



# Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

**August 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          |                   |
| Suite 807 | 564 sf   | October 1, 2025 |                   |

### 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.



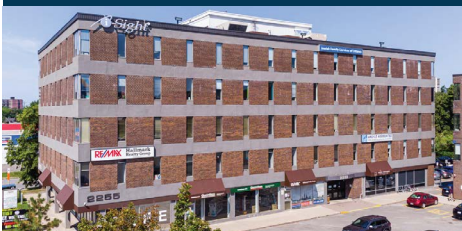
|           |          |           |                   |
|-----------|----------|-----------|-------------------|
| Suite 202 | 1,776 sf | Immediate | Price: \$14.00/sf |
|           |          |           | OPC: \$20.68/sf   |

### 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  | 1,737 sf  | Immediate |                        |                   |
| Suite 400A | 1,435 sf  | Immediate |                        |                   |
| Suite 402  | 4,150 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     | 3,098 sf | Immediate | Price: \$18.00/sf     |
| Suite 234     | 788 sf   | LEASED    | OPC: \$15.72/sf       |
| Suite 236     | 716 sf   | LEASED    |                       |
| Suite 243     | 1,066 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 |
|  |          |               | OPC: \$20.25/sf   |
| Medical Office   Harmony Health Centre |          |               |                   |

## Central

### 1 Nicholas Street

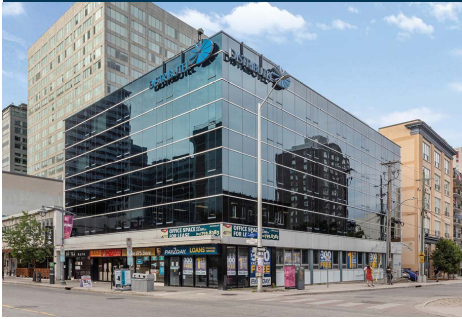


|             |           |                            |                        |
|-------------|-----------|----------------------------|------------------------|
| Suite 200   | 12,764 sf | Immediate                  | Price: \$17.00/sf      |
| Suite 302   | 3,651 sf  | Immediate                  | 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                  |                        |
| Suite 1510  | 1,354 sf  | January 1, 2026            |                        |



## 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        |







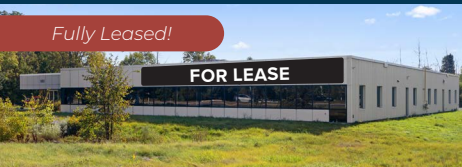
For more information and to book a tour of 2668 Alta Vista Drive, please contact:  
Brent Taylor / [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com) / 613.726.7323

### 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<br/>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<br/>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</div> <div>4,759 sf   <b>LEASED</b></div> <div>Price: \$15.00/sf<br/>OPC: \$14.00/sf (approx.)</div>   |
| <div>360 Croydon Avenue</div>    | <div>490 sf   Immediate</div> <div>Price: \$30.00/sf<br/>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</div> <div>4,093 sf   <b>LEASED</b></div> <div>Price: \$22.00/sf</div> <div>Unit 4</div> <div>4,217 sf   <b>LEASED</b></div> <div>OPC: \$15.72/sf</div> <div>Unit 8 (coffee shop)</div> <div>4,061 sf   <b>LEASED</b></div> <div>Unit 15</div> <div>4,098 sf   <b>LEASED</b></div>  |
| <div>Rideauview Shopping Plaza</div> <div>885 Meadowlands Drive</div>    | <div>Unit 6</div> <div>1,400 sf   Immediate</div> <div>Price: \$15.00/sf</div> <div>Unit 14</div> <div>6,296 sf   Immediate</div> <div>OPC: \$16.02/sf</div> <div>Unit 105</div> <div>6,345 sf   Immediate</div> <div>} 12,641 sf contiguous</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<br/>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 | 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



|  |          |                  |                   |
|--|----------|------------------|-------------------|
|  | 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

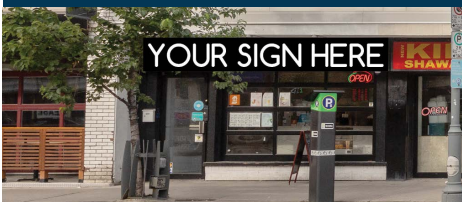
### 1 Nicholas Street



|        |          |                |                   |
|--------|----------|----------------|-------------------|
| 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 | LEASED | 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<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  
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

