



Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

November 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	735 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 412	2,035 sf	November 1, 2025	Price: \$13.50/sf
Suite 423	2,515 sf	Immediate	OPC: \$17.94/sf

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	LEASED	Price: \$18.00/sf
Suite 234	788 sf	LEASED	OPC: \$17.06/sf
Suite 236	716 sf	LEASED	
Suite 243	1,066 sf	Immediate	
Suite 256	613 sf	Immediate	
Suite 261A	940 sf	LEASED	
Suite 261B	786 sf	LEASED	
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	} 10,860 sf contiguous	Price: \$12.50/sf
Suite 100-SE	3,954 sf	Immediate		OPC: \$12.99/sf
Second Floor*	up to approx. 11,199 sf	Immediate		

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



South

177-179 Colonnade Road

New Listing!



Suite 100	9,000 sf	April 1, 2026	Price: \$14.50/sf OPC: \$12.53/sf
Suite 300	11,493 sf	November 1, 2026	Price: \$14.50/sf OPC: \$ 8.76/sf

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	

Central

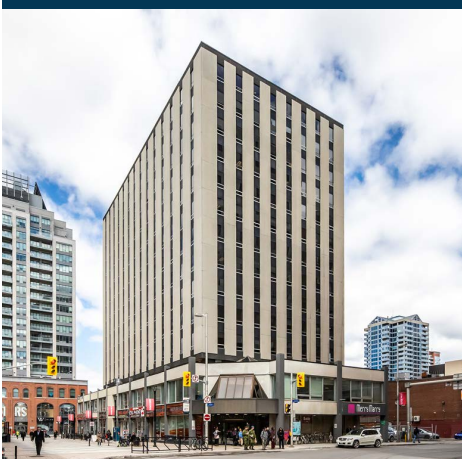
366 Rideau Street

NEW LISTING



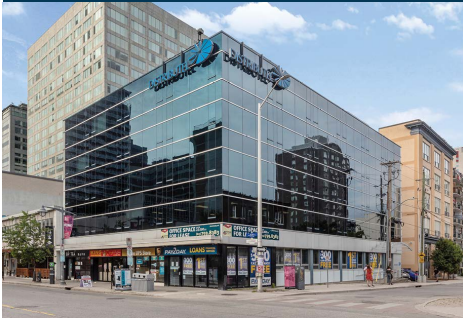
Building	2,971 sf	February 1, 2026	Price: \$6,500/month Semi Gross
• Charming three-storey building, ideal for trendy office or boutique retail use • Fit with a breakroom and washrooms with a shower • Prominent frontage on Rideau Street • Steps from the Rideau Centre, the ByWard Market, and the University of Ottawa			

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 / 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

1337 Wellington Street W.



2,653 sf **LEASED**

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



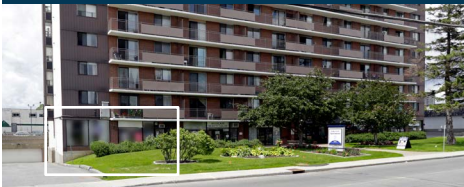
5,660 sf Immediate

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

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



Unit 1 1,093 sf **LEASED**

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 **LEASED**

Price: \$15.00/sf

Unit 14 6,296 sf Immediate

OPC: \$16.02/sf

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

Unit 2 2,094 sf March 1, 2026

Price: \$25.00/sf

- Glass front unit with direct exterior access.
- Strong potential to refit for a restaurant

OPC: \$16.02/sf

591 March Road



Unit 1 3,014 sf January 1, 2027

Price: \$20.00/sf

Unit 10 1,873 sf Immediate

OPC: \$12.22/sf

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

Unit 7 1,029 sf Immediate

Price: \$25.00/sf

OPC: \$12.22/sf

South

7 Enterprise Avenue

Leased!



