   <b>LEASED</b></div> <div>Price: \$22.00/sf OPC: \$15.72/sf</div>
<div>Rideauview Shopping Plaza</div> <div>885 Meadowlands Drive</div> 	<div>Unit 6   1,400 sf   Immediate</div> <div>Unit 14   6,296 sf   Immediate</div> <div>Unit 105   6,345 sf   Immediate</div> <div>12,641 sf contiguous</div> <div>Price: \$15.00/sf OPC: \$16.02/sf</div>
<div>555 March Road</div> <div>Fully Leased!</div> <div>FOR LEASE</div> 	<div>18,000 sf   <b>LEASED</b></div> <div>Price: \$15.00/sf OPC: \$12.00/sf</div> <ul style="list-style-type: none"><li>• Currently fit for athletic centre. Suitable for a wide variety of uses.</li><li>• Grade loading door. Large parking lot.</li></ul>



## West

### 591 March Road



Unit 1	3,014 sf	December 1, 2026	Price: \$20.00/sf
Unit 10	1,873 sf	Immediate	OPC: \$12.22/sf
Unit 13-15	3,919 sf	<b>LEASED</b>	

### 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



	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.

### 1065 Bank Street



	1,189 sf	<b>LEASED</b>	Price: \$30.00/sf
			OPC: \$13.05/sf

## East

### 500 Terminal Avenue



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

### 550 Terminal Avenue



Unit 8 <sup>[3]</sup>	4,406 sf	Immediate	Price: \$32.00/sf OPC: \$12.79/sf
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### 665 Industrial Avenue



Unit 2B <sup>[4]</sup>	5,155 sf	Immediate	Price: \$32.00/sf OPC: \$13.95/sf
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- Inline space beside LCBO

### 610 Industrial Avenue



<sup>[5]</sup>	36,502 sf	Immediate	Price: TBD OPC: \$11.85/sf
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- 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 OPC: \$12.34/sf
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- 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 OPC: \$13.95/sf
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- 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  
OPC: \$13.95/sf

- Inline unit between Skecher and Banana Republic
- Building signage faces Industrial Avenue
- Ceiling: 20' clear

### 515 Industrial Avenue



Unit 1 <sup>[9]</sup> 2,675 sf Immediate

Price: \$32.00/sf  
OPC: \$12.86/sf

- Potential to demise in half
- 42' of frontage on Industrial Avenue
- Highly effective building signage and large display windows.

