



# Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

## December 2025



**Integrity. Dedication. Professionalism.**

## West

### 411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate	Price: \$17.50/sf
Suite 202	1,761 sf	<b>LEASED</b>	OPC: \$21.19/sf
Suite 206	639 sf	<b>LEASED</b>	
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	<b>LEASED</b>	Price: \$12.00/sf
Suite 611	1,028 sf	<b>LEASED</b>	OPC: \$15.89/sf
Suite 616	1,586 sf	<b>LEASED</b>	
Suite 807	735 sf	<b>LEASED</b>	

### 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	<b>LEASED</b>	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	<b>LEASED</b>		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 236	688 sf	Immediate	Price: \$18.00/sf
Suite 243	1,066 sf	Immediate	OPC: \$17.06/sf
Suite 256	613 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	} 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					
	Suite 100	9,120 sf	April 1, 2026	Price: \$14.50/sf	OPC: \$12.53/sf
	Suite 300	11,269 sf	November 1, 2026	Price: \$14.50/sf	OPC: \$ 8.76/sf

223 Colonnade Road					
	Suite 111	573 sf	Immediate	Price: \$15.00/sf	OPC: \$15.71/sf
	Suite 112	1,343 sf	Immediate		
	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					
	Building	2,971 sf	February 1, 2026	Price: \$6,500/month	Semi Gross
	<ul style="list-style-type: none"> <li>• Charming three-storey building, ideal for <b>trendy office</b> or boutique retail use</li> <li>• Fit with a breakroom and washrooms with a shower</li> <li>• Prominent frontage on Rideau Street</li> <li>• Steps from the Rideau Centre, the ByWard Market, and the University of Ottawa</li> </ul>				

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	1,487 sf	Immediate		
	Suite 500	3,769 sf	Immediate - <i>Can be demised</i>		
	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			



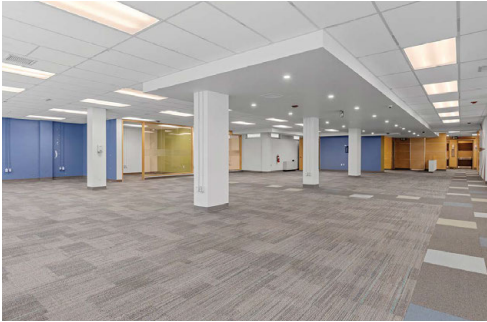
## Central

### 177 Nepean Street



Building	21,953 sf	Immediate	<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>
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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>

## West


<b>290 City Centre Avenue</b>		
	5,660 sf    Immediate	Price: \$12,000/month Semi Gross
<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>		

<b>360 Croydon Avenue</b>		
	490 sf    Immediate	Price: \$30.00/sf GROSS + Utilities
<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>		

<b>Rideauview Shopping Plaza 885 Meadowlands Drive</b>			
	Unit 6	1,400 sf <b>LEASED</b>	Price: \$15.00/sf OPC: \$16.02/sf
	Unit 14	6,296 sf    Immediate	
	Unit 105	6,345 sf    Immediate	Price: \$25.00/sf OPC: \$16.02/sf
	Unit 2	2,094 sf    March 1, 2026	
<ul style="list-style-type: none"> <li>• Glass front unit with direct exterior access.</li> <li>• Strong potential to refit for a restaurant</li> </ul>			

<b>591 March Road</b>			
	Unit 1	3,014 sf    January 1, 2027	Price: \$20.00/sf OPC: \$12.22/sf
	Unit 10	1,873 sf    Immediate	
	Unit 13-15	3,919 sf <b>LEASED</b>	Price: \$25.00/sf OPC: \$12.22/sf
	Unit 7	1,029 sf    Immediate	