8,941 sf **LEASED**

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

366 Rideau Street

NEW LISTING



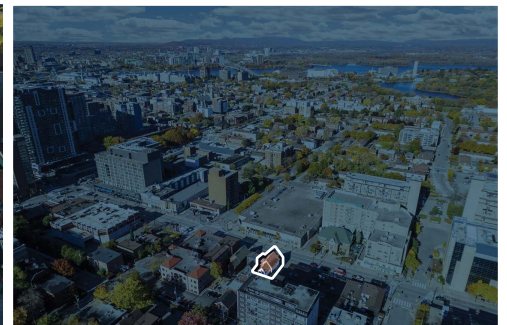
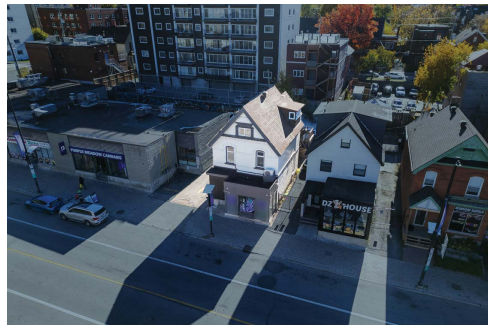
Building

2,971 sf February 1, 2026

Price: \$6,500/month

Semi Gross

- Charming three-storey building, ideal for trendy office or boutique retail use
- Ground floor fit for retail use. Second floor fit with a breakroom and washrooms with a shower
- Prominent frontage on Rideau Street
- Steps from the Rideau Centre, the ByWard Market, and the University of Ottawa



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 / 613.236.7777

203 Bank Street



1,840 sf Immediate

Price: \$25.00/sf

OPC: \$16.51/sf

- 19' of frontage on Bank Street in Centretown
- Currently built-out as a tea shop
- Suitable for food service and a variety of retail uses.

East

500 Terminal Avenue



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

550 Terminal Avenue



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



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

610 Industrial Avenue



^[5]	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 ^[6]	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 ^[7]	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 ^[8] 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 ^[9] 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 ^[10] 4,100 sf Immediate

Unit 4 ^[11] 3,387 sf Immediate

Unit 5 ^[12] 4,904 sf Immediate

Unit 7 ^[13] 4,077 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 ^[14] 4,596 sf Immediate