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

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

### 150 Trainyards Drive

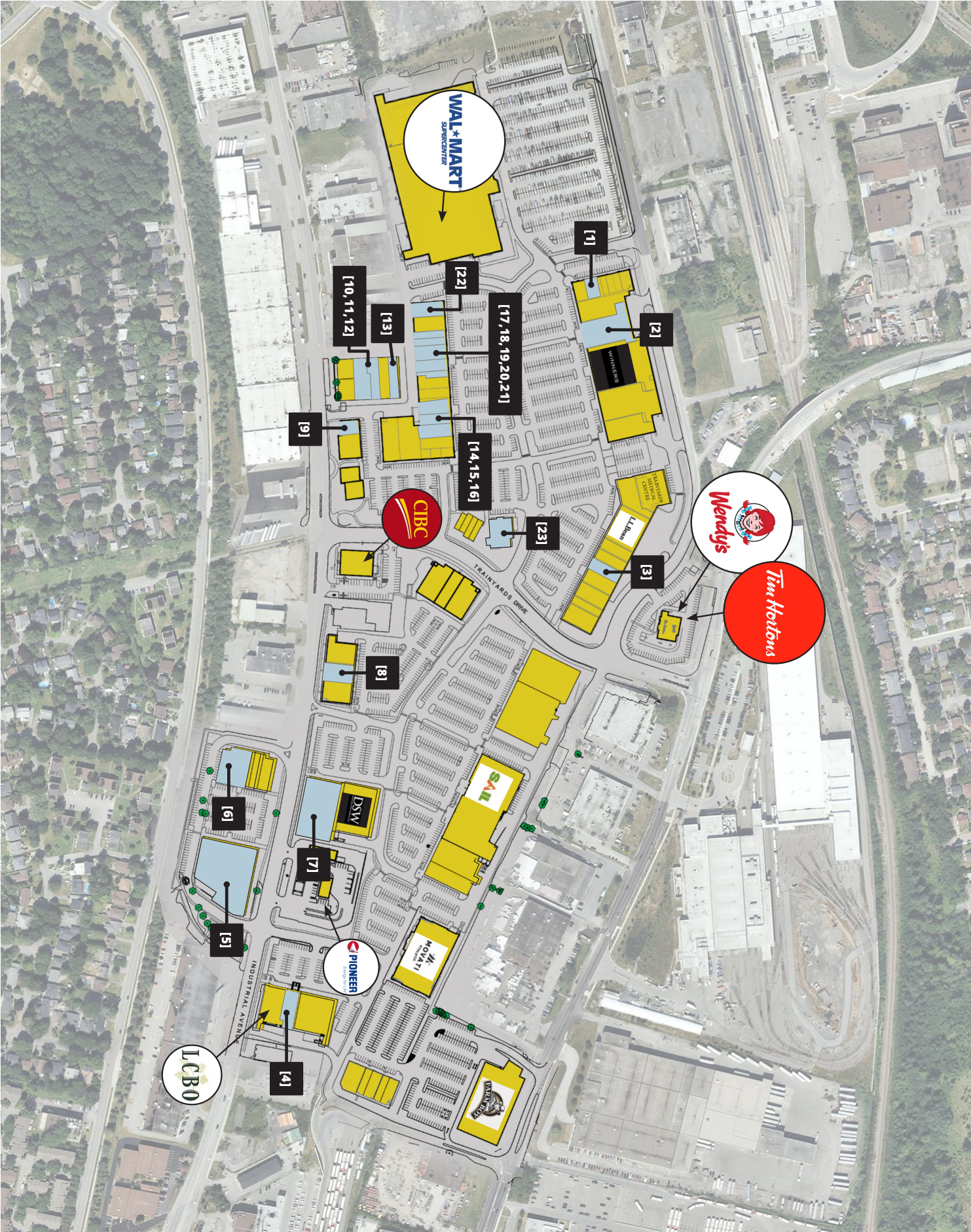


restaurant <sup>[23]</sup> 7,036 sf Immediate

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



The Train Yards - Availability Site Plan





## East

### 1000 Belfast Road



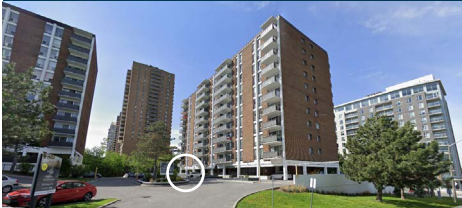
Unit J 4,868 sf Immediate

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



### 125 Somerset Street West

New Listing!



CENTRAL

7,868 sf 0.181 Acres

Price: \$9,000,000.00

Multi-Family Asset in the Golden Triangle | 30 Residential Units | 3 Commercial Units

- Underground and surface parking
- Unit Mix:
  - 3x Commercial
  - 5x Bachelor
  - 14x 1-bedroom
  - 11x 2-bedroom