## South

<b>1160 Beaverwood Road</b>			
<i>NEW LISTING</i>			
	Unit 1	3,595 sf    Immediate	Price: \$25.00/sf OPC: \$13.87/sf
<ul style="list-style-type: none"> <li>• Dock loading door</li> <li>• Accessible unit</li> <li>• Customer parking</li> <li>• Retail plaza anchored by national brands including Independent Grocery, Rexall, LCBO, Pet Value, Anytime Fitness, and more!</li> </ul>			





## Central

### 366 Rideau Street

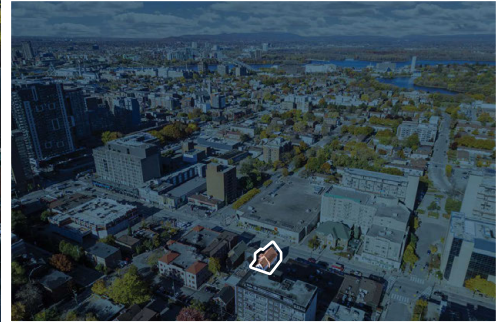
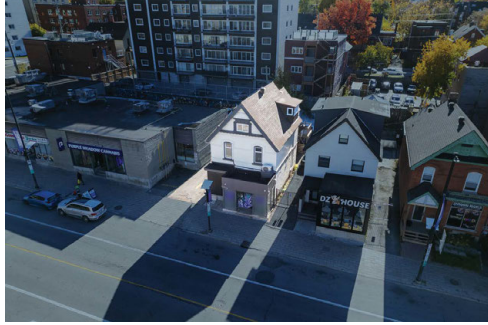
NEW LISTING



Building 2,971 sf February 1, 2026

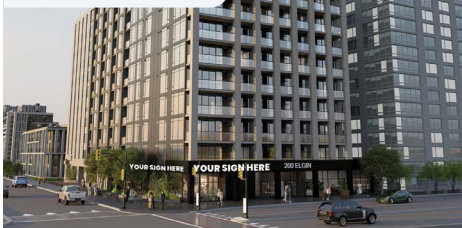
Price: \$6,500/month  
Semi Gross

- 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



### 366 Rideau Street

NEW LISTING



3,289 sf TBD

Price: \$45.00/sf  
OPC: \$15.87/sf

- Highly visible corner retail space in downtown Ottawa
- Ideal for restaurant conversion
- Prominent frontage on Elgin Street
- Ground floor of the Vantage, a 122-unit apartment complex opening Spring/Summer 2026
- Located across from City Hall, close to the Rideau Centre and National Arts Centre



### 1 Nicholas Street



Unit 2 542 sf 30 Days Notice  
Unit 5 1,722 sf Immediate

Price: \$40.00/sf  
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: \$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 <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

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

610 Industrial Avenue	
	Unit 5 <sup>[5]</sup> 36,502 sf    Immediate      Price: TBD OPC: \$11.85/sf
	<ul style="list-style-type: none"> <li>• Freestanding building with frontage on Industrial Avenue</li> <li>• Ceiling: 20' clear</li> <li>• 1 loading dock</li> <li>• Plenty of natural light</li> </ul>


590 Industrial Avenue	
	Unit 6 <sup>[6]</sup> 6,747 sf    Immediate      Price: \$32.00/sf OPC: \$12.34/sf
	<ul style="list-style-type: none"> <li>• Endcap unit located next to Urban Barn and Healthy Planet</li> <li>• Large display windows bring in abundant natural light</li> </ul>

595 Industrial Avenue	
	Unit 2 <sup>[7]</sup> 23,519 sf    Immediate      Price: \$32.00/sf OPC: \$13.95/sf
	<ul style="list-style-type: none"> <li>• Highly visible unit with frontage on Industrial Avenue</li> <li>• Ceiling: 20' clear</li> <li>• 1 loading dock</li> </ul>