Unit 16 ^[15] 4,386 sf Immediate

Unit 18 ^[16] 4,184 sf Immediate

up to
13,166 sf contiguous

Price: \$32.00/sf

OPC: \$12.93/sf

Unit 25 ^[17] 1,896 sf Immediate

Unit 26 ^[18] 4,150 sf Immediate

Unit 28 ^[19] 5,072 sf Immediate

up to
16,190 sf contiguous

Price: \$32.00/sf

OPC: \$12.86/sf

Price: \$32.00/sf

OPC: \$12.93/sf

Unit 30A ^[20] 2,403 sf Immediate

Unit 30B ^[21] 2,669 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf

Unit 32 ^[22] 5,184 sf **LEASED**

Price: \$32.00/sf

OPC: \$12.86/sf

150 Trainyards Drive

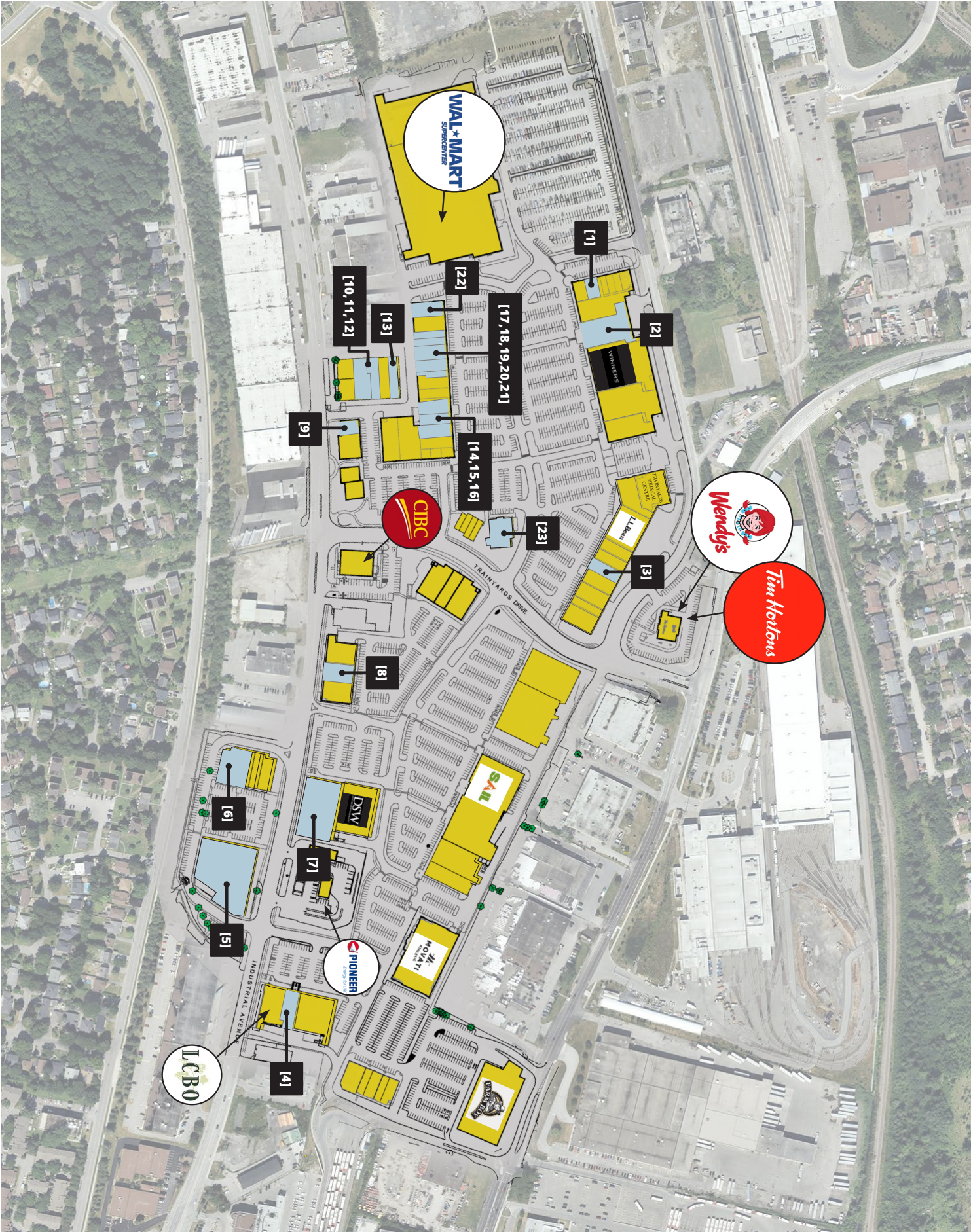


restaurant ^[23] 7,036 sf Immediate

Price: \$32.00/sf

OPC: \$11.78/sf

The Train Yards - Availability Site Plan



East

1000 Belfast Road

LEASED



Unit J

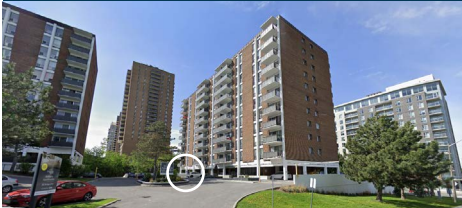
4,868 sf **LEASED**

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

3,635 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 Immediate
Bay 220 3,200 sf August 1, 2026

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

- Ceiling: 14'
- Overhead Loading Door

South

7 Enterprise Avenue

Leased!



8,941 sf **LEASED**

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

- On-site parking • Grade Loading Door
- Ceiling: 14' • Power: 60 Amp, 120/208V, 3 Phase, roughly 40 KVA



East

1000-1010 Belfast Road

New Listing!



Unit B160 3,964 sf May 1, 2026

Price: \$16.00/sf
OPC: \$ 5.65/sf (approx.)

- Ceiling Height: 19'
- Dock Loading

3020 Hawthorne Road



Unit 200A 16,324 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

Retail & Office / Redevelopment Land

1327-1335, 1337-1341 & 1347 Wellington St. West

New Listing!



Site Area: 34,702.81 SF 0.8 Acres

Price: \$10,750,000.00

Two well-maintained office and retail buildings with an additional off-site parking lot.

- Properties: 3
- Parking Spaces: 45
- Gross Leasable Area: 41,185 sf

Commercial Office

226 Argyle Avenue

New Listing!



CENTRAL

Site Area: 8,794.11 SF 0.202 Acres

Price: \$2,950,000.00

- Distinguished three-storey office building with a full basement
- Rentable Area: 6,128 SF
- 19 surface parking spaces
- Secure building with cameras and digital locks

Multi-Family

5 Wolff Street

SOLD!



EAST

19,170.51 sf 0.440 Acres

SOLD

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



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

Multi-Family

TRIO Orleans | 2045, 2055, 2065 Portobello Boulevard



EAST

180 Units Site Area: 3.9 Acres

Price: Contact

Condo quality apartments with high-end finishes and superior amenities in an established suburban community.

- Year Built: 2023/24
- Number of Buildings: 3
- Units: 180
- Unit Mix:
 - 42 x One Bedroom
 - 27 x One Bedroom + Den
 - 42 x Two Bedroom
 - 69x Two Bedroom + Den