### 505 Industrial Avenue



Unit 3 <sup>[10]</sup> 4,100 sf Immediate

Unit 4 <sup>[11]</sup> 3,387 sf Immediate

Unit 5 <sup>[12]</sup> 4,904 sf Immediate

Unit 7 <sup>[13]</sup> 3,982 sf Immediate

12,391 sf contiguous

Price: \$18.00/sf  
OPC: \$ 6.73/sf

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

### 100 Trainyards Drive



Unit 14 <sup>[14]</sup> 4,596 sf Immediate

Unit 16 <sup>[15]</sup> 4,386 sf Immediate

Unit 18 <sup>[16]</sup> 4,184 sf Immediate

up to  
13,166 sf contiguous

Unit 25 <sup>[17]</sup> 1,896 sf Immediate

Unit 26 <sup>[18]</sup> 4,150 sf Immediate

Unit 28 <sup>[19]</sup> 5,072 sf Immediate

up to  
16,190 sf contiguous

Unit 30A <sup>[20]</sup> 2,403 sf Immediate

Unit 30B <sup>[21]</sup> 2,669 sf Immediate

Price: \$32.00/sf  
OPC: \$12.93/sf

Price: \$32.00/sf  
OPC: \$12.86/sf

Price: \$32.00/sf  
OPC: \$12.93/sf

Price: \$32.00/sf  
OPC: \$12.86/sf

Unit 32 <sup>[22]</sup> 5,184 sf Immediate

Price: \$32.00/sf  
OPC: \$12.86/sf

### 150 Trainyards Drive

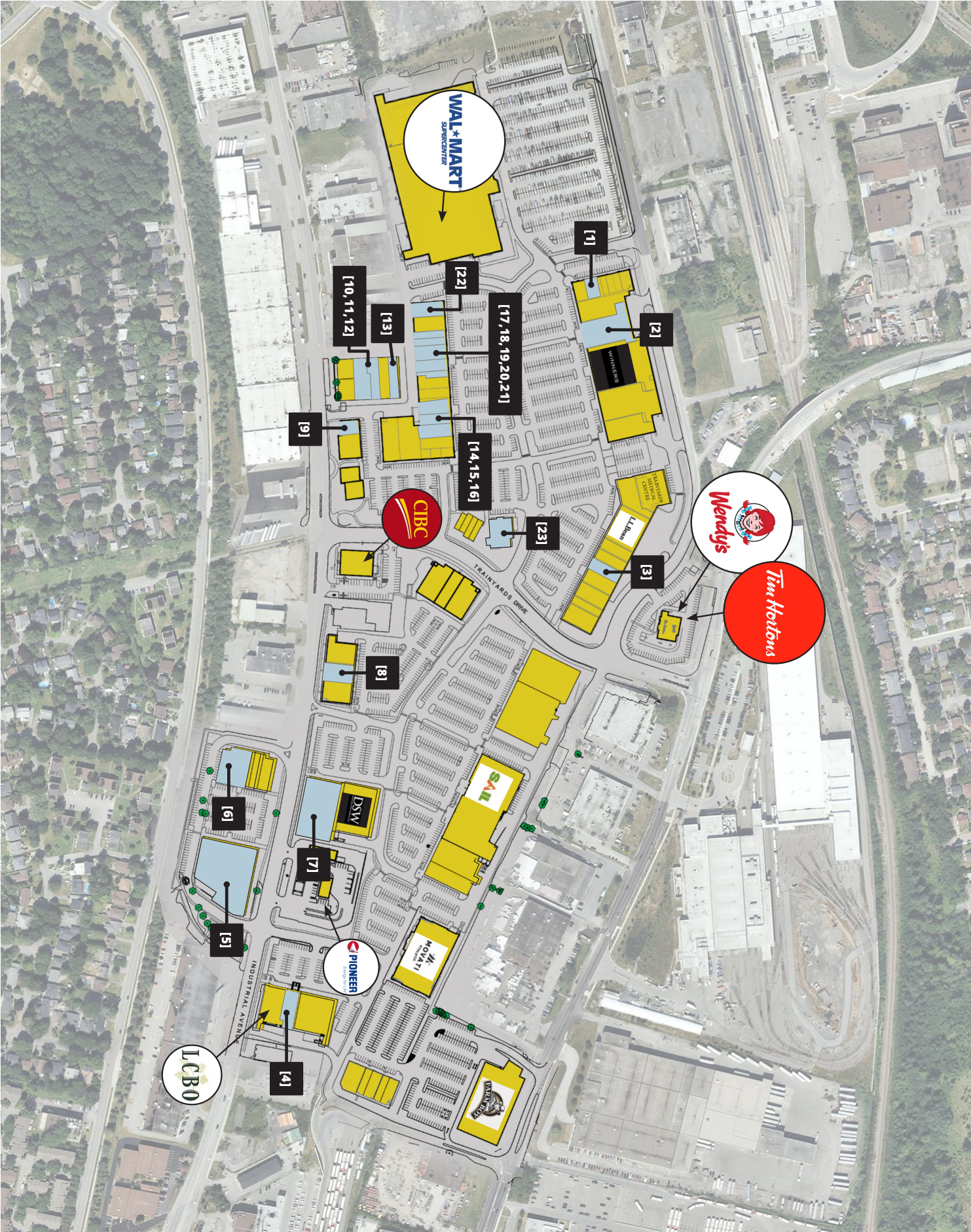


restaurant <sup>[23]</sup> 7,036 sf Immediate

Price: \$32.00/sf  
OPC: \$11.78/sf



The Train Yards - Availability Site Plan





## East

### 1000 Belfast Road



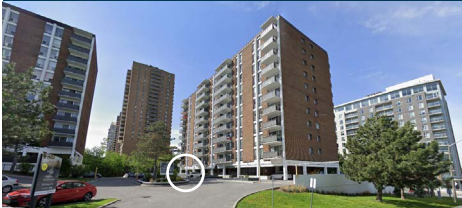
Unit J 4,868 sf Immediate

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.)



## 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 222 3,200 sf Immediate  
Bay 234 3,200 sf October 1, 2025

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

- Ceiling: 14'
- Overhead Loading Door

## South

### 7 Enterprise Avenue



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

### 18 Enterprise Avenue



New Listing!

Unit F 2,160 sf February 1, 2026

Price: \$17.00/sf  
OPC: \$ 6.78/sf

## 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  
Unit 700 6,440 sf Immediate

Price: \$16.50/sf  
OPC: \$ 6.00/sf (approx.)

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



## Multi-Family

### 5 Wolff Street



EAST

19,170.51 sf 0.440 Acres

Price: \$5,050,000.00

2 Fully Occupied Multi-Family Buildings | 16 Units Total

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