## East

### 575 Industrial Avenue




Unit 4 <sup>[8]</sup>	6,018 sf	Immediate	
			Price: \$32.00/sf
			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
			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	
Unit 4 <sup>[11]</sup>	3,387 sf	Immediate		
Unit 5 <sup>[12]</sup>	4,904 sf	Immediate		
Unit 7 <sup>[13]</sup>	4,077 sf	Immediate		
<ul style="list-style-type: none"> <li>• Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.</li> </ul>				Price: \$18.00/sf
				OPC: \$ 6.73/sf

### 100 Trainyards Drive



Unit 14 <sup>[14]</sup>	4,596 sf	Immediate	} up to 13,166 sf contiguous	
Unit 16 <sup>[15]</sup>	4,386 sf	Immediate		
Unit 18 <sup>[16]</sup>	4,184 sf	Immediate		
<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>				Price: \$32.00/sf
				OPC: \$12.93/sf
Unit 25 <sup>[17]</sup>	1,896 sf	Immediate	} up to 16,190 sf contiguous	
Unit 26 <sup>[18]</sup>	4,150 sf	Immediate		
Unit 28 <sup>[19]</sup>	5,072 sf	Immediate		
<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>				Price: \$32.00/sf
				OPC: \$12.86/sf
Unit 30A <sup>[20]</sup>	2,403 sf	Immediate		
Unit 30B <sup>[21]</sup>	2,669 sf	Immediate		
<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>				Price: \$32.00/sf
				OPC: \$12.86/sf
Unit 32 <sup>[22]</sup>	5,184 sf	<b>LEASED</b>		
				Price: \$32.00/sf
				OPC: \$12.86/sf

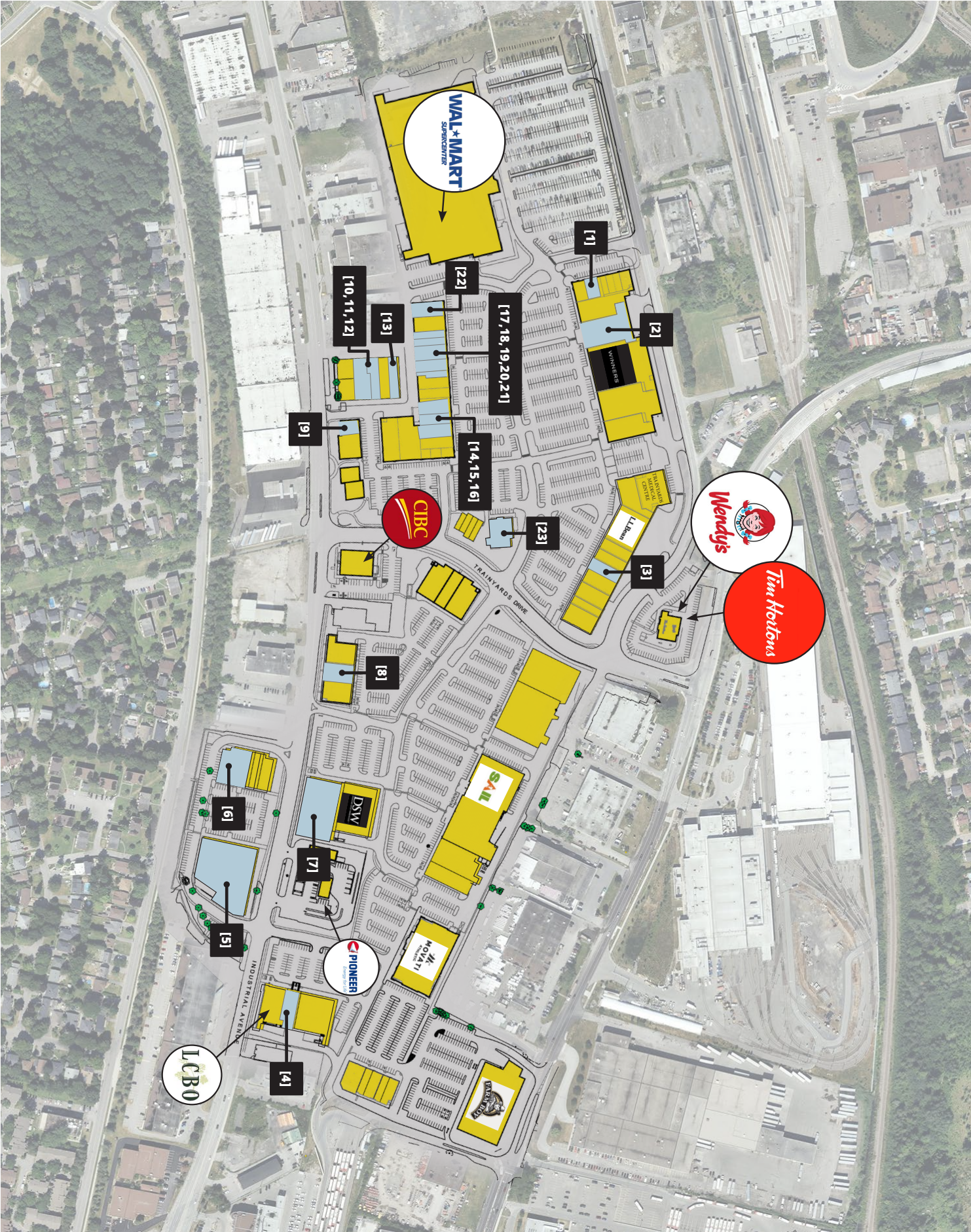
### 150 Trainyards Drive



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

LEASED

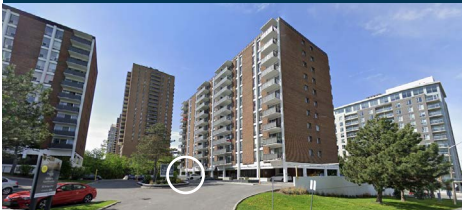


Unit J 4,868 sf **LEASED**

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

**Price: \$13.00/sf**

Bay 234                      3,200 sf    **LEASED**

**OPC: \$7.25/sf**

Bay 220                      3,200 sf    August 1, 2026

- 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



Unit B160	3,964 sf	May 1, 2026	Price: \$16.00/sf
			OPC: \$ 5.65/sf (approx.)
<ul style="list-style-type: none"> <li>• Ceiling Height: 19'</li> <li>• Dock Loading</li> </ul>			

### 3020 Hawthorne Road



Unit 200A	16,324 sf	Immediate	Price: \$18.00/sf
			OPC: \$ 5.13/sf (approx.)
<ul style="list-style-type: none"> <li>• Showroom space with large display windows and customer parking</li> <li>• Ceiling: 23' to joist, 25' to roof deck</li> <li>• Grade loading door</li> <li>• Dock loading door with leveller</li> </ul>			



Unit 100C	6,800 sf	Immediate	Price: \$18.00/sf
			OPC: \$ 5.16/sf
<ul style="list-style-type: none"> <li>• Showroom space with large display windows and customer parking</li> <li>• Ceiling: 23' to joist, 25' to roof deck</li> <li>• Two Dock loading doors</li> </ul>			



### 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.)
<ul style="list-style-type: none"> <li>• Ceiling Height: 30'</li> <li>• Sprinkler System</li> <li>• 3 Phase Power</li> <li>• Dock Loading</li> </ul>			

## 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

## Multi-Family

### 186 James Street

New Listing!



CENTRAL

Site Area: 4,553.13 SF 0.105 Acres

Price: \$3,195,000.00

Fully Occupied Multi-Family Building | 11 Units Total

- Fully renovated in 2015 including new boiler, a new roof, and the addition of air conditioning and a common laundry room
- Unit Mix:
  - 2 x studio
  - 8 x one bedroom
  - 1 x two bedroom

### 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



**CONTACT**

**Charles Mirsky**  
Broker, Vice President of Brokerage Services

613-759-8383  
charles@districtrealty.com